



Access Statement For Roundhouse Barn B&B Holidays

Introduction

Roundhouse Barn Holidays provides five star, award winning bed & breakfast accommodation on the western side of The Roseland Peninsula. We are close to the King Harry Ferry and Turnaware Point and from the top of our winding driveway; guests can enjoy magnificent views of the Fal estuary from Falmouth to Mylor and onwards to Loe Beach.

We cater exclusively for adults. We aim to provide our guests with a highly personal service at all times.

We have two bed & breakfast rooms (The Fal and The Minack). Additionally, we have three self catering cottages set within a beautifully landscaped courtyard garden.

Our bed & breakfast rooms are on the upper floor of our main barn. There is a flat gravelled driveway and patio area leading to our B&B front door. There is a 12cm threshold on our B&B front door. Once inside the main barn, there are three further steps for guests to access out breakfast room.

We do not take pets or children under 14 and the house and communal gardens grounds are all no smoking areas. We have two well behaved dogs (Barney & Pongo) that share the house with us.

Pre-Arrival

You can contact us by telephone - 01872 580038, by text on 07977 262342 or by email at info@roundhousebarnholidays.co.uk. We can provide information in large print should you require it.

Our website has more details about the facilities in each bed and breakfast room. Please contact us if you need any additional information.

We are 4½ miles from St Mawes which has a small number of shops/banks/ restaurants/pubs, etc and 3½ miles from our local pub (The Roseland Inn) at Pilleigh. The Roseland Inn has a comprehensive lunchtime and evening dining menu. If you are walking, out of peak season we can usually arrange to pick you up and drop you off at your walk end and start points, but please pre-book this with us.

There is limited public transport in the area – we have copies of all Cornwall's bus timetables. If you plan to use public transport on your holiday, please contact us to discuss your plans.

Arrival & Car Parking Facilities

Our car park has 5 clearly demarcated car parking spaces at the top of our driveway. Please always park within these spaces. If you have visitors coming to see you, please let us know so that we can make appropriate car parking provision for them. Our car park is approx 50 metres from our B&B rooms.

When you arrive, you can park at the bottom of our driveable to unload luggage. You can also park at the bottom of our drive to load up luggage when you check out.

If you have a mobility problem you can park nearer to the barns in our private parking area.

Our driveway is level, gravelled and lit at night.



Main Entrance & Reception

Our two B&B rooms are on the upper floor of our main barn. The entire main barn is fully centrally heated. Each radiator is thermostatically controlled and guests can turn each one up or down to suit their own requirements.

Our gravelled driveway and patio area provide a level access to our B&B entrance. This has an external light which we turn on at night to enable our guests' safe access through our B&B front door.

There is a 12cm threshold at our B&B front door. Once across the threshold, there is a well lit reception area within a large carpeted hallway. Our check-in desk is located within the hallway. It has two chairs for guests to use when they register. On the check-in desk and in the adjacent bookcase, there are numerous maps and local guide books.

B&B Bedrooms

Both B&B rooms have latched doors and a barrel lock. You need to use both hands to open the B&B rooms – one for the latch and one to rotate the key in the lock. Both rooms are carpeted. On the back of each B&B room door is a copy of our emergency evacuation procedures.

Each B&B room is well lit and has a dressing table and mirror above it, together with a large wardrobe with sliding doors. Hairdryers are provided together with a small sewing kit and a Nokia mobile phone charger. Robes are also provided. Each bedroom is also equipped with a digital radio/alarm clock and integrated iPod docking station/iPhone charger. Silent running mini-fridges are located in each room together with complimentary fresh milk, mineral water, fruit juices, biscuits and tea and coffee making facilities. Each room also has a DVD player and a 14" flat screen free-view TV and remote controls to operate each item. There is a comprehensive guest information folder in each room. The guest information we have prepared can be provided to guests in a large typeface if required.

Each bed is made up with 100% cotton flat sheets, a 100% cotton duvet cover and a 10 tog goose feather quilt. Sheets and blankets or hollow-fibre quilts can be provided on request. We use hollow fibre pillows.

The Fal room has a 6ft zip and link bed with two bedside tables. The room can therefore be configured as a twin bedded room if this is required. The room has two comfortable armchairs.

The Minack room has a 4' 6" bed, two bedside tables and a comfortable armchair.

B&B Bathrooms

Both B&B rooms have well lit ensuite shower rooms, tiled in travertine stone. The basins have single lever turn taps. The showers have low-profile shower trays (i.e. a very small step up in to them). The showers are thermostatically controlled to ensure the water is neither too hot nor too cold. Each bathroom has a mirrored bathroom cabinet inside which there is plenty of storage for toiletries. Inside each cabinet there is a pull cord to provide for additional lighting above the mirror. There is also a shaving socket inside each cabinet. This socket can also be used to charge electronic toothbrushes.

Breakfast Room

Our breakfast room is at the far end of the barn, approximately 20m from The Fal room and 15m from The Minack room. Guests walk through our kitchen. The kitchen floor is tiled in travertine. There are then three steps down into a well lit second hallway and on into the dining room. The second hallway has an oak floor and the breakfast room is carpeted.



The breakfast room is well lit. All our guests eat around a single large solid French-oak breakfast table. We have “carver-type” chairs and more traditional high backed chairs without armrests.

Outdoor Facilities

Two sets of patio tables and chairs are provided for guests in our gardens. One set is on the patio area by the B&B front door. The second set is 30 metres up our gravelled driveway overlooking our allotment and our neighbour’s fields.

We have a large, gently sloping front garden which guests are welcome to explore. It is laid with grass and a selection of mature trees and shrubs. There is a small pond in the garden.

Additional Information

We are a no smoking site - including the gardens.

Mobile reception is poor in our main house. It is however significantly better towards the top of our driveway. Guests are welcome to use our home phone to make urgent calls or book local restaurants.

We have a complimentary WIFI network available to our guests. Details of the access code are included in the Guest Information Folder in each B&B room. Guests may also use out home laptop.

Contact Information

Address: Roundhouse Barns, St Just in Roseland, Truro, Cornwall, TR2 5JJ
Telephone: 01872 580038
Email: Info@roundhousebarnholidays.co.uk
Website: www.roundhousebarnholidays.co.uk
Fax: N/A
Minicom: N/A
Hours of operation: We are open all year round except at Christmas
Breakfast: 8.30am – 9.30am
Check-in: 4:00pm – 6:00pm (earlier/later check-ins are available by prior arrangement)
Checkout: By 11:00am
Emergency number: 01872 580038

We welcome your feedback to help us continuously improve. If you have any comments please complete the comments card in your room, telephone us on 01872 580038 or email Info@roundhousebarnholidays.co.uk.