



Access Statement For Roundhouse Barn Self Catering Holidays

Introduction

Roundhouse Barn Holidays provides five star, award winning self catering cottages 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 three, one-bedroomed self catering cottages (Cockle Cottage, The Dairy and The Carthouse). We also have two bed & breakfast rooms (The Fal and The Minack).

Cockle Cottage is a separate, detached barn. The Dairy and The Carthouse are on the lower floor of our main barn. The cottages overlook a beautiful courtyard garden. To access the cottages, guests have walk down three steps and a ramp with a hand rail. The ramp is approximately 6 metres long.

We do not take pets or children under 14 and the house and communal grounds are all no smoking areas. We have two well behaved dogs (Barney & Pongo) that share our house with us. They sometimes visit the courtyard garden to say hello to guests.

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 cottage. 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 Philleigh. 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 To Each Cottage

Our three self catering cottages are sited around a beautiful courtyard garden. The courtyard garden is accessed via three steps down from our gravelled driveway followed by a gently sloping ramp that is 6 metres long. There is a handrail by the steps and all the way down the ramp. The steps and ramp are laid with patio slabs.

At night times the steps, ramp and pathways to each cottage are lit by external lights linked to motion sensitive PIRs. This means that our pathways are always well lit to enable guests to see their way to their cottage.



Outside each cottage front door, there is another motion sensitive PIR and external light above the each front door. These lights come on automatically when it gets dark. This enables guests to enter and exit our cottages safely.

All three of our cottages have traditional levered front door handles. There is a small (12cm) step up into Cockle Cottage. There are 2cm thresholds to enter The Dairy and The Carthouse.

Cockle Cottage's front door opens into the large kitchen. There is a step up into the bathroom and a step down from the kitchen to access the lounge.

The Dairy's front door opens into a large kitchen. There are no further steps to access the remaining rooms.

The Carthouse's front door opens into the lounge. There are no further steps to access the remaining rooms.

Cockle Cottage

Cockle Cottage is a detached, single storey barn. It comes fully equipped with all bedding, towels, tea towels, Ecover cleaning products and dishwasher tablets, a vacuum cleaner, an ironing board, iron, clothes airer, laundry basket and peg bag. Each room has individual, thermostatically controlled radiators. As there are steps into the kitchen and from the kitchen into both the lounge and the bedroom, we do not recommend it for guests with mobility difficulties. The Dairy and The Carthouse are much more suitable for guests with mobility difficulties as they are all on the same level.

Cockle Cottage comprises 4 rooms – a kitchen/diner, a lounge, a bedroom and an ensuite bathroom. The lounge and the bedroom have oak floors. The kitchen and the ensuite bathroom have slate floors with under-floor heating. The kitchen has standard height worktops and a range of wall and floor-mounted units. The sink has simple quarter-turn hot and cold taps. The cottage comes fully equipped with an induction hob, a tower unit in to which a fan over and separate microwave are housed, a fridge, a freezer, a dishwasher and a microwave, together with a selection of white goods (eg kettle, toaster, food mixer). The cottage has cutlery and crockery for 6 place settings. There is a heat detector in the kitchen, together with a fire blanket and fire extinguisher. The room is well lit with downlighters, under unit lights and lighting in the kickboards under the base units.

There is a single step down from the kitchen into the open plan lounge (8cm drop). The lounge has a small sofa and two leather armchairs. It has a digital TV (with free-view channels) and DVD player and remote controls for both. The room is well lit with both downlighters and two table lamps and a standard lamp. There is a log burner, together with a selection of CDs, DVDs, board games and local magazines. There is a large rug on the oak floor in the middle of the room. We can remove this rug if guest would prefer it not to be present.

The bedroom is accessed from the kitchen. There is a 15cm step up, from the kitchen into the bedroom. In the bedroom there is a 4' 6" double bed, two bed side tables, a dressing table and chest of drawers. It also has a built in wardrobe. The room is well lit with a combination of downlighters and two bedside lights. There is also a wall-mounted free-view TV with a remote control. There are rugs on either side of the bed. These can be removed if guest would prefer that they were not present.

The ensuite bathroom is on the same level as the bedroom. The room is well lit with downlighters. It has Brazilian slate floor tiles and under-floor heating. There is a large walk-in shower with a low profile shower tray. The shower has a thermostatically controlled mixer valve and a single quarter turn tap to turn the shower on and off. This is conveniently located at the entrance to the shower rather than by the overhead shower. The bathroom also has a large roll-top bath, again with a thermostatically controlled mixer valve and quarter turn single tap. There is a wall mounted WC, radiator and towel rail. The basin has a single lever tap that blends the hot and cold water feeds. Above the basin, there is a wall-mounted mirrored cabinet inside of which is pull cord for additional lighting and a shaver socket.

The Dairy

The Dairy is a ground-floor apartment within our main barn. It comes fully equipped with all bedding, towels, tea towels, Ecover cleaning products and dishwasher tablets, a vacuum cleaner, an ironing board, iron, clothes airer, laundry basket and peg bag. Each room has individual, thermostatically controlled radiators. The accommodation is all on one level and as such would be suitable for guests with mobility problems.

The Dairy comprises 5 rooms – a kitchen/diner, a hallway, a lounge, a bedroom and an ensuite bathroom. The lounge,



hallway and the bedroom have oak floors. The kitchen and the ensuite bathroom have travertine floors with under-floor heating. The kitchen has standard height worktops and a range of wall and floor-mounted units. The sink has simple quarter-turn hot and cold taps. The kitchen comes fully equipped with an induction hob, a tower unit in to which a fan over and separate microwave are housed, a fridge, a freezer, a dishwasher and a microwave, together with a selection of white goods (eg kettle, toaster, food mixer). The cottage has cutlery and crockery for 6 place settings. There is a heat detector in the kitchen, together with a fire blanket and fire extinguisher. The room is well lit with downlighters, under unit lights and lighting in the kickboards under the base units.

The kitchen opens on to a well lit hallway. The hallway contains the maid's cupboard and wardrobe storage.

The lounge has a sofa and two matching armchairs. It has a digital TV (with all the sky channels) and DVD player and remote controls for both. The lounge also has a Bose iPod docking station and separate radio/CD player. The room is well lit with both downlighters and two table lamps and a standard lamp. There is an electric, flame effect "log burner", together with a selection of CDs, DVDs, board games and local magazines. There is a large rug on the oak floor in the middle of the room. We can remove this rug if guest would prefer it not to be present.

The bedroom is accessed via the hallway. In the bedroom there is a 5' double bed, two bed side tables, a dressing table, chest of drawers and an armchair. The room is well lit with a combination of downlighters, two bedside lights and wall-mounted lights. There is also a free-view TV with a remote control. There are rugs on either side of the bed. These can be removed if guest would prefer that they were not present.

The bathroom is ensuite. The room is well lit with downlighters. It has travertine floor and wall tiles and under-floor heating. There is a large walk-in shower with a low profile shower tray. The shower has a thermostatically controlled mixer valve and a single quarter turn tap to turn the shower on and off. The bathroom also has a large roll-top bath, again with a thermostatically controlled mixer valve and quarter turn single tap. There is a wall mounted WC, radiator and towel rail. The basin has a single lever tap that blends the hot and cold water feeds. Above the basin, there is a wall-mounted mirrored cabinet inside which is a pull cord for additional lighting and a shaver socket.

The Carthouse

The Carthouse is a ground-floor apartment within our main barn. It comes fully equipped with all bedding, towels, tea towels, Ecover cleaning products and dishwasher tablets, a vacuum cleaner, an ironing board, iron, clothes airer, laundry basket and peg bag. Each room has individual, thermostatically controlled radiators. The accommodation is all on one level and as such would be suitable for guests with mobility problems.

The Carthouse comprises 5 rooms – a lounge, a hallway, a kitchen/diner, a bedroom and a bathroom. The lounge, hallway and the bedroom have oak floors. The kitchen and the bathroom have travertine floors.

Guests enter The Carthouse directly in the lounge. The lounge has a sofa and two matching armchairs. It has a digital TV (with all the sky channels) and DVD player and remote controls for both. The lounge also has a Bose iPod docking station and separate radio/CD player. The room is well lit with both downlighters and two table lamps and a standard lamp. There is an electric, flame effect "log burner", together with a selection of CDs, DVDs, board games and local magazines. There is a large rug on the oak floor in the middle of the room. We can remove this rug if guest would prefer it not to be present.

The lounge opens on to a well lit hallway with doors off to the kitchen, bedroom and bathroom.

The kitchen has standard height worktops and a range of wall and floor-mounted units. The sink has simple quarter-turn hot and cold taps. The kitchen comes fully equipped with an induction hob, a tower unit in to which a fan over and separate microwave are housed, a fridge, a freezer, a dishwasher and a microwave, together with a selection of white goods (eg kettle, toaster, food mixer). The cottage has cutlery and crockery for 6 place settings. There is a heat detector in the kitchen, together with a fire blanket and fire extinguisher. The room is well lit with downlighters, under unit lights and lighting in the kickboards under the base units.

In the bedroom there is a 6' bed. The bed can be made up as two 3' twins instead. The room has two bed side tables, a dressing table, chest of drawers wardrobe and an armchair. The room is well lit with a combination of downlighters, two bedside lights and wall-mounted lights. There is also a free-view TV with a remote control. There are rugs on either side



of the bed. These can be removed if guest would prefer that they were not present.

The bathroom is opposite the bedroom. The room is well lit with downlighters. It has travertine floor and wall tiles and under-floor heating. There is a large bath with an over bath shower. The bath has a thermostatically controlled mixer valve and a single quarter turn tap. By turning the tap 90 degrees one way turns the shower on. Turning the tap 90 degrees the other way fills the bath. There is a reinforced shower screen around the bath. There is a wall mounted WC, radiator and towel rail. The basin has a single lever tap that blends the hot and cold water feeds. Above the basin, there is a wall-mounted mirrored cabinet inside which is a pull cord for additional lighting and a shaver socket.

Outdoor Facilities

Each cottage has its own garden bench, patio table and two chairs. The Dairy and The Carthouse share a Webber BBQ. Cockle Cottage has its own Webber BBQ, a patio umbrella and two additional sun loungers.

There are two washing lines in our courtyard garden that our self catering guests can use. They are located in the screening at the far end of the courtyard garden. Clothes pegs are located in the housemaid's cupboard in each cottage.

We have a large, gently sloping (private) 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. This includes the courtyard garden, our private garden and the gravel driveway. Smoking is permitted at the top of our driveway.

Mobile reception is poor in our cottages and courtyard garden. Reception is 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 cottage. Guests may also use our 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 agreement)
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.
