

Lower Barn Bed and Breakfast

Access Statement

Introduction

Lower Barn is a Boutique Bed and Breakfast in a rural setting with tourist attractions near by. The house is a single storey, split level Barn style property with modern facilities. It is easy to find, close to the villages of St Ewe, Pentewan and Mevagissey which provide a range of shops, restaurants and pubs. The Lost Gardens of Heligan and the nearest beaches are within one mile. Within a 20 minute drive are the Eden Project, St Austell town centre, Truro and the Roseland Peninsula.

One of Lower Barn's 5 Guest bedrooms is designed for people with limited mobility, using wheelchairs, accompanied by others.

Pre arrival

We can be contacted by text, telephone and email. This access statement is available on our website and can be downloaded or a copy can be sent in the post. Public transport information is available and pick ups can be arranged by local taxi from the bus or train stations in St Austell. There is a bus stop at The Lost Gardens of Heligan village, 1 mile away and the train station is in St Austell 5 miles away. The village shops in Pentewan and Mevagissey provide a range of goods.

Arrival and parking

Lower Barn is accessed from the main road down a lane with uneven surface. There is car parking without charge at the front of the property on gently sloping tarmac. There is room to access all areas of a vehicle and it is lit at night. Access to the Hayloft room is ramped and directly accessed alongside the parking area. There is level access from the car park to the main house via the car park area. Guest rooms in the main house can be accessed via 5 steps or access can be arranged through a door at the rear of the property. One guest room is located in the gardens and is accessed via a gently sloping path over slate flagstones. Access to each individual room is detailed below.

Main entrance and reception

There is a front door of 80cm width with a 10cm step to the main house. Reception can be accessed up 5 steps or via the rear fire

escape door which is 80cm wide. On arrival information is provided to familiarise guests with the property, a pad and paper is available at the reception desk and there is overhead halogen lighting. Additional keys are available on request. The hosts are available from 7am till 9pm. Guide and companion dogs are allowed.

Shared areas and leisure facilities

The large south facing gardens (lawns and large decked area) can be accessed via 6 steps or a gently sloping flagstone and lawn path. There is a hot tub on the decked area. There are 2 dining areas. Breakfast is served in the main house in the conservatory. This is accessed via a level tarmac path from the Hayloft room and from the Hideaway room via a flagstone and lawn path. There are exterior double doors 118cm with a small ramp. The dining conservatory can be accessed from the other guest rooms in the main house, through a fire door 84cm wide, down 5 steps and through the living room door 74cm wide. Evening meals can be served either in the dining conservatory or in the outside dining room situated on the decked area. This is accessed via 6 steps or a gently sloping flagstone and lawn path. There are double doors 118cm wide and a 5cm threshold. There is also a gym, relaxation area and treatment room situated in the stables accessed across the lawned garden. There are double doors 120cm wide to the stables and the door to the therapy room is 76cm wide. Floor surfaces in all shared areas are wooden or tiled. Treatments can also be arranged in the guest bedrooms. There are no public WCs or laundry facilities.

Guest Bedrooms

All rooms have the following facilities:

- ❑ Soft towelling Dressing gowns to use during your stay
- ❑ Complimentary Sanctuary bathroom products
- ❑ Fresh towels daily
- ❑ Roberts Radio
- ❑ Small Fridge
- ❑ Tea and Coffee making
- ❑ TV, DVD + Films

The Hayloft room

This room has two levels. Downstairs is designed to be accessible for people with limited mobility, using wheelchairs. The room has its own front door and is accessed from the car park area on level tarmac.

There is a gently sloping ramp which is 100cm wide and leads to a door which is also 100cm with a level threshold. The flooring is tiled and there is a Super King size bed which is fully adjustable and can be converted into Twin Beds if preferred. The en suite wet room bathroom has a doorway which is 100cm wide, a roll in shower with shower chair, low level sink and raised level w.c. The room is large and there is plenty of room around the bed and other furniture. Upstairs is a further bedroom accessed via an adjoining door which is 76cm wide, up 12 steps in a corridor which is 74cm wide. This room has twin beds and an en suite wet room bathroom with a door which is 76cm wide. The Hayloft can be let as a family room with both downstairs and upstairs or just as a double in which case the upstairs room will not be booked to other guests.

The Lawnside Suite and the Garden Suite

Both these rooms are located in the main house and are accessed via the front door of 80cm width with a 10cm step, up 5 steps, through a fire door of 84cm width and down a corridor or via the rear fire escape door which is 80cm wide.

The Garden Suite is accessed through a 76cm wide door, short corridor and another 76cm wide door and it overlooks the garden. It has a large bedroom and adjoining conservatory room with comfy chairs for relaxing in. There is super King size bed and en suite shower room with limestone tiles and a door which is 64cm wide. The door to this room is 76cm wide and the flooring is carpeted.

The Lawnside suite is another room with a bedroom and its own conservatory with views over the garden. The room is accessed through a 76cm wide door, there is a double luxury bed and the floor is carpeted. The en suite shower room has a 64cm wide door.

The Hideaway

This unique building has a beach hut feel with its wooden shingle roof and timber planking. It is very private, located on its own in the Garden. It can be accessed from the car park area via a gently sloping path and across the lawn on a slate flagstone path. There is a 5cm step onto a decked area leading to the double doors of 120cm width with a 5cm threshold step. The room has an en suite bathroom with free standing bath and double doors of 120cm width. There is wooden flooring throughout.

Additional Information

Lower barn has clear fire emergency procedures on the walls in each room and there are smoke alarms throughout.

Contact Information

Location

Travelling by car from east of Exeter, it is easiest to use the A30 Trunk road to enter Cornwall. After Bodmin, turn left onto the A391 - signposted St Austell - at Innis Downs roundabout.

Follow the A391 towards St Austell. The A391 joins the A390 at the bottom of a long hill. Turn right at the Traffic Lights. Continue along the A390, passing ASDA, and turn left at the double-roundabout onto the B3273 - signposted Mevagissey.

After 4 miles, you will pass Pentewan Beach. Continue to the top of the hill and turn right at the crossroads. Follow this road and then turn right just after the Campsite - you'll see a Brown Sign to Lower Barn (Bed & Breakfast). Take the 3rd turning right, also Brown signposted Lower Barn.

Lower Barn

Bosue

St Ewe

St Austell

PL26 6EU

Tel: 01726 84881

Website: www.bosue.co.uk

E mail: Janie@bosue.co.uk