

Access Statement for Gwylan House, Mousehole

Introduction

Gwylan House is a four bedroom self catering holiday cottage with a small enclosed garden in the picturesque village of Mousehole in Cornwall.

The cottage is not suitable for anyone with serious mobility difficulties, or using a wheelchair, as the bedrooms, bathroom and WC facilities are all accessed up steep stairs.

The cottage is not suitable for children under 5 years for the same reasons.

Pre-Arrival

- Our website www.amousholeholiday.co.uk has details and photographs of the cottage.
- Full colour brochures with interior and exterior photographs are also available
- Bookings may be made direct with the owners or online through the website or at www.cottagesdirect.co.uk reference 700434/1
- The nearest rail station is Penzance, 3 miles from Mousehole.
- Buses and taxis are available at the station.
- FirstGroup buses serve Mousehole every 30 minutes. The bus stop is 200 metres from the cottage. There is a timetable at the bus stop or you can find it at www.firstgroup.com
- A welcome pack is provided with tea, biscuits and a local newspaper.
- A village shop (and post office) provides usual provisions.
- Tesco, Sainsburys and Morrisons supermarkets are available at Penzance. Co-Op and Lidl supermarkets can be found at Wherrytown between Newlyn and Penzance.

Arrival & Car Parking Facilities

Access by car is through the village, along the harbour road (narrow with passing places) to

- (a) Keigwin Place, 30 metres from the cottage, to unload. Please note that pedestrian access to Gwylan House from Keigwin Place is along a metalled path which slopes down and then up but is level at the front door, or
- (b) the harbour car park, 100 metres from the cottage, and then along the wharf path and up the slope to the front door. Parking is in the public car parks (the harbour or at the entrance to the village) (£3 per day)

There is no street parking in the village and no car parking facility at the cottage.

The house has a name plate and bell push to the right of the front door. The doorway is 77cm wide with a 5cm threshold.

Main entrance, Hall

- The front door leads to an entrance hall 89cm wide.
- The living room is through a door 77cm wide to the right and the kitchen/dining area is through a door 77cm wide to the left.
- The stairs are ahead of you.
- Light switches are to the left of the stairs
- There is a switch for an external light and a thermostatic heating control.

Sitting room, kitchen and dining area

- The sitting room is carpeted throughout. It has 2 sofas with seat height 40cm from the floor and two cushioned cane chairs.
- Digital TV with remote control,
- DVD player with remote control,
- CD/Hifi unit with loudspeakers.

The kitchen/dining area across the hall has non slip vinyl flooring. There is a dining table (75cm high) and six armless folding chairs (seat height 45cm).

There is a built in double oven (85cm high) with downward opening door, eye level grill and microwave, four ring hob, worktop (90cm high), fridge freezer, extractor fan and spot and undercounter lighting.

Utility room and rear access

6 stairs (18cm riser, 25cm tread) lead from the kitchen to the utility room with shower cubicle, to the WC and to the back door and rear passageway. There is automatic lighting in the passageway.

The utility room has a front loading washing machine, front loading tumble dryer, worktop (90cm high) and sink unit with hot and cold water.

The boiler cupboard is also in the utility room with master hot water and central heating controls.

The back door (77cm wide) leads to a rear passageway with external access through a further door (82cm wide) and a slope with handrail and two steps (15cm deep) to the outside pathway.

Stairs, Landings

There are 12 stairs up to the first floor (note - they are steep) with risers of 20cm and treads of 22cm. There is a handrail on the right leading up to a banister on the first floor landing.

There are two bedrooms and the bathroom on the first floor.

There are 5 stairs up to the upper level with two further bedrooms, one with ensuite shower room. The stairs have 18cm risers and 25cm treads.

The hall, stairs, landings, and all bedrooms are carpeted throughout. There is non-slip vinyl in the bathroom and the ensuite shower room.

The hall, landing and upper landing are lit with overhead and recessed wall lighting. Emergency lighting is installed on the first floor landing.

Bedrooms

There are two double bedrooms on the first floor, one with 5 ft (1.5m) double bed (65cm high) and built in wardrobes and drawers and the second with 4ft 6ins (1.35m) double bed (65cm high) also with built in wardrobe and drawers.

Two further bedrooms are on the upper level, one single with 3ft (90cm) bed (65cm high) and built in wardrobe and drawers and one double with 4ft 6ins (1.35m) bed (65cm high) with wardrobe alcove and four drawer chest.

Bathroom, shower rooms & WC

- The bathroom on the first floor (door: 68cm) has a bath with flexible shower over, handbasin and WC.
- The double bedroom on the upper level has an ensuite shower room (door: 68cm) with flexible shower, handbasin and WC.

- There is a WC (door: 68cm) in the rear passageway by the utility room.
- A cubicle (door: 68cm) with flexible shower is available in the utility room.

Outdoor facilities

- An enclosed garden (8m x 6m) is across the path from the front door and is accessed through two gates 90cm wide down a single step (20cm deep).
 - Panoramic sea views
 - There is a slate patio area (2.1m x 3m) and a lawn with borders.
 - An all weather patio table and six chairs are supplied.
- The harbour and beach may be accessed from the front door by pedestrian path. All village facilities, shop (with post office), pub, restaurants, gift shops may be accessed on foot along the road within 250 metres.

Additional information

- An Information folder and tourist information is provided
- Telephone with BT broadband and internet access provided.
- Mobile phone coverage is good at the front of the house.
- No smoking is allowed.
- Assistance dogs **only** are allowed. No other pets.
- Fire instructions are provided on the noticeboard and on the wall in each bedroom.

Cleaning, maintenance, and health and safety facilities

- Cleaning services, maintenance and repairs are provided by the owner. See contact details below.

- A doctor from the practice at 2 Morrab Road, Penzance holds an open surgery at the Methodist Church Hall, Raginnis Hill in Mousehole on Wednesdays, 2 – 3pm.
- For a doctor's appointment at other times, telephone 01736 363866.
- West Cornwall Hospital in Penzance has a 24 hour Urgent Care Centre, telephone 01736 874000.
- In an emergency, call 999 for police, coastguard, fire or ambulance and paramedic services.
- For a dental appointment, call the NHS Dental emergency number 01872 354375.
- The Phoenix care agency can provide daytime and overnight care by arrangement – telephone 01736 360197

Owner's contact address and telephone number

The Old Standard
Keigwin Place
Mousehole
Penzance
Cornwall
TR19 6RR

Telephone: 01736 731712 *or* 07718 781156

Future plans

No alterations are currently planned

Contact telephone and email address

We welcome your feedback to help us continually improve if you have any comments please phone 01736 731712 or email johnllunderhill@btinternet.com