

## Access Statement for The Old Parsonage B&B

### Introduction

We try to cater for the needs of as many visitors as possible in our home-based five bedroom B&B. The following is a summary of our provision. If you have specific questions, please call or e-mail us. Our home is large, with generous doorways and corridors. We have made particular efforts to make our ground-floor bedroom accessible; this is the best room for many visitors with impaired mobility or vision and/or with assistance dogs. It is also good for allergy sufferers, as it has a wooden floor and wooden shutters without curtains. Unfortunately, however, it can only be set as a double, not a twin bedded room.

### Pre-Arrival

- There is an hourly bus service with a stop approx half a mile away. Ask for the 'Doctor's Hill' request stop.
- The nearest train station is Bodmin, half an hour by car/taxi.
- The nearest airport is Newquay, 45 minutes by car/taxi. Exeter airport is about an hour, Bristol 2 1/2 hours.
- The menu and in-room information pack can be provided in large print, by prior arrangement.
- Our website is at [www.old-parsonage.com](http://www.old-parsonage.com).
- You can contact us by
  - Phone - 01840 250339
  - Text - 07890 531677
  - E-mail - [enquiries@old-parsonage.com](mailto:enquiries@old-parsonage.com)
- There are wooden floors throughout the ground floor.

### General Points

- The nearest restaurant for evening meals is 10 minutes walk - there is a moderate hill. The restaurants and shops in Boscastle harbour are about 15 minutes walk, with a steep hill back to the house.
- There is a large car park, with disabled spaces, in the harbour area.
- There is an SSSI very close to the house (no steep hill). The coast/cliff tops are 400 metres away, access via a moderately rough track.
- All doorways are a minimum of 80cm wide, except where indicated below.
- We do not play background music.
- All rooms have digital TV (with radio stations too) and DVD player.
- Bedrooms are ensuite. There are no public WCs.
- Assistance dogs are welcome. The ground floor room is best suited (and the most roomy). We can provide a water bowl.
- Mobile phone reception only works for Orange. Guests may use our land line for

urgent calls.

- We provide free WiFi.
- We do not allow smoking anywhere on the premises.
- We are happy to store medicine in our fridge (accessible during the day). Small items may also be stored in the understairs fridge which has 24 hour accessibility.
- We have a full fire alarm system with sounders in every room and emergency lights in public areas. Please advise special needs (including deafness) on arrival and we will ensure your safe evacuation in an emergency.
- There are no laundry facilities for guests (but drying for wet weather gear is available) and we do not provide a shop, leisure facilities or meeting rooms.

### Arrival and Car Parking

- At entrance to property are double gates; these are open at all times. Vehicles of size up to an extended wheelbase transit van will have no difficulty entering.
- There is ample parking space; bays are not marked.
- Outdoor security lights will detect motion and come on at night.
- The car park is level and tarmac. You may stop right beside the front door.
- We can assist guests with luggage.

### Main Entrance and Reception

- The front door has 2 steps 14cm high, with a further step of 18cm from the porch to the hallway.
- The front door is not locked.
- The hallway is 145cm wide.

### Breakfast Room and Conservatory

- The dining room is on the ground floor. Furniture is flexible and can be moved on request. The table has underspace of 63cm high and 95cm wide (between legs).
- The doorway from the dining room into the conservatory is 115cm wide. There is a 3cm step up and a 7cm step down into the conservatory which has ample space for a special chair.
- The doorway from the conservatory to the car park is 100 cm wide. There is a step of 21 cm up from outside then 10 cm down over sill into conservatory.

### Ground Floor Bedroom (Room 1)

- The ground floor room is approx 4m x 5m. It has wooden floors, shutters and anti-

allergy bedding, making it particularly suitable for some allergy sufferers.

- There are two armchairs (37cm high) and a wooden chair with arms (46cm high).
- Visual contrast for doorways and light switches is good, lighting is strong. All switches are within easy reach.
- There is 120cm space available on one side of the bed and 90cm on the other. The bed is 65cm high.
- There is a carpeted lobby (minimum door width 70cm) to bathroom which has a walk-in, wet room style shower.
- The toilet has 46cm and 70cm space each side and is 43cm high.
- There are no assistance rails in the bathroom.

### Stairs

- There are two flights of steps, each 20cm high and 29cm deep. The first flight has 11 steps to a half landing and 6 further steps to the upstairs landing which is 180cm wide.

### Room 2

- Room 2 is upstairs. There is 120cm space on one side of the bed and 80cm on the other. The bed is 60cm high
- The bathroom has a 90 x 90cm shower with 20 cm step up.
- The bath lip is 64cm high.

### Room 3

- Room 3 is upstairs. There is 1m space on one side of the bed and 60cm on the other. The bed is 60cm high.
- The bathroom has a 'walk in' shower with two steps leading into it, each 10cm high.
- There is 40cm space on both sides of the toilet.
- The door into Room 3 is narrow, 66cm.

### Room 4

- Room 4 is upstairs. There is 1m space on both sides of the bed. The bed is 60cm high.
- The bathroom has a 'walk in' shower with step up of 20 cm.
- There is 25cm space on both sides of the toilet.

### Room 5

- Room 5 is also upstairs. There is 80cm space on one side of the bed and 60cm on the other. The bed is 60cm high.
- The bathroom has a bath with shower over (bath lip 55cm high).
- There is almost no side access to the toilet.

## Outside

The garden slopes gently. There are several benches for guests to use with hard surface access.

## Contact Details

Phone: 01840 250339

E-mail: [enquiries@old-parsonage.com](mailto:enquiries@old-parsonage.com)

Text: 07890 531677

## Future Plans

We intend to add grab rails in the ground floor bathroom. We are exploring ways of providing flat access through the conservatory.

**We welcome feedback; please ring or email us!**

Margaret Pickering

25<sup>th</sup> January 2014