

# **The Old Vicarage Bed & Breakfast**

## **Access Statement**

### **General**

- The Old Vicarage is set in the rural village of Luxulyan, 4.5 miles from St. Austell and 3.5 miles from the A30.
- The property was built in 1976 and extensively refurbished in 2015.
- All guest bedrooms (of which there are 4) are located on the first floor and accessible via stairs only.
- Access to guest rooms for people with limited mobility may be difficult.
- The driveway slopes downwards slightly from the roadside and flattens out next to the property which is on level ground.
- Access to the property maybe restrictive to wheelchair users due to the front door frame threshold being raised by 9cm from floor level.
- If the above raises any concerns, please contact us prior to booking.

### **Directions by Car (via A30 from Exeter)**

- Drive past the Bodmin exit and leave the A30 at the next exit (signposted A391 St Austell & Eden Project).
- Follow the signs to the Eden Project (do not follow your Sat Nav or signs to Luxulyan unless you are comfortable driving through narrow lanes).
- When you arrive at the Eden Project roundabout (approximately 7 miles) follow the signs to Luxulyan.
- On entering the village, drive past the Kings Arms Pub (on the left) and carry on up to the top of the hill.
- At the top of the hill turn right and the Old Vicarage is the second driveway on the left.
- On entering the driveway, the Old Vicarage entrance is the first gate on the left.

### **Directions by Car (via A390 from Plymouth)**

- Approximately 4 miles after driving past the village of Lostwithiel, leave the A390 by turning right onto Prideaux Road (signposted Luxulyan & directly opposite the Gulf petrol station).
- Continue on this road for approximately 1.5 miles, until you reach the T junction at the top of the hill (this will avoid the right turn to Luxulyan Valley which is very narrow).
- At the T junction, turn right (following the sign to Luxulyan).
- At the next T junction, turn right again (following the sign to Luxulyan).
- On entering the village, drive past the Kings Arms Pub (on the left) and carry on up to the top of the hill.
- At the top of the hill turn right and the Old Vicarage is the second driveway on the left.
- On entering the driveway, the Old Vicarage entrance is the first gate on the left.

## Location & Facilities

- As we are situated in a rural location, guests would benefit from having access to their own transport.
- The nearest shop and post office is 1 minutes' walk away and the nearest pub is 5 minutes' walk away (part of which is down a steep hill).
- The nearest bus stop is opposite The Old Vicarage (services are limited).
- The nearest train station is 5 minutes' walk away (part of which is down a steep hill) however services are limited. You have to flag the train down to stop!
- More frequent bus and train services are available in St. Austell (approximately 4.5 miles away).
- There are several local taxi firms available if required.
- We are unable to provide facilities for animals of any kind.
- All documentation is provided in print (we have no Braille facilities).
- Our website [www.tovl.co.uk](http://www.tovl.co.uk) provides further information and pictures of our facilities and accommodation.
- If the above raises any questions, please contact us by telephone on 01726 858 753 or email at [info@tovl.co.uk](mailto:info@tovl.co.uk).

## Arrival & Parking

- Regrettably we cannot provide assistance for guests with mobility problems.
- We request that guests do not arrive before 4pm to ensure that your room is fully prepared and ready (unless agreed by prior arrangement).
- The main parking area is on level ground (gravel surface) and extends to the front door.
- Guests are requested to park as shown in the plan at the end of this document, so as to maintain accessibility.
- The management accepts no responsibility for loss or damage to vehicles or contents whilst parked on the premises.

## Entrance

- Oak framed porch with outside light and natural slate floor, leading to double glazed front door.
- On arrival, please ring the doorbell located by the front door (mounted on right side of door frame).

## **Entrance Hall**

- Hallway to guests sitting & breakfast rooms, private kitchen and owner's private rooms.
- Front door *useable width*<sup>(1)</sup> 70cm with door frame threshold being raised by 9cm from floor level.
- The main hallway is laid with real bamboo wood flooring, with the stairs and landing fully carpeted. We kindly request that guests remove muddy boots/shoes before going upstairs.
- From the main hallway the staircase leads to the landing, guest bedrooms and owner's private rooms.
- The staircase utilises hand rails and a half stage landing where the staircase turns back on itself 180 degrees.

## **Guests Sitting Room**

- Fully carpeted flooring with matching mats in front of fireplace & French doors.
- Large French doors (125cm wide) leading out into gardens. Frame threshold raised 6cm from sitting room floor with 20cm step to outside ground level.
- The guests sitting room is available at any time but we request that guests be mindful of noise levels after 9pm due to guest bedrooms being above.
- Sitting room door *usable width*<sup>(1)</sup> 70cm.

(1) *Usable width takes into consideration protrusion of door jams from door frame.*

## **Guests Breakfast Room**

- Parquet wooden floor throughout.
- Large antique refectory table to accommodate 8 guests comfortably.
- Breakfast door *usable width*<sup>(1)</sup> 70cm.

## **The Rashleigh Room & En-Suite**

- Free wireless internet access and 32 inch Smart TV.
- Fully carpeted bedroom and en-suite with non-slip vinyl flooring & non-slip shower mat.
- Part tiled en-suite with bath, thermostatic shower and towel radiator.
- Bedroom door *usable width*<sup>(1)</sup> 70cm.
- Bathroom door *usable width*<sup>(1)</sup> 63cm.
- King size bed & bedroom size 26.2 m<sup>2</sup> / 282 ft<sup>2</sup> (including en-suite).

## **The Eden Room & En-Suite**

- Free wireless internet access and 32 inch Smart TV.
- Fully carpeted bedroom and en-suite with non-slip vinyl flooring & non-slip shower mat.
- Part tiled en-suite with walk in thermostatic shower and towel radiator.
- Bedroom door *usable width*<sup>(1)</sup> 71cm.
- Bathroom door *usable width*<sup>(1)</sup> 71cm.
- King size bed & bedroom size 17.3 m<sup>2</sup> / 186 ft<sup>2</sup> (including en-suite).

## **The Valley Room & En-Suite**

- Free wireless internet access and 22 inch Smart TV.
- Fully carpeted bedroom and en-suite with non-slip vinyl flooring & non-slip shower mat.
- Part tiled en-suite with thermostatic shower and towel radiator.
- Bedroom door *usable width*<sup>(1)</sup> 71cm.
- Bathroom door *usable width*<sup>(1)</sup> 63cm.
- Twin single beds & bedroom size 13.0 m<sup>2</sup> / 140 ft<sup>2</sup> (including en-suite).

## **The Saints Way Room & En-Suite**

- Free wireless internet access and 24 inch Smart TV.
- Fully carpeted bedroom and en-suite with non-slip vinyl flooring & non-slip shower mat.
- Part tiled en-suite with electric shower and towel radiator.
- Bedroom door *usable width*<sup>(1)</sup> 65cm.
- Bathroom door *usable width*<sup>(1)</sup> 65cm.
- Double bed & bedroom size 12.2 m<sup>2</sup> / 131 ft<sup>2</sup> (including en-suite).

(1) *Usable width takes into consideration protrusion of door jams from door frame.*

## **Garden**

- The lawned areas of the gardens are available to all guests.
- Gardens are accessible from the main entrance via the gravel driveway and pathways that run around the property perimeter.
- Guests are requested to refrain from entering the woodland areas of the gardens that extend from the lawned areas. These areas are uneven, left to grow in a natural state and guests who venture into these areas do so at their own risk.
- A garden bench is provided for guests & additional seating is available on request.

# Parking Plan

