

## **Access Statement for Duchy Cottage, Cobbs Well, Fowey, Cornwall**

### **Introduction**

Duchy Cottage is a stone built semi detached property, which was built around 200 years ago. The cottage is next door to the Safe Harbour Hotel in Cobbs Well, just off Lostwithiel Street, which leads down to the quay.

### **Pre-Arrival**

We have an extensive website with pictures of the cottage and surrounding area. Bookings / enquiries can be made directly from the website via email, or by telephone or letter. All guests are provided with written instructions on how to find the cottage and pick up the keys. The nearest bus stop is on Lostwithiel Street, just outside the cottage. Par railway station is 4 miles away. The nearest car park is just off Hanson Drive approximately 6 minutes walk away. Taxis are available from Coastal Cars in Fowey by pre booking on 01726 832372. This access statement is available in the 'Welcome File' in the cottage.

### **Arrival & Car Parking Facilities**

Car parking is not available directly outside Duchy Cottage, however, it is acceptable to stop outside the cottage to unload. We would suggest parking in the main car park at the top of town, just off Hanson Drive. You can buy a weekly ticket by calling Just Park, all the details are on the pay machine in the car park – the cost is around £42, and applies to the nominated car park only. A weekly 'Rover' ticket is available from Cornwall Council by contacting Parking Services on 0300 1234 222 or [www.cornwall.gov.uk/carparkticket](http://www.cornwall.gov.uk/carparkticket), the cost is £47 for the week and allows you to park in other long stay car parks within the county – a list is provided when purchasing the ticket. The car park is approximately 6 minutes walk away; as you approach the car park there is a steep incline.

### **Main Entrance & Reception**

The main entrance is the front door from Cobbs Well. The key for the door is issued to our guests before arrival. The front door is hinged to the left, with one step from the road and a low step into the cottage. The cottage door opens into the open plan living / dining room, where there is a light switch to the right and a large mat on the slate floor. Just to the right of the front door is a deep window sill, where you will find the 'Welcome Book'.

### **Public Areas - Hall, Stairs, Landing, Corridors etc**

The staircase leading upstairs has restricted head height; there are 6 steps a small landing then a further 6 steps to a small landing with access to three bedrooms and the bathroom. The stairs and landing are carpeted with a sable coloured carpet.

### **Public Areas - Sitting room, lounges, lobbies etc**

The front door leads into the L shaped open plan living / dining room, with the living room to the left of the front door and the dining room and kitchen to the right. The living area has two large 3 seater sofas, and a moveable reading lamp. There is TV, DVD, and Sky with remote controls. The dining area has a large oak table and six dining chairs.

### **Public WCs**

Not applicable

### **Laundry**

Outside the kitchen door there is a lower courtyard with steps leading to the upper courtyard where there is an outhouse; this is the laundry area which houses a front loading washing machine, front loading tumble dryer, and storage space for buggies etc. The ironing board, portable stair gate, highchair, and barbecue are also stored here.

## **Shop**

Not applicable

## **Outdoor Facilities**

Exiting from the kitchen door to the lower courtyard; to the right there is a wooden gate and 2 concrete and slate steps leading on to Cobbs Well. Opposite the kitchen door, there are eight concrete and slate steps, leading to the upper courtyard where there is a patio area with table and 6 chairs.

## **Conference & Meeting Rooms, Banqueting**

Not applicable

## **Bedrooms & Sleeping Areas**

### **Bedroom 1**

There is a king size oak framed bed, with two oak bedside tables, an oak chest of drawers, and oak wardrobe.

The room is carpeted with a sable carpet, with a centre ceiling light and two bedside lamps.

There is also a TV with remote control, mounted on a corner shelf.

### **Bedroom 2**

There is a king size oak framed bed, and two wrought iron bedside tables, together with an oak chest of drawers and wardrobe.

The bedroom is carpeted with a sable carpet, and there is a centre ceiling light and two bedside table lamps.

### **Bedroom3**

The bedroom has twin oak framed beds, two small bedside chests, and a wardrobe.

The room is carpeted with a sable carpet, and there is a centre light and two bedside lamps.

## **Bathroom, Shower-room & WC**

The bathroom is on the first floor, and has a ceramic tiled floor.

There is a sink with mirror and light over, a toilet and bath with electric shower into.

The room has two wall mounted heated towel rails.

## **Self-Catering Kitchen**

From the dining room there is access to the open plan kitchen, which has a Belfast sink, granite worktops, fridge freezer, electric oven and hob with extractor hood over, microwave, dishwasher and floor and wall kitchen units.

Catering standard crockery, glasses, and cups etc are stored in the wall and floor units.

The boiler is on the wall between the kitchen and dining area.

The kitchen is lit with halogen spot lights, and the floor is tiled in slate.

From the kitchen there are three slate steps and a door with restricted head height leading outside to the courtyard.

## **Additional Information**

A Welcome Book, manufacturers instruction leaflets, and places of interest leaflets are stored in the cottage.

Pets are not permitted.

Duchy Cottage has a non-smoking policy.

**Contact Telephone and Email Address**

Owners: Mike & Tracy Round

Telephone: 0118 988 4256

Email: [info@duchycottage.com](mailto:info@duchycottage.com)

Website: [www.duchycottage.com](http://www.duchycottage.com)

Hours of operation: Open all year

Local public transport numbers: 0871 7818181 & 0845 7484950

Local accessible taxi numbers: 01726 832372

**We welcome your feedback to help us continually improve, if you have any comments please email [info@duchycottage.com](mailto:info@duchycottage.com)**

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