

## **Access Statement for Dozmary Pool Barn**

### **Introduction**

This is a recently converted barn on the edge of Dozmary Pool, Cornwall's largest natural freshwater lake. Set in the middle of Bodmin Moor the property is isolated, though there are close neighbours, and all services are up to 12 miles away. Your own transport is therefore essential. The property sleeps six in three bedrooms. There are two storeys with one bedroom on the ground floor with its own ensuite shower room. Access routes are not suitable for a standard width wheel chair and the property has no special facilities for the disabled. Anyone with a limited mobility problem could probably manage. So could anyone with hearing or sight impairment.

### **Pre-Arrival**

- This access statement is on the website [www.dozmary.co.uk](http://www.dozmary.co.uk). Further details of the property and its suitability for guests with various forms of impairment can be contacted with Jeremy Varcoe, on 01208 895127; email [varcoeuk@aol.com](mailto:varcoeuk@aol.com).
- The nearest major town with all services, including a Minor Injuries Unit, is Bodmin 12 miles away and no deliveries are made to the property. Launceston is 13 miles while the village shop at Altarnun, for essentials, is 6 miles away.
- There is no policy to exclude anyone but the property is only suitable for those with limited mobility impairment, eg a stick but probably not crutches, and those who are partially sighted or with hearing impairment.

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

- The access road to the property is by an unmade-up road for the last quarter mile. There is ample parking for guests about 15 metres from the front door. The area is flat but covered with quite deep gravel. An outside light illuminates the area between the car park and the entrance.

### **Main Entrance**

- There is only one main means of access. This is a door 85 cm wide. To enter there are two small steps each just 6 cm high. The entrance leads directly into the open-plan living area which, although not cluttered, has a range of furniture to be negotiated to reach either the doorway into the downstairs bedroom or the stairs. Service dogs are permitted.

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

- On two floors; the upstairs is reached by a staircase of 12 stairs, each 20 cms high and 76 cm wide. There is one bend in the staircase and a handrail. Otherwise there are no grab rails in the property. Lighting is from ceiling spots which are diffused and with a dimmer.

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

- The whole living area is well lit with spot ceiling lights. The door leading into the downstairs double-bedded room is 69 cms wide and that leading into the ensuite shower room is just 60 cms wide. There is a sill, about 10 cm high into the shower cubicle. The whole ensuite is small and not suitable for a wheelchair. There is a WC but this is not fitted with any disability features.

### **Bathroom, Shower-room & WC [Ensuite or Shared]**

- As already described, there is limited space in the downstairs bathroom though it does also have a small hand basin at standard height. The shower has a mixer tap which also controls the temperature. There is no alarm cord. The flooring of the shower tray is a matt surface.
- The upstairs bathroom is larger and has a bath entered from one side. This is 56 cms above the floor. The taps are separate hot and cold with a shower above. There are no support rails or seat but a non-

slip mat is provided.

### **Self-Catering Kitchen**

- The kitchen area is along the left hand side of the living area as one enters. There is an electric hob with oven as well as a microwave oven mounted on a shelf some 135 cms above the floor. The electric oven, washing machine, dishwasher and fridge are all fitted at a low level. Crockery, cutlery are all readily accessible but glasses are stored in higher cupboard some 150 cms above the floor which throughout the living area is constructed of quite smooth and even granite tiles.
- There is an enclosed wood burner, very hot to the touch, mounted on a 12 cm plinth to the right of the front door as you go in. It has no additional fireguard.

### **Grounds and Gardens**

- The area surrounding the property is generally uneven and rough though there is a flat, enclosed grassy area directly in front of the barn. There are wonderful moorland walks in the vicinity but these are not really suitable for anyone with a serious degree of mobility impairment. The Pool is about 20 metres from the barn; it is gently sloping and has a maximum depth of about 1.25 metres.

### **Additional Information**

- Dogs are welcome and there is space near the door for bowls.
- We have a clear no smoking policy.
- The property has separate Fire and Safety Instructions. There is direct access to the outside at ground level via a door or large window from the living room and from both the downstairs and left upstairs bedrooms. Evacuation direct from the right hand bedroom is only possible for a fit adult. All escape doors are labelled and keys placed near those exits that may be locked.
- The 3 ceiling-mounted smoke alarms emit a loud waning noise and there is a fire extinguisher and fire blanket strategically sited downstairs.
- The Information folder gives details of how to summon help etc. Some mobile phones can not get a signal inside the Barn and there is no landline provided. In an emergency calls can be made from the neighbouring property.

Address: The postal address of the property is Dozmary Pool Barn, Bolventor, Launceston, PL15 6TP. For advice or other help contact Jeremy Varcoe (joint owner) on 01208 895127; email varcoeuk@aol.com.

The website for the barn is [www.dozmary.co.uk](http://www.dozmary.co.uk)

Grid reference of the barn:- SX194747

### **Future Plans**

- None.

### **Contact Telephone and Email Address**

**We welcome your feedback to help us continually improve if you have any comments please phone 01208895127 or email [varcoeuk@aol.com](mailto:varcoeuk@aol.com)**