



## Access Statement East Trenean Farm



### On arrival

Turn into the driveway between the two mill stones set into the walls and drive to the Farmhouse at the very end of the lane, passing Woodland View and East Trenean Cottages our neighbours. Please take care driving down the lane to East Trenean Farm as there is an incline and several diagonal drainage gullies to drive over.

### Car Parking Facilities

The guest car park and driveway have concrete surfaces and the pathways to the cottages are granite chip. The driveway to the guest car park is up a slope. The pathways and driveway have lighting that is triggered by movement sensors.

### General Information

- A welcome information folder is available in each cottage.
- Manufacturers' instruction leaflets are in Appliance Information folders in each cottage.
- Local maps, walking and cycling books and leaflets for places of interest are available in each cottage.
- The premises are non-smoking.
- Pets are not accepted.
- Further photographs and 3D tours can be found on our website



## Our Cottages

### Corn Barn sleeps 8 plus 2 infants

The Corn Barn has ground level access on two levels. The upper ground has doors from the lounge and kitchen to a private garden while the bedroom doorways lead out to courtyard garden at lower ground level.

#### Entrance

The pathway to the front door (upper ground level) is along a granite chip path and through a garden gate. The garden is level with a lawn, large wooden picnic table, parasol and charcoal BBQ. The key safe is on the right-hand side of the front door.

#### Kitchen

The door opens into the kitchen with a ceramic tiled floor, a central island with 4 bar stools and a sofa. Appliances include an electric range cooker, American style fridge/freezer and dishwasher. The fire blanket and extinguisher are by the front door.

There is a door off to the utility room with sink, cupboard space, washing machine and tumble drier. The boiler for the heating is also in this room. A further door leads into a separate toilet with hand basin. From the kitchen there are double glazed doors with one step down into the living area with a wooden floor.

#### Living Area

The living area has a large dining table with 8 chairs and 2 extra chairs against the wall. The seating area has 3 sofas and 2 armchairs with a large rug and coffee table in the center. There are 2 side tables with lamps and a nest of 3 small tables. There is a flat screen LED T.V. and a DVD player with remotes controls along with a Wii console with 4 hand controls. The hearth for the wood burner is flush. The door leads out into the garden.

#### Bedroom Hallway

The stairs down to the bedrooms and bathrooms leads off the lounge area with wooden stairs with 2 quarter turns and landings. The hallway along with the bedrooms has wooden floors. There are 2 steps up to bedrooms 1 and 2. There is a large built-in wardrobe with shelving and hanging rails off the hallway.

#### Bedroom 1

The bed is super king sized and can be split and arranged as twin beds. There are 2 bedside tables with lamps. The wooden floor has a rug positioned in front of the sofa and a mat by the patio door. There is a wardrobe and a chest of draws with mirror above. There is a small TV mounted to the wall on an adjustable arm with a remote control. There are glazed folding patio doors with a step down to a granite chip patio area with patio tables and chairs and parasols.



## En suite shower room

The shower room has a tiled ceramic floor, toilet, hand basin and shower. The handbasin has a glass shelf above, mirror and wall light with shaving point. The shower has a small step over the door rail, a glass sliding door and two grab rails.

## Bedroom 2

There is a king-sized bed that can be split and arranged as twin beds. There are 2 bedside tables with lamps. There is a wooden floor and a mat by the patio door. There is a coat stand and a wall mirror.

## Bedroom 3

There is a super king-sized bed that can be split and arranged as twin beds. There are 2 bedside tables with lamps. The wooden floor has a rug either side of the bed and a mat by the patio door. There is a wardrobe and a chest of draws with cheval mirror and chair.

## Bedroom 4

There is a super king-sized bed that can be split and arranged as twin beds. There are 2 bedside tables with lamps. The wooden floor has a rug either side of the bed. There is a large chest of draws with cheval mirror and chair.

## Family Bathroom

There is a ceramic tiled floor, a shower cubicle, toilet, hand basin and bath. The shower cubicle has a sliding glass door with a small step over the door rail. The hand basin has a vanity unit below with 2 draws, a mirror above with light and shaving point. The bath has mixer taps and a handheld shower.

## Hot tub

The hot tub is in the farm grounds with access from bedrooms to concrete driveway and a grassed path. The hot tub is located in a 3 sided gazebo. There are combination locks to unlock the cover and a metal bar helps raise and hang the lid, while the hot tub is in use. There is a small step up into the gazebo from the grass and then a set of 2 wooden steps with handrail to help enter the hot tub.

## Threshing Barn sleeps 6 plus 2 infants

The Threshing Barn has ground level access on two levels. The upper ground has doors from the lounge and hallway to a private garden while the bedroom doorways lead out to courtyard garden at lower ground level.

## Entrance

The pathway to the front door (upper ground level) is along a granite chip path and through a garden gate. The garden is level with a lawn, large wooden picnic table, parasol, charcoal BBQ and hot tub.



## Hot tub

The hot tub is on a paved patio with string lights above on a timer switched which can be operated by guests. There is a key to unlock the cover and a metal bar helps raise and hang the lid, while the hot tub is in use. There is a set of 2 steps to enter the hot tub. The key safe is on the right-hand side of the front door.

## Hallway

The door opens into the hallway with a wooden floor, door mat and wall mounted coat hooks. There is a door off to the utility room with sink, cupboard space, washer/drier. A further door leads into a separate toilet with hand basin. There are wooden stairs from the hallway with a quarter turn up to the mezzanine.

## Mezzanine

The mezzanine has a glazed balustrade overlooking the living area. There is a sofa, 2 bean bags and books and games.

## Living Area

The living area has wooden floors. There is a dining table with 6 chairs. The seating area has 2 sofas and an armchair with a large rug and coffee table in the center. There is a nest of 3 small tables. There is a flat screen LED T.V. and a DVD player with remotes along with a Wii console with 2 hand controls. The hearth for the wood burner is flush. There are 3 chandeliers and wall lights. The patio doors lead out to the garden with hot tub on the one side and open to a Juliet balcony on the other.

## Kitchen

The kitchen is off the lounge via a glazed door. It has fitted cupboards and a breakfast bar with 4 stools. The floor has ceramic tiles. There are wall lights and lighting below the wall cupboards. Appliances include an electric range cooker, American style fridge/freezer and dishwasher. The fire blanket and extinguisher are by the door.

## Bedroom Hallway

The stairs down to the bedrooms and bathrooms leads off the lounge area with wooden stairs with a quarter turn. The hallway along with the bedrooms have wooden floors. There is a large built-in wardrobe with shelving and hanging rails off the hallway.

## Bedroom 1

The bed is super king sized and can be split and arranged as twin beds. There are 2 bedside tables with lamps. The wooden floor has a rug positioned at the foot of the bed and a mat by the patio door. There is a built-in hanging space and a chest of draws with wall mirror. There is a TV sat on top of the chest of draws with a remote control. There is a half-glazed door with a slight step down to a granite chip patio area with patio tables and chairs and parasols.



## En suite shower room

The shower room has a tiled ceramic floor, toilet, hand basin and shower. The handbasin has a glass shelf above, mirror and wall light with shaving point. The shower has a small step over the door rail, a glass sliding door and a grab rail.

## Bedroom 2

There is a super king-sized bed that can be split and arranged as twin beds. There are 2 bedside tables with lamps and a chest of draws with a mirror above and a chair. The wooden floor has a rug placed at the foot of the bed and a mat by the patio doors. The glazed patio doors, with a slight step down, open onto the granite chip patio area with patio table and chairs with parasol.

## Bedroom 3

There is a super king-sized bed that can be split and arranged as twin beds. There are 2 bedside tables with lamps. The wooden floor has a rug at the foot of the bed and a mat by the patio door. There is a wardrobe and a chest of draws with mirror above and chairs. The half-glazed door, with a slight step down, leads out onto the granite chip patio area with patio table and chairs with parasol.

## Family Bathroom

There is a ceramic tiled floor, a shower cubicle, toilet, hand basin and bath. The shower cubicle has a sliding glass door with a small step over the door rail. The hand basin has a glass shelf above along with mirror with light and shaving point. The bath has mixer taps and a handheld shower.

## Water Mill sleeps 4 plus 1 infant

The Water Mill has ground level access on two levels. The upper ground has a door from the lounge to a private garden while the bedroom doorway leads out to courtyard garden at lower ground level.

## Entrance

The pathway to the front door (upper ground level) is along a granite chip path and through a garden gate. The garden is level with a lawn, table, chairs, parasol and charcoal bbq. The key safe is on the right-hand side of the front door.

## Living Area

The front door opens into the living area with a wooden floor and door mat. There are 4 lights hanging down from the ceiling. There is a dining table with 4 chairs. The seating area has a 4-seater sofa and an armchair with a rug and coffee table in the center. There is a floor uplighter with a reading lamp. The flat screen LED T.V. is wall mounted with a DVD player below on a bookshelf, there are remote controls for both. The hearth for the wood burner is flush. The wall opening leads to the kitchen. The fire blanket and extinguisher are located by the door.



## Kitchen

The kitchen is fitted with cupboards and a breakfast bar with 3 stools. The floor has ceramic tiles. There are wall lights and a ceiling light. Appliances include an electric cooker, built in fridge/freezer and a dishwasher.

There is a door off to the utility room with sink, cupboard space and washer/drier. A further door up some wooden open tread steps leads to a storage cupboard. There is a selection of games and toys on the shelves above the utility work top.

## Bedroom Landing

The stairs down to the bedrooms and bathrooms leads off the lounge area with wooden stairs with a quarter turn and landing. Floors are wooden and ceramic tiles in bathroom and ceilings have down lighters. There are 3 doors leading to bedroom 1, the shower room and after 1 step up bedroom 2.

## Bedroom 1

The bed is a super-king sized but can be split and arranged as twin beds. There are 2 bedside tables with lamps. The wooden floor has a rug positioned at the foot of the bed and a mat by the patio door. There is a wardrobe and a chest of draws with wall mirror. There is a TV sat on top of the chest of draws with a remote control. There is a glazed double door with a slight step down to a granite chip patio area with patio table and chairs. This leads to 3 paved steps to the Water Mill courtyard garden with granite chip path and hot tub.

## Hot tub

The hot tub is on a paved patio covered by a gazebo with lights above on a timer switched which can be operated by guests. There is a key to unlock the cover and a metal bar helps raise and hang the lid, while the hot tub is in use. There is a set of 2 steps to enter the hot tub.

## Shower Room

The shower room has a tiled ceramic floor, toilet, hand basin and shower. The handbasin has a glass shelf above, mirror and wall light with shaving point. The shower has a small step over the door rail and a glass sliding door.

## Bedroom 2

There is a super king-sized bed that can be split and arranged as twin beds. There are 2 bedside tables with lamps. The wooden floor has a rug placed at the foot of the bed and a chair. There is a built-in wardrobe and a chest of draws with a wall mirror above.



## Linhay sleeps 2

The Linhay is a single-story cottage with internal steps for level changes.

### Entrance

The pathway to the front door is along a granite chip path and through a garden gate. The front garden slopes down with 4 paved steps onto a paved patio a table and 2 chairs. The key safe is on the right-hand side of the front door.

### Kitchen

The front door opens into the kitchen and dining area with a wooden floor and door mat. The kitchen is fitted with cupboards and appliances include an electric oven and hob, a fridge freezer, dish washer and a washer/drier. There is a dining table with 2 chairs. There are wall lights and a ceiling down lighters. The fire blanket and extinguisher are located by the front door.

### Living Area

From the kitchen 3 steps lead down to the lounge through an opening in the wall. There are ceiling and wall lights. The seating area has a 2-seater sofa and 2 armchairs with a rug and footstool in the center. There are 2 side tables with lamps, a bookshelf with books and DVD's and a chest of draws with games. There is a flat screen LED T.V. with a DVD player below with remote controls for both. There is an electric fire with fireplace surround and raised stone hearth.

### Bedroom Landing

From the dining area three wooden steps down to 3 doors, a storage cupboard, the shower room and the bedroom.

### Shower Room

The shower room has a tiled ceramic floor, toilet, hand basin and shower. The handbasin has a glass shelf above, mirror, wall light and shaving point. The shower has a small step over the door rail and a glass sliding door.

### Bedroom

The bed is super king-sized bed and can be split and arranged as twin beds. There are 2 bedside tables with lamps. The wooden floor has rugs positioned at the foot and sides of the bed and a mat by the patio door. There is a wardrobe and a chest of draws with T.V. with remote control on top. There is a dressing table with mirror and chair, a coat stand and a second chair. A double glazed door lead out to a paved step down to a small patio.

### Hot tub

From the paved bedroom patio across the level lawn is the hot tub on a paved patio, covered by a gazebo with lights above on a timer switched, which can be operated by guests. There is a key to unlock the cover and a metal bar helps raise and hang the lid, while the hot tub is in use. There is a set of 2 steps to enter the hot tub. The patio has a garden table, 2 chairs, parasol and a charcoal BBQ.