

Access Statement for Beechwood Annex, Tresarrett PL30 4QF

Introduction

Beechwood Annex adjoins the main residence, which is located on the road from Tresarrett to Bodmin (5 miles) a typical Cornish lane with intermittent passing spaces and gradients of up to 25%. It is roughly 2 miles from the A30 travelling west and 4 miles travelling east.

Beechwood is situated on a cliff above the River Camel and Camel Trail. The main house was originally built in 1891 with an extension in the 1970s. The single storey annex was constructed in 1990 with substantial improvements carried out in 2008-09

OS Landranger Map 200 Grid reference: SX089729

The nearest main line station is Bodmin Parkway, roughly 7 miles away (taxis available)
Newquay Airport is roughly 25 miles (taxis & hire cars available)

This access statement is available on www.rivercamel.co.uk/accomodation

Pre-Arrival

Detailed information about the property is displayed on the website including

- Floor plan of the Annex and numerous photos
- Illustrated Travel Instructions from 6 directions
- Separate web pages for a number of local areas of interest within 30mins drive

This property is non-smoking and we do not welcome pets

There is no phone or Ethernet connection available in the Annex

Mobile phone reception is unreliable although some people have success standing outside by the pond

There is a public phone box by the pub in Blisland

There is a post box by Tresarrett Bridge

There are no buses, except the occasional shopper bus, that pass through Tresarrett

Arrival & Car Parking Facilities

Access to the Annex is via the front courtyard area to the main house through a garden gate adjacent to the main house front door

Parking is located on a lower level accessed via a fairly steep ramp and is shared with us. Cars may be unloaded by the garden gate, roughly 20m from the Annex front door

Main Entrance

The front courtyard is surfaced with loose 20mm gravel chippings with stone stepping stones

Like in much of Cornwall, the nights are very dark, except at full moon. It is advisable to bring a torch. There is an external light by the front door (with switch inside)

Entrance to the annex is via a glass door 76 cm x 195 cm, left hung & opening out. The keyhole is 95 cm above the floor. The threshold step is 75 mm with a doormat inside. There is a light switch on the left just inside the door. The front door opens into a short corridor 85cm wide

Flooring throughout is Rustic Oak timber (apart from the wetroom) and at constant level

All internal doors are 76 cm x 195 cm

Public Areas

There are no internal public areas or facilities

Living, Dining & Kitchen Areas

There is a living/dining area with vaulted ceiling, wood-burning stove, TV with DVD player and full height glazing overlooking the valley

The living area is not overlooked by the main house and the view into the room from 300m across the valley is screened by the trees, but, if this of concern to you, it is recommended that you bring dressing gowns.

We will be most interested to receive feedback on this after your stay. Our aim is to provide maximum comfort for our guests, without detracting from the visual concept

The living/dining area joins onto a kitchen area, fitted with ceramic hob, extractor hood over, single oven, microwave, fridge, dish washer and clothes washer /drier

Bedrooms & Sleeping Areas

The main bedroom contains a king-size double divan bed, with chest of drawers, wardrobe, writing/vanity desk and bedside tables

The second bedroom contains two single beds, with wardrobe

Wetroom

The wetroom leads off the main corridor and is tiled throughout and equipped with

- Shower with a glass screen
- WC
- Hand basin
- Towel rail radiator
- Mirror

Grounds and Gardens

The Beechwood property is about 1 acre in area with mature woodland, much of which is open to guests

There is a paved terrace outside the Annex, accessed via a door from the living area, with a 200mm step down

There is an ornamental pond up to 50 cm deep. There are steps down (without handrails) from the terrace to a small seating area and on down to a woodland path overlooking the river, leading to a shaded picnic table

PLEASE NOTE

**THERE IS NO PROTECTION TO THE POND NOR ANY SAFETY BARRIERS ABOVE THE CLIFF.
THIS PROPERTY IS NOT SUITABLE FOR YOUNG CHILDREN UNLESS CLOSELY SUPERVISED**

Places to Visit

Beechwood is located in the Camel Valley, which is designated an Area of Outstanding Natural Beauty, close to Bodmin Moor and roughly equidistant from the north & south coasts.

The Camel Trail (pedestrian, cycle and horse) runs along the route of the old Bodmin & Wenford Bridge railway from Wenford Bridge (approx 1 mile north of Tresarrett) to Padstow over a total of 16 miles. The Trail is at the bottom of a 20m cliff below the property and there is no direct access to it. Access to the Trail is at Tresarrett Bridge across the River Camel, about 300m distance from Beechwood

The Rough Tor National Trust car park is about 14 miles away via the lanes and there is a good starting point for climbing Brown Willy 6 miles away.

Shops, Petrol & Pubs

There is a village shop in Blisland Village 1 mile away (mornings only in winter)

There are three supermarkets in Bodmin, ASDA (24/7 except Sunday night) is the nearest at 4 miles with 24 hours fuel

There are pleasant pubs in Blisland, St. Breward, St. Tudy and St. Mabyn

Emmergencies

Doctor	Stillmoor House Practice Bodmin	01208 72488/72489
Dentist	Wadebridge	01208-812711
Hospital	Bodmin	01208 251300
Taxi	Bodmin	01208-75000
	Bodmin Parkway	01208-77852

Contact

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We welcome your feedback to help us improve the quality of our accommodation

Future Plans

We have no further development plans