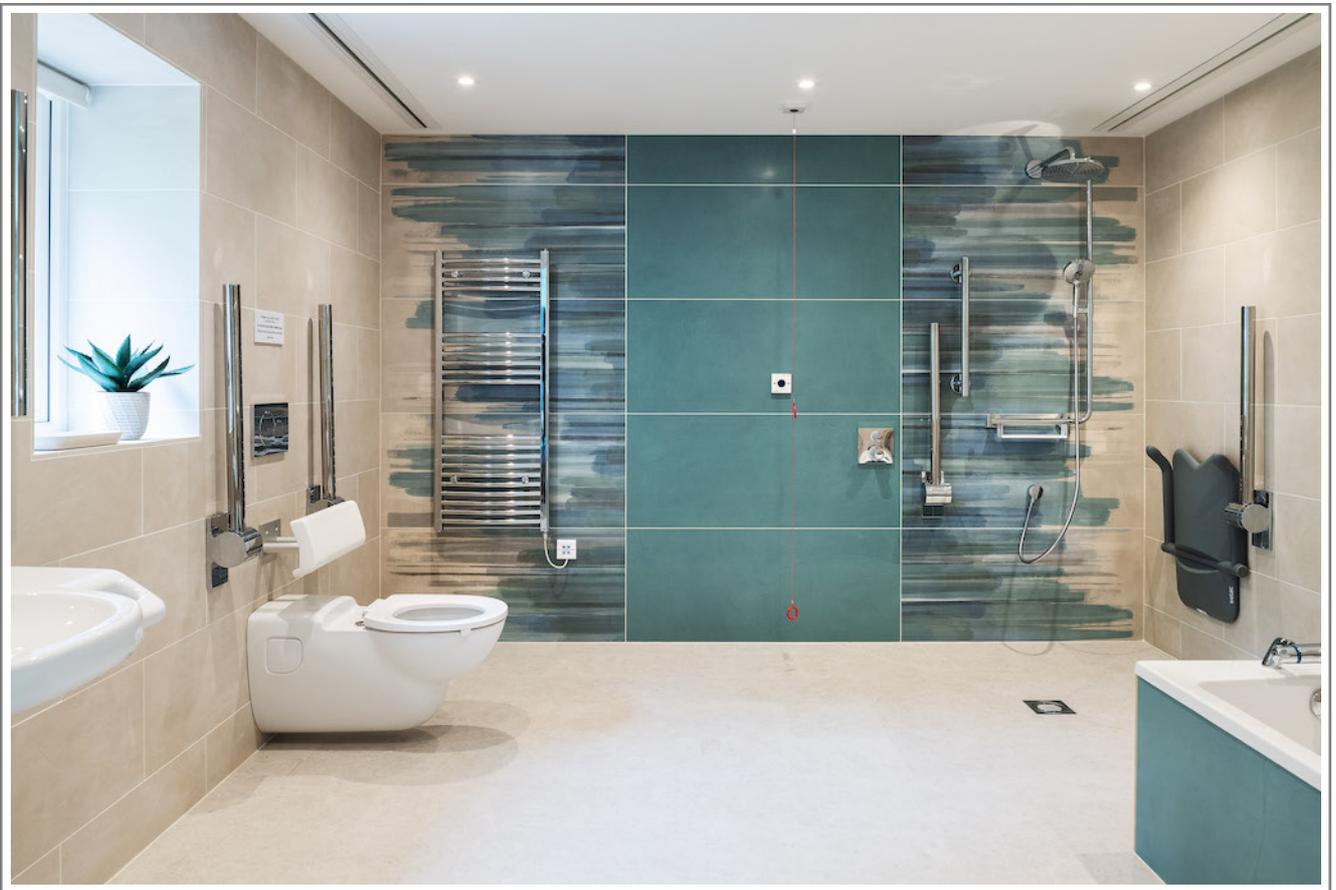


Assess Statement For Chestnut Cottage



Updated
2026

Chestnut Cottage

We have tried to include as much information as possible in this access statement, but if you require any more information then please do telephone us on 01208 813219 or email info@theoldehouse.co.uk. The office is open Monday to Saturday, 9am until 6pm.

We look forward to welcoming you.

Chestnut cottage is situated at The Olde House, providing 3 bedroom's on a single level and sleeping up to 6 guests.

Pre-Arrival

- Our website is: www.theoldehouse.co.uk
- Bookings/enquiries can be made by email, phone or online.
- Chapel Amble has no bus service. Bodmin Parkway is the nearest station and is 13 miles away.
- Online shopping for home delivery is available via all the main supermarkets (please put your cottage name into the notes).
- The cottage is non-smoking.

Arrival & Car Parking Facilities

- There is parking for up to three cars outside. Approx 5m x 13m.
- The car parking area is tarmac.
- The cottage is approached via a tarmac path directly from this parking area.
- There is an additional level parking in our main car park approximately 100m away.
- The path leading to the cottage is 1.5m wide and also opens onto a level patio.

Main Entrance

- The front door has a clear opening of 83.5cm with a low aluminium threshold.
- Inside the front door there is a mat with a clear space of 1.5 x 2 metres, this then opens into a larger space of 1.5 x 4m. From this initial mat there is a small ramp either side of approximately 2.5cm onto the tiled floor.

- The floor is tiled throughout the cottage and provides level access to all of the bedrooms, lounge, kitchen and utility.
- All lighting is ceiling spot lights throughout. The lounge has a reading light.

Public Areas - Hall, Utility and Corridors

- As detailed above the cottage is level throughout.
- The hallway to the kitchen is 1.22m wide.
- The hallway to the main bedroom is 1.4m wide.
- Inside the front door there is a clear space of 1.5 x 4m.
- The Utility Room is accessed via the wide hallway and the door has a clear opening of 79cm. There is a clear space of 2.8m x 1.6m.
- All utility units have a worktop level of 90cm.
- There is a standard-size, front-loading washer, and separate front loading condenser-drier, in the Utility Room.
- All light switches are 1.1m to the bottom of the switch and 40cm to bottom of the plug sockets.

Open Plan Lounge, Kitchen/Dining Room



Kitchen

- The Kitchen base units have a worktop height of 89cm.
- The wall units have a height of 1.4m to the bottom of the door.
- There is a lowered section of worktop of 1.4m long and 80cm high. This has a clear opening underneath of 77cm high x 90cm wide and 55cm deep. This also has additional plug sockets.
- The rectangle table seats 6. There is also an extension for one end of the table which is kept in a cupboard in the hallway. The table extension allows wheelchair access at one end of the table to accommodate higher arm rests. The table measures 107cm x 153 cm. It has 4 legs and has a clear height opening under each side of 68.5cm.
- There is 1.3m clear walkway around the dining table.



Lounge

- There is a three-seater sofa and a two-seater sofa both 50cm in height, with an additional small arm chair.
- There is also an electric riser/recliner powered arm chair. Maximum recommended weight of 160kg (25 stone)
- Cushions are provided.



- The smart flat-screen TV is mounted on the wall and has a DVD player in a small unit below.
- There is a bi-fold door which leads onto the level path and patio. The single door opening is 65.5cm clear and the full opening is 194cm clear. It has a low level aluminium threshold with a 1cm lip.
- There is also a wall mounted electric fire with remote control.

Bedrooms

- All 3 bedrooms have level floors with no raised thresholds.
- All bedrooms have wall mounted tv's.



Bedroom 1- Accessible room

- This bedroom and the ensuite bathroom attached has an overhead hoist track system making both rooms fully accessible.
- The main door from the hallway has a clear opening of 85cm.
- This room has a Bello Sonno double height adjustment and profiling bed. Lying width each, 180cm x 200cm





- Both sides of the bed are electrically operated height adjustment. 50cm lowest and 94cm highest, including the mattress.
- Each side has its own remote, which can be locked.
- Safe working load of 225kg (35 stone)
- Beds are easily movable.
- One of the beds has fold down side rails on both sides.



- Both beds have Midi-pro gel cool mattresses. Foam firmness: medium/firm. Pressure relief level: very high risk. 280kg (44 stone) weight limit.
- At the end of the beds the room has a clear space of 2.2m x 3.2m.
- There is a bi-fold door which leads onto the level path and patio. The single door opening is 78cm clear and the full opening is 1210cm clear. It has a low level aluminium threshold with a 1cm lip.
- Next to the head of the right hand bed there is an emergency pull cord which links to an over door sounder and a sounder in the lounge. (please note, this alarm doesn't sound outside of the cottage)
- This rooms leads to a disabled bathroom detailed below.



Disabled En-suite

- The sliding door has clear opening of 83cm.
- This room has clear space of 1.8m x 3.4m in the middle.
- There is an 80cm wide wall mounted sink with clear space underneath of 76cm. It extends 45cm from the wall and has two handles on the front. There are two handle's on the wall either side of the sink which are 106cm apart.



- There is a disabled toilet which is accessible from both sides. Toilet height 43cm. Space between drop down arm supports is 64cm. Distance from corner to first arm support is 73cm.
- There is an open corner shower with drop down arm supports and wall mounted seat with arm rests (50cm high and 41cm between drop down arms rests).
- It has an overhead shower head along with a hand held shower head.
- This room also has an emergency pull cord which links to an over door sounder and a sounder in the lounge.
- There is a bath which is 48cm high and an overall measurement of 17m x 78cm. It also has a wall handle. The bath taps have a shower head attachment for use in the bath and on the change table above.
- Over this bath is a non height adjustable foldable change/shower table. When folded down it is 1.9m x 65cm and at a height of 93cm from the ground. With a maximum user weight of 200kg (31 stone).



- This bathroom is fully accessible via the overhead hoist system.
- There is also a shower chair.



Bedroom 2 - Twin or Super King

- It has a door with a clear opening of 78cm.
- Two single beds (90cm x 2m) or a super king (1.8m x 2m). If set as super king, there is a space of 85cm down each side of the bed.
- Unobstructed clear floor space at the foot of bed of 1.4m x 3.1m.
- Wall mounted TV.

Bedroom 3 - Twin or Super King

- It has a door with a clear opening of 78cm.
- Two single beds (90cm x 2m) or a super king (1.8m x 2m). If set as super king, there is a space of 85cm down each side of the bed.
- Unobstructed clear floor space at the foot of bed of 1.1m x 3.4m.
- Wall mounted TV.

Shower Room

- It has a door with a clear opening of 78cm.
- Unobstructed clear floor space of 1.7m x 1.3m.
- Rectangle shower tray with an opening of 73cm with no door and 86cm wide once inside. Both an overhead fixed head and manual shower head. This shower tray has a 1.8cm step into the tray.

Garden

- The garden has a level patio area with furniture.
- Access is completely level from both the car parking and the cottage itself.
- The cottage has a small grass area to the rear.

Contact Information:

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Grid reference: SW 998 752

w3w: [exhaling.oppose.floating](https://www.exhaling.oppose.floating)

Out of hours emergency number: 07360493988

Emergency services (police, fire, ambulance): 999

Non emergency: 101