

The Old Farmhouse

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests.

Introduction

Old Lanwarnick is a 5 star Luxury Holiday Hamlet comprising five barn conversions and an historic Farmhouse situated approximately 5 miles from Fowey via the Bodinnick Ferry. There is ample car parking to the rear of the properties. Blackberry Barn and Rainbow Cottages have their own parking spaces and The Old Farmhouse has space for three cars.

Old Lanwarnick has a Hot Tub Barn, for use by the guests. There is also a small gym and activities such as horse riding, cycling and walking available from site. Holistic Therapies are available in the Pamper Room and other services such as Champagne Breakfast delivered to the door can be pre-booked. Barbeques are also available for guests private use upon request.

All the barns enjoy free WIFI access and Free Satellite TV. The nearest beach is Lansallos, which is 3 miles south from Old Lanwarnick (via a country lane without pavements). There is a car park and a good footpath to the beach and the South Coast Path that goes to Fowey or Polperro. The beaches at East and West Looe and Talland Bay are approximately 10 minutes away by car. There are year round dog friendly beaches nearby. The Old Farmhouse is the largest property at Old Lanwarnick.

Pre-Arrival

Keys will be left in the door of your property in time for your arrival after 4pm. We can arrange to show you around the property if you advise us of your arrival time.

A location map will be sent with your final payment, which gives directions to Old Lanwarnick. Please do not follow Sat Nav directions to our postcode as you will be taken the wrong way.

You can arrange for shopping to be delivered in time for your arrival, please let us know your delivery time and we will unpack your shopping prior to arrival.

All parking areas have slightly uneven gravel surfaces walkways

This area is well lit at night by timed lighting.

OLD LANWARNICK

Exterior

The Old Farmhouse car parking area (lit at night) is immediately in front of the property. There is level access from the private car park through a wide front door leading into large the glazed entrance hall with slate floor and wooden boot bench suitable for leaving boots, umbrellas and other outdoor wear.

The car park also leads to a high gate at the side of the property which leads to a large secure, dog friendly patio with a for exclusive use by Farmhouse guests. There are five steps leading up to an outside covered dining area provided with a gas BBQ. The surrounding garden is large and sloped with three sun loungers accessed by a further seven steps.

Living areas

The entrance porch leads through to the spacious living room with feature fireplace with wood burner, under floor heated flag stone floor, beamed ceilings, a large leather corner sofa, coffee table and 47" flat screen TV with Blu Ray player. There is also a snug reading area with two leather armchairs and a small bookcase.

Facilities include a range of books, C.D.s and DVDs and games for the PlayStation.

Kitchen

The open plan kitchen/dining room is accessed form the entrance area at the foot of the stairs. It has under floor heated flagstones and an exposed beamed ceiling. The new high spec kitchen has cream shaker style wall and floor units, a large Range Master cooker with double oven & 6 gas burners, a large full height built in fridge and separate under counter freezer, an integrated dishwasher, a double butler's sink below the sash window giving distant views. Granite work surfaces are fitted throughout.

The dining area has a large feature fireplace with a woodburner plus a large dining table for 8, with leather chairs. There are South facing French windows that offer garden views and provide access to the large patio area and garden.

From the rear hallway, there is access to a large WC with storage and airing cupboards plus a large utility room with washer/dryer, kitchen units and sink plus a stable door leading to the large patio area and garden. This provides the closest access to the six person Hot Tub.

OLD LANWARNICK

Bedrooms

The stairs and all bedrooms are carpeted. There are two master bedroom suites, both en-suite and two further bedrooms sharing a family bathroom.

The main master bedroom is left at the top of the stairs, two steps up from a small landing. It has a super king sized, carved, solid wood, 4 poster bed, with beamed, vaulted ceiling and a South facing, sash window with window seat offering great views across the valley. The fully tiled, large en suite has a bath and a separate shower plus a large back lit mirror and modern basin with storage under plus a South facing, sash window with great views across the valley. Off the bedroom there is a separate dressing area with three, large mirrored, built in wardrobes and a dressing table.

From the small landing the second room is straight ahead, again two steps up into the room.

The second master bedroom has a super king size solid wood bed, with beamed, vaulted ceiling and an East facing window with window seat. There is a dressing area with a built in mirrored wardrobe and a dressing table. This leads through to the fully tiled en suite shower room with a West facing window with views over the rear garden.

The third bedroom

The fourth bedroom is small and has adult sized bunk beds, a beamed, vaulted ceiling and a West facing window with window seat.

This property is suitable for mobile adults, children and persons with impaired mobility with assistance. Dogs are welcome by prior arrangement. This is a non-smoking property.

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