

## **Blackberry Barn**

### Access Statement

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.

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## Exterior

From Blackberry Barn's own parking space, the property is reached via a level walk of approximately 5 yards then by ascending two steps through the wooden gate set in the stone walls into the dog secure and friendly patio area that has exterior lighting, a raised flower bed and 4 steps leading to the front door (large glazed door). The patio area has a table, four chairs and an outside tap.

## Living areas

The glazed front door opens inwards to the contemporary open plan living, dining, kitchen area with a wooden type flooring running throughout. In the living area there is a gas, wood burner effect fire and log store plus a flat screen, remote control, 42" LED, HD TV, DVD player and PlayStation 2. There is a pair of non-opening French windows with countryside views. The living, kitchen and dining areas have some stone walls and exposed wooden roof beams. Facilities include a range of books, CD's and DVDs and games for the PlayStation.

## Kitchen

There are contemporary low and high level built in units with granite work surfaces and integrated appliances. Facilities include a built in cooker and ceramic hob, extractor, built in fridge freezer, built in microwave oven, integrated dishwasher, steam cooker, slow cooker and integrated washer/dryer machine.

## The Dining Area

Has a round table with four chairs and countryside views via the front glazed door.

## Bedrooms;

There are 2 bedrooms, one King size and one twin, accessed via 6 steps from the living, dining area. There are lights in the wall at ankle level up the staircase. All the flooring is hard wood style flooring in the bedrooms and tiles in the bathrooms. The twin bedroom is the first door on the left at the top of the stairs and has twin beds on either side of the room with two windows with privacy glass between them with wooden blinds.

The next door, in front is the family bathroom. This is contemporary, fully tiled, has a whirlpool bath and a separate walk in shower with flood head and glass door. There is a WC and a basin with large heated towel rail. There is a mirror cabinet with lights and a shaving point.

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The next room on the right is the Master bedroom. There is a King size bed and a window with privacy glass with curtains. There is a large wardrobe with mirrored doors.

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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