

**Access Statement for 'THE BOLT HOLE' 3 MILL  
LANE, TREGONY, CORNWALL TR2 5RX**

**Introduction**

The Bolt Hole is an eighteenth century cottage situated on a quiet, traffic light, narrow residential lane, safely away from the main road, Fore Street, that bisects the ancient village of Tregony. The main village centre where the village shop, the Post Office, the Kings Arms public house and other facilities are situated is only a matter of less than five minutes walk.

**Pre-Arrival**

- Our website [www.boltholeonline.co.uk](http://www.boltholeonline.co.uk) contains information about The Bolt Hole as well as photographs and further useful links to other websites of interest. Bookings can be made via the website itself or by telephone using the information provided.
- Guests are provided with written directions to The Bolt Hole as well as the code to access the property via the front door using the 'key safe'. The accommodation can be accessed by guests at any time on their arrival day.

There is bus stop outside the war memorial in the village square in the centre of the village some 200 metres from The Bolt Hole giving access to Truro and St Austell as well as the Roseland Peninsula.

- Mobile telephone reception can be spasmodic in Tregony with Orange being the provider currently offering the best coverage. Emergency calls are accessible via any provider. There is a telephone call-box next to the Post Office which is kept in good working order should a telephone be needed urgently.

**Arrival & Car Parking Facilities**

The Bolt Hole has its own private parking outside the cottage.

## **Main Entrance, Reception & Ticketing Area**

- The Bolt Hole is accessed via the front door which faces onto Mill Lane. The threshold is 3 cms high and leads onto a tiled hallway. Direct egress from the cottage onto Mill Lane should always be approached with caution: although there is little traffic the lane is used by other householders in their vehicles.
- The entry door is 90cms wide and 182 cms high with the key hole on the left at eye level and opens into the property giving access to the main living area with the light switches immediately to the left. During the hours of darkness the front of the property can be illuminated by an outside light to the left of the door.. Relevant documentation including a welcome pack, fire evacuation procedures and a guest book are on the main coffee table.

## **Public Areas - Hall, Stairs, Landing, Corridors etc**

- Members of the public other than guests do not have right of access. The stairs are situated directly in front of you as you enter the property and although quite steep are carpeted and have a hand rail to the left. Caution should be taken when on the stairs as in parts the ceiling is low.

## **Public Areas - Sitting room, lounges, lobbies etc**

- No applicable

## **Public WCs**

- This does not apply as the public do not have right of access.

## **Accommodation.**

- The main lounge area of The Bolt Hole has a dining table and chairs, Television, Freeview, DVD player, Radio and a selection of books and popular DVDs. There is a sofa suitable for two people and an easy chair. The room is centrally heated but in addition there is an electric log burner effect fire sited within the chimney breast.
- The accommodation is carpeted throughout with the exception of the kitchen and bathroom which have tiled or hard wood floors.
- Central heating radiators are fitted in all living rooms and have adjustable thermostatically controlled valves.

### **Laundry**

- See above

### **Shop**

- There is a well stocked Londis in the village centre

### **Treatment** **room/s**

- Not applicable

### **Leisure** **Facilities**

- Not applicable

### **Outdoor** **Facilities**

- There is a garden with lawned area and cast aluminium chairs and garden table.

### **Conference & Meeting Rooms, Banqueting**

- Not applicable

## **Clubs & Entertainment**

- Not applicable

## **Bedrooms & Sleeping Areas**

- The bedroom contains a king-size width double bed, wardrobe and chest of drawers. There are blackout blinds on the window. Overhead spotlights and bedside lamps are provided. All bedding is provided and is of high quality predominantly white cotton. Bath and hand towels are also provided for guests

## **Bathroom, Shower-room & WC [Ensuite or Shared]**

- The bathroom is well illuminated with a heated electric heater and the white bathroom suite is of a standard size with an electric power shower over the bath. The tiling is predominantly white and the floor is of stained wood. A non-slip bathmat for use when bathing or showering is provided.

The wash-basin is backed by a large mirror with a light above providing illumination and sockets for use with bathroom appliances. There are bathmats, guest soaps and towels provided. The door to the bathroom is 74cms wide and 190cms high. The door can be locked from the inside to afford privacy.

## **Self-Catering Kitchen**

The kitchen is extremely well equipped with a refrigerator with freezer box, electric fan oven and electric hob. Additionally there is an electric kettle, an 800 watt microwave oven, and an electric toaster. There is a washing machine and a separate tumble dryer and all relevant instructions are contained within the guest information pack.

Good quality crockery and glassware are also provided and contained within a large array of cupboards and units. An electric extractor fan with down-light is sited above the electric cooking hob.

The kitchen is configured in an 'L' shape with veneer work surfaces 89cms high and 60cms deep. A full array of kitchen utensils and crockery are provided and stored within the units. An additional W.C with hand basin is situated at the end of the kitchen.

**Caravans, Holiday Homes & Twin Units**

- Not applicable

**Touring Facilities (Holiday Parks)**

- Not applicable

**Boats - Narrow Boat, Cruiser & Hotel Boat**

- Not applicable

**Attractions (Displays, exhibits, rides etc.)**

- Not applicable

**Grounds and Gardens**

- Not applicable

**Additional Information**

- A welcome pack and guest folder is provided as well as all appliance instructions. The Bolt Hole is strictly no-smoking.
- An emergency telephone contact number is provided. Information about rubbish disposal and re-cycling is also included.

Address: Carol and Sean Barry  
Black Barn Cottage,  
Up Marden,  
West Sussex.  
PO18 9JS

Telephone: 01243 535477

Booking tel: 01243 535466

Email: [carolsbarry@gmail.com](mailto:carolsbarry@gmail.com)

Website: [www.boltholeonline.co.uk](http://www.boltholeonline.co.uk)

Grid reference:

Latitude: 50.15868063091002

Longitude: -5.0154706954956

Hours of operation: The Bolt Hole is available all year round

Emergency number: A number is contained within the guest information folder

Additional assistance can be obtained by telephoning 01243 535477

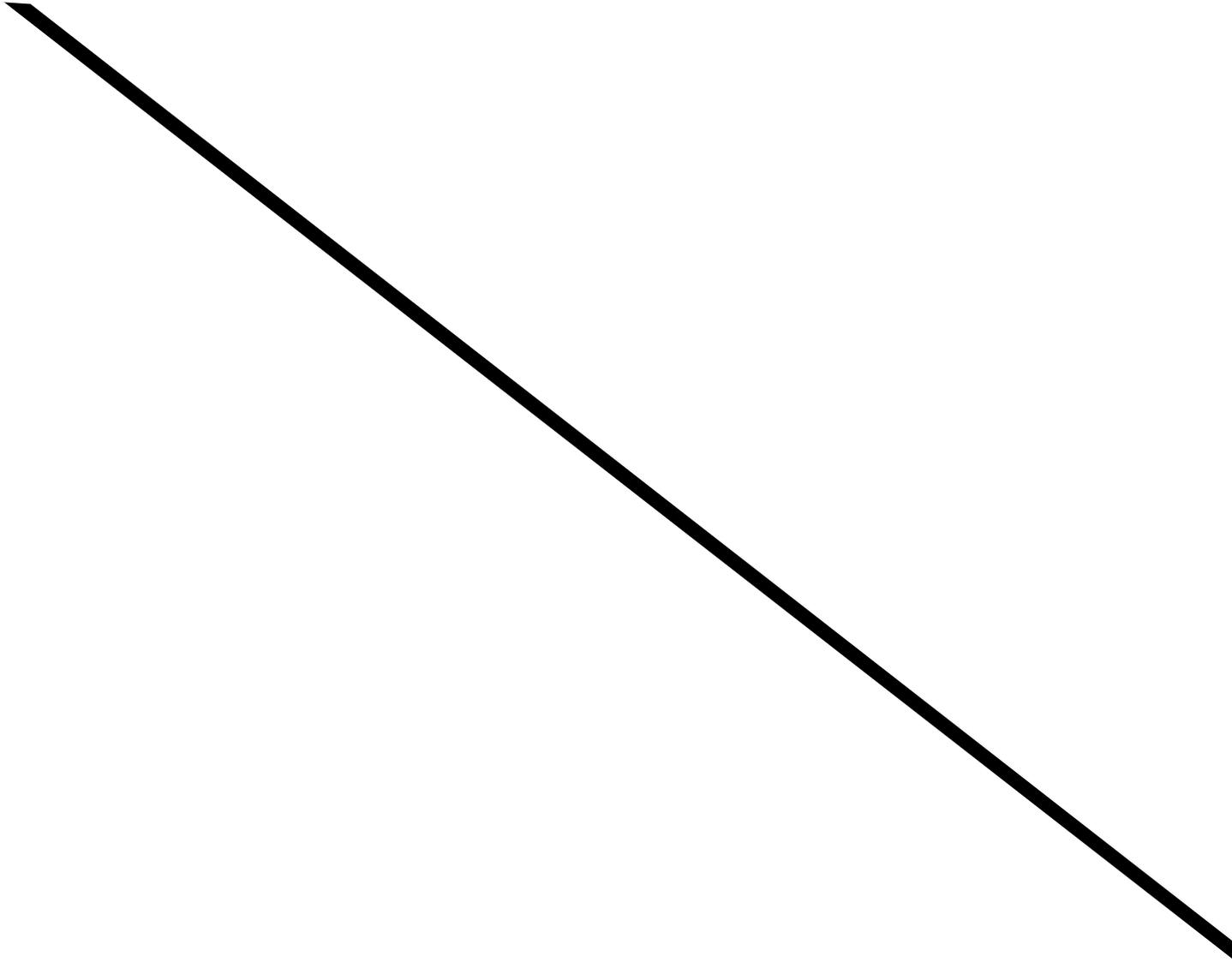
## **Future**

## **Plans**

- No additional work is planned for the next twelve months

## **Contact Telephone and Email Address**

**We welcome your feedback to help us continually improve if you have any comments please phone 01243 535466 or email [carolsbarry@gmail.com](mailto:carolsbarry@gmail.com)**



Created: 5 September 2012