

Access Statement for Tredarrup's Mill Barn and Stable Cottage

Introduction

Tredarrup, is situated amongst secluded Cornish countryside, near North Cornwall's coast, beaches, and moorland, with fantastic views across North Cornwall's Allen Valley. What better location for your holiday than in one of our two self-catering properties, 18th-century Mill Barn and Stable Cottage. They offer a peaceful holiday retreat, and all you could need for a great holiday base. Tredarrup is in an ideal position to enjoy exploring Cornwall with a vast choice of things to do and places to visit not too far away.

Both converted from redundant farm buildings, Mill Barn is a stone built two-storey barn renovated from the original granary store and Stable Cottage is a stone built single storey barn that was the original stable block. Both renovated to retain their original character with stone walls, beams, cobbles, slate, granite and wood floors.

Pre-Arrival

We have a comprehensive website www.tredarrup.com with pictures and descriptions of rooms, virtual tour, and floor plans.

Enquiries and bookings can be made via email or by phone. If the booking is made more than six weeks before arrival, we take a 30% deposit to secure the booking with the balance payable six weeks before. If made six weeks or less then the amount is payable in full. We provide full booking terms and conditions at time of deposit. We take all major credit/debit cards. We do not accept cheques. There is no additional credit card charge.

Clear full written directions to the properties are sent on receipt of final payment along with a comprehensive local information pack.

Public transport: There is a very limited bus service to Treveighan via Corlink. Our nearest train station is Bodmin parkway aprx 8 miles away. Nearest airport is Newquay, 30mins. Are local Taxi services.

Arrival & Car Parking Facilities

The properties are located up a hard surface farm track. Entrance to our properties is through large double gates into the main courtyard.

Arrival is from 3pm in Stable Cottage and from 4pm in Mill Barn. The properties are left unlocked with the key in the door for your arrival. We are nearly always here to meet our guests to show you around the property but if not everything will be ready for your arrival and we will come and see you as soon as we return. We do ask that if you are likely to arrive after 8pm that you please notify us. Homemade cake on arrival.....

In the properties, we supply a comprehensive visitors pack with local information and events, suggestions of things to do, places to visit, where to eat, maps, walks, tide timetables.

Car Parking

Mill Barn has level parking adjacent with space for three cars. The property is accessed by ten granite steps, of varying heights, with a handrail on both sides and an outdoor light. At the front of the property is its own covered terrace.

Stable Cottage has parking adjacent with space for two cars outside and can be accessed from the level parking area. At the front of the property is its own private courtyard with table and benches.

Inside Mill Barn and Stable Cottage

Mill Barn is detached. You enter the property through a large single door at the top of the steps into the kitchen; there is a light just inside the door, coat hooks and bench.

There is a main central staircase within the centre of the property with three stairs each side, a mid landing then nine stairs down. Child shutters are provided to block off the stairs at both sides and the bottom. There is also a child shutter available for the games room. The upstairs has a wooden floor with rugs, three piece suite, coffee table, reading light, large TV with DVD player and Freeview. Additional TV for DVDs/videos in games room, which is entered by a small step. The property has a wood burner with relevant fireguards and oil-fired central heating. The kitchen worktops are at standard height and adjacent is kitchen table with six chairs and additional bench and table. All doors are standard (aprx 69cm) with lever handles.

Downstairs has main stone cobbled hallway with three bedrooms all spaced apart. The double bedroom has original grain sill, granite floor and rugs, kingsize metal bed, bedside table with lamps, armchair, single wardrobe, chest of drawers and mirror. The twin bedrooms both have 3ft wooden slatted beds, firm mattress', wooden floors with rugs, walk in wardrobe with hanging and shelf space, bedside tables with lamps, mirror, chair and table. In one of the rooms, the beds can be put together for couples. All bedding is hypoallergenic and the bed linen all pure cotton.

The bathroom entrance has a small step, standard door with handle, slate and wooden floor, freestanding bath with taps in middle and shower attachment, basin, toilet, electric shaving socket and mirror and heated towel rail (no grab rails). The shower room has a small step into, wooden floor, with large shower cubicle, entered through a 90cm wide pivot glass door with non-slip tiles. Also, toilet, basin and electric towel rail (no grab rails).

The property has games, books, magazines, CD player. Fireguards are supplied, and we can provide a travel cot and high chair. The property is equipped with children's table, chairs, plastic crockery, cutlery, bathroom step, and much more.

Stable Cottage is attached at one end to the utility room and all on one level. Entry to the property is through a large single door with raised weather bar and small step, into the entrance hallway where there is a light inside the door, coat hooks and bench. All doors are standard (aprx 69cm) with lever handles apart from main bedroom which has a large door and latch handle.

Stone Cobbled and slate hallway is wide as is entrance to property and main bedroom. The en-suite, twin room, bathroom, kitchen/living room and patio entrance all have standard doors (aprx 69cm). Main kitchen/living room has original granite floor with rug. The kitchen worktops are at standard height and adjacent is a kitchen table with four chairs. The living area has a three and two seater sofa, coffee table, reading light, large TV with DVD player and Freeview. The property has a wood burner with relevant fireguards and oil-fired central heating. From the main living room, there is a step up and out to rear cobbled patio with table.

There are two bedrooms. The main double bedroom is large has a wooden floor and rugs, 6ft wooden slatted bed, bedside tables with lamps, chest of drawers, single wardrobe with drawers, mirror and large rocking chair. The en-suite shower room has a wooden floor, shower cubicle with sliding glass doors; toilet, basin and electric towel rail (no grab rails). The twin bedroom has a wooden floor with rug, single 3ft beds, chair (is also small camp bed), single wardrobe with drawers, small drawer unit and mirror – the room can be rearranged so the beds go together for couples – please notify before arrival. All bedding is hypoallergenic and the bed linen all pure cotton.

The large main bathroom has original slate floor, freestanding bath with taps in middle and shower attachment, basin and the toilet is on a wooden raised level. There is an electric shaving socket; mirror and heated towel rail (no grab rails).

The property has games, books, magazines, CD player. Fireguards are supplied, and we can provide a travel cot and high chair. The property is equipped with children's table and chairs, plastic crockery and cutlery, bathroom step, jigsaw soft floor matting (if needed for babies) and much more.

Outside

For both properties, there is a shared grass area on same level with picnic benches looking out across the valley and steps down to other grass paddock for playing games. We have a small woodland full of bluebells in the spring. Mill Barn has its own private outdoor covered terrace with table and benches. Stable Cottage has its own private courtyard with table and benches and fenced patio area with table in our woodland.

Additional Information

We have a utility room with coin slot (takes £1 coins) washing machine, tumble dryer, drying racks and washing line. A key is provided for your stay. You can also leave muddy boots, waterproofs and wetsuits there to dry. Outdoor games are in the utility room, for all our guests' use. A sand pit is out on the grass and small paddling pools are available on request. These are for your enjoyment, whilst at Tredarrup but we do recommend parental supervision and cannot be held liable for any injury that may be caused during use.

Here at Tredarrup we are making every effort to lessen the collective impact we as individuals have on our environment. We consider at all times our energy uses and our actions.

Recycle: Please help us to recycle as much as possible by using the recycling and compost bins provided. The recycling scheme in North Cornwall saves more than 120 tonnes of material going to landfill (a contributor to global warming), each week and it provides materials for new products.

Water: A precious resource from our own bore hole. Nothing added just filtered.

Natural History: We do not use insecticides, pesticides or weed killers on our land or antibiotics on our animals and use mostly natural cleaning products. This helps to keep down the background level of chemicals in our immediate environment, which we then benefit from in the form of the abundance of flora, fauna, birds and wildlife here at Tredarrup.

The property is non-smoking

No pets allowed

We are open all year

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Future Plans

we continue with annual maintenance, clean, and care for our properties to a high standard. We welcome your feedback to help us continually improve