

## **Lower Balwest Farm – Access Statement**

This Access Statement is designed to help visitors determine if the properties are suitable for their needs and to plan their visit. Please contact us before making your booking if you have particular needs or requirements.

Lower Balwest Farm has three letting units; Mazey's Cottage, The Studio and The Caravan. It is located 175m from the hamlet of Balwest along a single lane public road (signpost Germoe). All the properties are accessed via the single lane public road which passes the farm.

### **Pre Arrival**

The nearest mainline station is at St Erth. However, it is usually more convenient to use Penzance station (9 miles), which is a terminus and is better served by bus and taxi services. The bus station is adjacent to the railway station. The First Direct bus number U4 is our local service. The nearest bus stop is 1.0 mile at Germoe Crossroads on the A394 Helston to Penzance road and is served by the First Direct U4 bus route. However, not all U4 route buses stop at this point and we advise people travelling by bus to use the stop at Ashton (Lion & Lamb) 1.2 mile.

Lower Balwest Farm is close to a small hamlet of fourteen properties. There is a Methodist Chapel in Balwest but no shop or a pub. The nearest pub is the Lion and Lamb in Ashton which also serves food. There is a wide choice of supermarkets within twenty minutes drive in (Penzance – Sainsburys, Tescos, Morrisons, Co-op and Helston – Sainsburys, Tescos, Lidel). There is a small convenience store at the local petrol station in Newtown (1.3 miles) and a mini-supermarket in Porthleven (4 miles). We can recommend the Trevellyn Farm shop at Rosudgeon (3.4 miles) for local organic produce. You can also arrange to have a food delivery through Tesco's or Sainsbury's on-line shopping service.

We provide a welcome pack, which includes flowers, coffee, tea, milk, sugar and condiments. Cath will usually provide a homemade cake or apple pie (and clotted cream). Eco-friendly cleaning agents, washing up liquid, dishwasher tablets, toilet paper and kitchen towel are provided as standard. All bed linen is good quality polycotton and all beds have mattress protectors. In Mazey's Cottage, we can provide a stair-gate to the gallery and fire guard for the wood-burner if required. A toddler bed/cot and high chair is also available. Note that we do not provide bedding for the cot.

Full directions and access details for the properties are sent to guests at least two-weeks before arrival.

### **Arrival**

Visitors arriving by car are best advised to approach the property via the A394 and turn off in Ashton at Higher Lane (signposted – Balwest 1 mile). On reaching Balwest, turn left (west – signposted Germoe) along an unnamed road, Lower Balwest Farm is on the right after about 175m. Your hosts (Cath and Roger) live at the farm and will usually be there to welcome you. If you are arriving after dark, outside lighting will be switched on.

### **Mazey's Cottage**

Visitors to Mazey's Cottage should drive past the farm/cottage and turn right (north) up the track next to the cottage. There is parking for two cars immediately behind the cottage on a gravel parking area.

There is a single step down (150mm) approaching the entrance door, which has a low threshold of 50mm. The entrance door is 680mm wide. Once inside, on the ground floor there are only two internal steps of 100 and 125mm; these are between the kitchen and the sitting room. The stairs to the gallery, whilst complying with modern building regulations, are not suitable for those with limited mobility. As might be expected, doorway widths in an 18<sup>th</sup> century cottage are variable. There is a narrow doorway of 600mm width between the sitting room and the WC/Linen room/Wet room-shower area. Other internal doors are 710mm or wider. Mazey's Cottage complies with the majority of the M4(Category 2) Building Regulations (2016) in other respects – light switch heights; door handles; window catches; etc. The property is not suitable for those who require full unassisted wheelchair access.

In the courtyard there is a Wash House equipped with a washing machine, tumble dryer, butler's sink and WC. All machines are free to use and washing powder is provided.

Also in the courtyard is a lockable storage shed for cycles, surf boards, barbeque equipment, etc.

### **The Studio**

Visitors to the Studio should access the property through the metal gate in front of the farmhouse (signed "Lower Balwest Farm"). This gateway is quite narrow (10 feet – 2.1m). There is parking for one car in front of our garage. Alternative parking arrangements are available if you have a wide vehicle.

There is a short grass/paved path through the garden to the Studio. There is a threshold step of 170mm but thereafter the Studio is all on one level. The entrance doorway is 735mm wide. The wet room has a door width of 670mm and level entry to the shower area.

The Studio complies with the majority of the M4(Category 2) Building Regulations (2016). The property is not suitable for those who require full unassisted wheelchair access.