



Access Statement

**Shamrock Cottages
High Lanes
St Mary's
Isles of Scilly TR21 0NW**

This access statement does not contain personal opinions on suitability for those with access needs. It aims to describe accurately the facilities and services offered to all guests.

Introduction

Shamrock Cottages are situated off a quiet road in the heart of St Mary's, about a mile and a half from Hugh Town. Both cottages are at ground floor level and sleep up to six guests in two bedrooms.

A floor plan and photographs are available on our website. An information sheet is also available to download.

Pre-arrival

All taxis on St Mary's are private hire and must be pre-booked, whether you require collection from the airport or quay.

There is a transport operator contracted to meet all flights at the airport. A charge is levied for this service.

Most of our holiday homes are within walking distance from the quay and directions are available on our website. A document containing this information is also available to download.

Key collection

The key will be waiting for you in the front door, or the door will be open and the key will be on the kitchen or dining room table.

Entrance to premises

Shamrock Cottages situated to the rear of Shamrock Guest House, which is accessed from the main road via a double gate. The right gate is 123cm wide and opens to a tarmac drive.

The cottages are around 50m to the rear of the guest house. They can be accessed via the side of the building on grass, or by stepping on to a patio leading to the owner's property. There are three small steps with 12cm drops and a 44cm depth to negotiate, and from there a hard standing path leads to the cottages, which are attached to each other.

There is a 17cm high threshold with a depth of 23cm. The lip of the front door is 15cm high. The front door is 82cm wide and the keyhole lock is 100cm high. There is also a 15cm step from the threshold to the interior.

Porch and Hallway

- Front door opens to porch with a further door leading to the kitchen. The porch contains a standalone mini freezer on a 46cm high base unit. There is also a cupboard on the wall housing the electricity pay meter, which is 165cm to the £1 coin slot.
- The porch contains vinyl flooring
- Fire extinguisher

Kitchen

- The worktop height is 92 cm
- Sink at worktop height with cupboards underneath
- Fridge below work surface
- Front loading dishwasher below work surface
- Washing machine and tumble dryer below work surface
- Stand alone electric cooker with drop down door for grill and swing door for oven. Extractor fan above
- 56cm free space between cupboards and worktops
- Microwave on work surface
- Vinyl flooring
- Fire blanket on wall

Lounge/Dining Room

- Aperture width from kitchen is 137cm
- Flooring is fully carpeted
- Furniture is moveable
- One three-seater sofa and two matching armchairs
- 100cm LCD TV with remote control on bracket 86cm from floor. DVD player on shelf below.
- Wall mounted electric radiator with low-level setting mechanism
- Dining table with 6 chairs
- The dining table measures 74cm floor to surface and is 184cm long and 100cm wide
- Chairs are movable with padded seats and no arms
- Coffee table 122x 60cm
- Smoke alarm fitted
- 108cm wide sliding French door opens to private raised decking area. There is a 12cm step down to the decking.
- From the lounge is a 76cm door leading to an inner hallway.

Inner hallway

- Doors lead to two bedrooms and a shower room.

Bedroom 1

- Door width 76cm
- One double (4'6") bed and one single (3ft) bed
- Double Bed height 53cm from floor to top of mattress
- Single Bed height 53cm from floor to top of mattress
- Clearance at end of bed to wall - 120cm
- Bedside drawer unit 62cm high
- Chest of drawers 105cm
- Largest free space clear of doors and furniture is 150cm x 120cm
- Built in cupboard 62cmx98cm with 76cm wide door.

Bedroom 2

- Door width 76cm
- One double (4'6") bed and one single (3ft) bed
- Double Bed height 48cm from floor to top of mattress
- Single Bed height 53cm from floor to top of mattress
- Clearance at end of bed to wall - 92cm
- Bedside drawer unit 62cm high
- Chest of drawers 105cm
- Largest free space clear of doors and furniture is 92cm x 333cm
- Built in cupboard 63cmx99cm with 76cm wide door.

Shower-room

- Door width 76cm
- Toilet seat height 44cm
- Space beside toilet 66cm to left and 55cm to right
- Washbasin height 84cm
- Enclosed Shower door 76 step up 24 control height 153cm
- Heated towel rail
- Vinyl flooring

Exterior

- Private decking is 644cm wide and 350cm deep, There are two stepped access points to ground level, both with a 16cm drop to step with 43cm depth and a further drop of 19cm. One step leads to grass while the other leads to hard standing path.
- There is garden furniture available to use and an extensive rear lawn

Additional information

- All rooms are carpeted unless specified otherwise
- Individual electric heaters throughout provide heating
- Information folder can be reproduced in larger font if required
- The Isles of Scilly has good mobile phone reception for Vodafone and BT Mobile, including full 4G service - other networks have limited reception
- Wireless internet access is not provided
- No smoking is permitted in any Scilly Self Catering holiday home
- Pets are allowed
- Pets are not allowed
- Local Public Transport: St Mary's Bus timetable and local taxi operator details supplied in guest information pack.

Future plans

We welcome your feedback to help us continuously improve our service and a comments form is left in all holiday homes for our guests to complete.

We then review all feedback from guests and notify the owners with our recommendations for action.

Contact information

Scilly Self Catering Ltd
Lower Strand
St Mary's
Isles of Scilly TR21 0PS

Telephone: 01720 422082

Email: enquiries@scillyselfcatering.com

Website: www.scillyselfcatering.com