

**Access Statement**  
**for Acorn Cottage, Rose Hill, Mylor Bridge,**  
**Nr Falmouth, Cornwall**

**Introduction**

Acorn Cottage is a comfortable and well equipped, mid-terrace cottage situated in the creekside village of Mylor Bridge, approximately 3 miles from Falmouth and 8 miles from Truro. The cottage was built around 1870 and accommodates up to 4 people in one double bedded room and one twin-bedded room. There are views across the playing field to the creek. It has been awarded 4 stars by Visit Britain (formerly The English Tourist Board) and is a Quality in Cornwall member.

The cottage is decorated in neutral colours for the walls and flooring, restful blues and creams for the furnishings with some brighter splashes of red. Natural materials such as solid wood, cotton and linen have been used as much as possible. As new owners, we renovated the cottage at the beginning of 2008 and all furniture and furnishings are brand new.

There is an enclosed garden to the front, leading to a parking area for two cars or a car and small boat. There are two steps up from the parking area to the garden, another two steps up halfway along the garden and one further step up to the front door. More level access can be gained to the back door, by means of a narrow path alongside the house next door and walking a few metres along Rose Hill to the back of the house (no pavement).

Dogs are welcome by prior arrangement, therefore although the cottage is cleaned thoroughly at each changeover, guests with severe pet-hair allergies should be aware of this.

**Pre-Arrival**

- Detailed information with several photographs of the accommodation and garden can be found on the Cornish Holiday Cottages website - [www.cornishholidaycottages.net](http://www.cornishholidaycottages.net) and bookings may be made via the website or by phone to their office.

- Prior to guest's arrival, written information with clear directions to Acorn Cottage is sent out. This information includes essential notes about the property, shops, pubs and restaurants in the immediate vicinity and emergency contact numbers in case there should be any problems during the guest's stay.
- Provisions can be ordered in advance and will be delivered to the cottage by Mylor Stores. Call them on 01326 373615 to organise this.
- The nearest rail stations are situated at Penryn (2 miles) or Falmouth (3.5 miles). There is a regular bus service to and from the village.
- If guests have any further questions pre-arrival, the staff at Cornish Holiday Cottages will be very happy to help.

### **Arrival & Car Parking Facilities**

- Acorn Cottage is very close to the centre of the village and is situated on the road leading to Mylor Harbour. Guests have two designated parking spaces off road. The garage belongs to our neighbours and therefore guests should park to the right of this.
- Two steps lead up from the parking area into the garden through a small gate marked 'Acorn Cottage'. There is a movement activated light by the gate which stays on for about 5 minutes from dusk till dawn. A path leads through the garden, gently lit by solar powered garden lights, to the front door where there is another movement activated light. Guests will have been sent information on where to find the front door key.

### **Main Entrance**

- There is a decked area immediately to the front of the house with one step up to the front door.
- The glazed front door leads directly into the sitting room of Acorn Cottage. There is a movement-activated light just outside the front door which stays on for about 5 minutes from dusk till dawn.
- There are 'Turtle' doormats both outside and inside the front door.
- The light switch for the sitting room wall lights is immediately inside the door to the right.



### **Public Areas – Stairs & Landing,**

- Stairs to the first floor lead directly from the sitting room. There is a glazed door at the foot of the stairs, along with a small night storage heater.
- The stairs lead to a small half landing where there is a large sash window looking out to the rear of the house, over Rose Hill to the fields behind. There is a rope handrail attached to the wall as far as this point.
- The stairs then lead to the upstairs landing, from which the bedrooms, bathroom and airing cupboard lead off from.
- Lighting is from a pendant light hanging from landing ceiling. There is plenty of natural light during daylight hours from the large sash window. This also has a lined roman blind fitted.
- Local art is displayed on the walls.
- The airing cupboard houses the hot water boiler. There is a switch to heat extra water if it is required. There is also shelving for extra clothes/suitcase storage. The vacuum cleaner is kept in here and there is also a wall mounted fire extinguisher.
- The stairs and landing have fully fitted carpets throughout.
- There are two ceiling mounted smoke alarms, one situated at the foot of the stairs and the other on the first floor landing.
- The switches for the bathroom lights and heated towel rail are just outside the bathroom door to the left.

## **Public Areas - Sitting room**

- The sitting room at Acorn Cottage is approximately 14'3" x 10'2" and is naturally lit by a large bay window and the glazed front door.
- It is heated by a night storage heater which provides excellent background heating and a Clearview multi-fuel burner which is easily lit for colder days. A basket of logs is provided free of charge from October to April and further supplies can be purchased in the village. A large fire guard, which can be fixed to the wall, is provided for use if young children are present.
- There is a comfortable 3-seater sofa with scatter cushions and throw, two rattan armchairs with cushions and throws and a cushioned window seat.
- The bay window has fully lined curtains and the glazed front door has a fully lined roman blind. The room has fitted carpets.
- The other items of furniture are three solid wood coffee tables and a small solid wood sideboard with drawers, which contains many board games, jigsaws and packs of cards.
- There is a file containing manuals and instructions for most appliances within the cottage. There is also a comprehensive file giving information about the cottage, emergency contacts and detailed information on things to do and see in the area.
- Lighting is provided by 3 wall lights, one table light and a standard light.
- Either side of the fireplace there are shelved alcoves with a wide selection of books (fiction, non-fiction and local interest), maps, guide books, magazines and a good selection of DVDs suitable for all age groups.
- There is a 19" LCD colour television with Free View channels, DVD player and a CD player with radio.
- On the walls, local artwork is displayed and a large wood and slate framed mirror is positioned over the sofa to reflect even more light into the room.
- A Tide Clock is positioned in the right hand alcove.

## **Laundry**

- A full size front loading washer/drier is situated in the kitchen under the worktop.
- A large expanding clothes airer with pegs is in the kitchen

understairs cupboard. This can be used inside or outside for drying or airing clothes.

- An iron and ironing board can also be found in the kitchen under-stairs cupboard.

## **Shops**

- Mylor Bridge has several excellent shops within a few hundred metres, which should cater for most shopping needs.
- Mylor Stores is a general food store with bakery, delicatessen and off-license sections.
- The Village Butcher sells excellent meat, pasties and pies.
- Mylor Newsagents sells papers, magazines and some foodstuffs. Also maps and souvenirs.
- Wood and kindling can be purchased from Mylor Stores or Newsagents.
- There is also a pub serving food, fresh fish shop that is open 3 days a week, hairdressers, doctor's surgery, post office and dentist within the village.
- The nearest large supermarket is Asda, which can be found on the Helston road, going out of Penryn (approx 3 miles).
- The nearest petrol station is in Penryn (approx 2 miles).

## **Bedrooms**

- **The main bedroom** is approximately 9'4" by 9'3". There is a sash window to the front overlooking the garden, park and creek beyond.
- The room is heated by a wall mounted, thermostatic Dimplex heater. There is a small original cast iron fireplace (not working).
- The double bed is 4'6" wide and is constructed from attractive cream painted wood with a deep, pocket sprung, comfortable mattress.
- There are cream painted wooden bedside drawers on either side of the bed and a matching dressing table and stool against one wall, with a large mirror over. There is a fitted wardrobe in the alcove with hanging space and a shelved area.
- There is a hairdryer provided in the wardrobe and a DAB radio on the dressing table.
- A telephone is situated next to the bed.
- Lighting is provided by recessed ceiling lights with dimmer switch and bedside lights.

- **The second bedroom** is approximately 11'7" x 8'6". There is a cottage style casement window that looks to the rear onto Rose Hill and the fields beyond.
- The room is heated by a wall mounted, thermostatic Dimplex heater.
- There are two 3' wide single beds constructed from cream painted wood with deep, pocket sprung comfortable mattresses.
- Both beds have cream painted wooden bedside drawers. There is a recessed dressing shelf with chair and mirror on wall over. There is a curtained wardrobe in alcove with hanging space and drawer unit.
- A single waterproof mattress is supplied if required.
- Lighting is provided by overhead pendant light and bedside lights.
- Both bedrooms have fitted carpets.
- Both bedrooms have good quality 100% cotton bed linen, quilted mattress covers, pillow protectors, hypo-allergenic duvets (summer & winter weights), hypo-allergenic pillows (4 for double bed, 2 on each single bed), plus scatter cushions and throws on each bed.
- Local art is displayed on the walls in both rooms.

### **Bathroom, Shower-room & WC**

- The bathroom has a sash window overlooking the front garden. The bottom half has obscured glazing. It has a fully lined roller blind.
- There is a white bathroom suite comprising of basin, low-level wc with dual flush and curved shower bath.
- Three walls are fully tiled in plain neutral tiles.
- The floor has a mosaic-tile patterned cushioned vinyl flooring that is non-slip.
- Heating is provided by a chrome, ladder-style, electric heated towel rail.
- Over the shower bath is a thermostatic shower with curved glass screen to side. The bath taps are set into the middle of the outside rim.
- There is a glass shelf and toothbrush holder over the basin, a hand-towel holder to the side and mirror on wall over. There is also a shaver socket next to the mirror.
- Lighting is provided by a flush mounted ceiling light and a wall light over the basin mirror.
- An extractor fan operates when the ceiling light is switched on.
- Good quality white hand and bath towels (1 of each per person) and bath mats are provided.

## Self-Catering Kitchen

- A glazed door leads from the sitting room into the kitchen.
- The kitchen/dining room is approximately 10'11" x 10'7" and has a sash window, with cushioned window seat, looking to the rear onto Rose Hill. The window has a fully lined roman blind.
- There is a small lobby leading from the kitchen to the stable-style back door. In this lobby is situated a small cupboard containing fuse boxes and the electricity meter. There is a ceiling mounted smoke alarm and a wall mounted fire blanket and fire extinguisher. On the wall are coat hooks and there is also an umbrella stand. The floor is fitted with coir matting.
- The kitchen/diner has kitchen units and appliances on 2 walls. The units are cream shaker style with black rustic metal handles, and are a good mixture of cupboards and drawers with a base carousel unit in the corner. The worktops are medium walnut wood effect. There is an open shelf wall unit, with rail under, over the sink and adjoining units.
- Crockery and glasses are kept in wall cupboards. Saucepans, cutlery and most kitchen utensils are kept in base units.
- There is ample space for guests to house their own food in a corner wall cupboard
- There is a built-in ceramic hob (4 'burners') with an electric built-in oven under. Over it is a chimney-style extractor fan which also houses a light.
- A washer/drier and slim-line dishwasher are under the worktop to the left hand side of the sink.
- The fridge/freezer is set into an alcove in the opposite wall.
- The dining area, in the centre of the room, is furnished with a solid-wood, round pedestal table and 4 high backed rattan chairs.
- The following items are situated on the work tops: bread bin, bread board, toaster, microwave, utensil holder and electric kettle. Cooking utensils hang from the wall, over the hob.
- Tea, coffee and sugar is provided for guests use, in cannisters on the shelf unit.
- Flooring is non-slip Karndean tiles in Sandstone pattern.
- Heating is provided by an electric night storage heater.
- A wall mounted telephone is available for guest's use - both for incoming and outgoing calls (international calls barred). This is operated on an 'honesty' system and guests are asked to 'feed' the

Telephone Pig for any calls made.

- There is an understairs cupboard containing a clothes airer and clothes pegs, iron and ironing board, BBQ and utensils, cool bag and picnic-ware, broom, dustpan and brush, mop and bucket, plus other items such as spare lightbulbs and batteries, torch and tool box.
- Tea towels and oven gloves are provided.
- Lighting is provided by a ceiling mounted halogen spot light track and lighting within the over-hob extractor
- The back door leads out onto a narrow walled area where the dustbin is kept, and then straight onto a village road, so care should be taken when leaving the cottage by this exit.

### **Grounds and Gardens**

- The garden is an attractive enclosed space to the front of the house with decked and gravelled areas for sitting out.
- We make every effort to avoid the decking from getting slippery, but guests should take extra care during wet or colder weather.
- There are flower beds containing shrubs and flowers and a fence with roses, honeysuckle and clematis growing along it.
- Attractive garden seating consists of a hexagonal wooden table with four wooden chairs, a 'steamer' wooden lounge two wooden armchairs and a wooden bench under a rustic arbour. During the summer months, a parasol is available with cushions for the armchairs, lounge and bench, and there is also a BBQ provided.
- There are steps to negotiate at various points of the garden and some uneven surfaces.
- The path is an old brick paved path.
- Visibility is good at night with movement sensor operated lights at the bottom and top of the garden and low-level solar lights along the path.
- There is a garden shed, but this is for the owner's use only.
- The area outside the back door also provides access to the back door of the house next door and is where the dustbins are situated.

### **Additional Information**

- Fresh flowers, biscuits and fresh milk are provided, along with complimentary tea, coffee and sugar.
- Acorn Cottage is strictly no-smoking inside. Guests may smoke

outside but please dispose of ash and cigarette ends thoughtfully.

- The cottage is suitable for children. There is a good selection of suitable DVDs and plenty of board games. There is a playing field with park area directly opposite Acorn Cottage. However there is no cot, stairgate or highchair in the cottage. A waterproof mattress cover is provided for use if required.
- Pets are welcome, but please do not allow them either on the furniture or upstairs. Do not leave them alone in the house if you go out and please clear up after them in the garden. Please be aware that many beaches do not allow dogs between Easter and October. Dogs are also banned from the playing field opposite the cottage, but there are many lovely walks in the vicinity and further afield.
- The nearest A & E department is in Truro (approx 8 miles), but it should be noted that there is a Minor Injuries unit in Falmouth (approx 3.5 miles). Please note that the Minor Injuries unit is only open 8am – 8pm. Tel (01326) 434749
- Mylor Marina has many sailing activities on offer. Visit [www.mylor.com](http://www.mylor.com) for more information.
- Acorn Cottage is available for rent throughout the year. The multi-fuel burner makes it warm and cosy out of season. Short breaks can also be arranged by telephoning Cornish Holiday Cottages on 01326 250339.

## **Contact Information**

### **Addresses:**

Agent:

Cornish Holiday Cottages, Contact: Emily Boriosi or Kim McLellan.  
Killibrae, West Bay, Maenporth, Falmouth TR11 5HP

Owners:

Jackie and Pete Jones,  
17 Queen Street, Eynsham, Oxfordshire OX29 4HH

### **Telephone:**

Agent: tel: 01326 250339

Owner: tel: 01865 881229

**Email:**

Agent's e-mail: [info@cornishholidaycottages.net](mailto:info@cornishholidaycottages.net)

Owner's e-mail: [jackiewilliams01@aol.com](mailto:jackiewilliams01@aol.com)

**Website:**

[www.cornishholidaycottages.net](http://www.cornishholidaycottages.net)

**Hours of operation:**

Monday - Friday 9am - 6pm, Saturday 9.30am - 1.30pm

**Emergency number:**

Emily Boriosi - Cornish Holiday Cottages (24 hour) 07812 007153

**Local public transport numbers:**

Truronian Bus Service - 01872 273453

**Local accessible taxi numbers:**

Abacus Taxis (Falmouth) - 01326 212141

**Future Plans**

- We will be gradually replacing most of the original sash windows with new double-glazed, wooden framed sash windows to ensure that we are as energy efficient as possible.
- The garden planting will continue, using plants that thrive in the temperate climate around Falmouth and the South Coast of Cornwall.
- Local art and crafts will continue to be bought and displayed within the cottage.
- The selection of local books, maps and guides will be added to.

**Contact Telephone and Email Address**

**We welcome your feedback to help us continuously improve. If you have any comments, please phone 01326 250339 or email [info@cornishholidaycottages.net](mailto:info@cornishholidaycottages.net)**