

## **Access Statement for Bosryn, Port Navas, Near Falmouth, Cornwall, TR11 5RL**

### **Introduction**

Acquired by the present owners some time ago, Bosryn was fully modernised in 2007. The house, which can accommodate up to 8, fronts onto the Port Navas creek and has steps down through the garden to its own granite quay.

There are several beautiful, sub-tropical gardens nearby, the majority of which are open all the year round.

The Duchy Oyster Farm, where oysters are still farmed in the traditional way, is only a few hundred yards from the house.

Falmouth is six miles away and St Ives and the north coast are less than an hours' drive.

### **Pre-Arrival**

- A detailed description of Bosryn accompanied by photographs and booking information is available on the Cornish Holiday Cottages website, [www.cornishholidaycottages.net](http://www.cornishholidaycottages.net).
- Prior to arrival, all guests are sent clear written directions to Bosryn along with an annotated map. These directions include important information about the property, the nearest shops, pubs and restaurants, and numbers to contact should guests have questions or encounter problems.
- Guests arriving by train can disembark at either the Penmere or Falmouth Town railway stations. Each station is a 15 minute journey in a taxi, to Bosryn. Abacus Taxis (01326 212141) are very reliable. Alternatively, guests arriving by train who wish to hire a vehicle locally, can arrange car

hire with pick-up and delivery transportation through Falmouth Garages (01326 377246).

- Guests flying into Newquay airport can arrange car hire from the airport with Europcar and Hertz. The drive from Newquay to Falmouth should take just over one hour.
- Bus service to most nearby towns and popular Cornish tourist destinations are available via the Truronian (01872 273453) and First Buses (0845 600 1420) from the Falmouth Moor – a 15 minute taxi journey from Bosryn. alternatively there is an hourly bus service that runs from Mawnan Smith (2.5 miles from Bosryn) to Falmouth.
- Arrival directions can be printed in extra-large type, and translations of arrival directions into German and French are available on request.

#### Arrival & Car Parking Facilities

- Steep driveway with parking for two to three cars.
- 29 steep, slightly uneven and winding steps down to large deck area. Widest step 92 cms, narrowest step 75 cms; uneven treads. Handrail at top.

#### Main Entrance

- 2 steps from deck up to back door (main entrance). Door 79 cms wide.
- Door leads straight into light, airy and large open plan kitchen.
- There is a weather board of 5mm across the length of the threshold of the doors.
- No door in the house is narrower than 70 cms, the majority are 72 cms wide.

### Hall, Stairs, Landing, Corridors etc

- Corridor on ground level 93cm wide (restricted by radiator to 90cm for part of the distance) running down the back of the house.
- Off the corridor there is a double bedroom, a twin bedroom, a family bathroom and a bedroom with full size single bunk bed.
- Half way down the corridor there are 15 stairs leading up to large double bedroom with adjoining bathroom. Stairs have a 15cm tread and are 69 cms wide at the narrowest point.

### Sitting room

- Comfortable open plan sitting room through from the dining room (archway, width 230cm) or by door from corridor (72cm wide).
- Polished wooden floor with rugs.
- Comfortable sofas and chairs providing more than enough seating for 8.
- Television and DVD player with remote controls. Separate radio and CD player.

### Dining Room

- Large open plan dining room through door from the kitchen. Oak dining table seats 8 comfortably on two carver chairs and two long oak benches.
- Archway through to sitting room (230 cms wide).
- Glazed door (83 cms wide) out to the deck and garden.
- Door to the bunk bedroom is off the dining room.

### Laundry

- Bosch washing machine ('front loader') and Bosch tumble dryer ('front loader') in laundry which is off the kitchen.
- Drying cupboards (wet and dry)
- Door to shower and wet room if off the laundry

### Leisure Facilities

- A table tennis table is available for use. It lives in the garage which is on the same level as the parking area.
- There are also four bicycles in the garage which are available for use. Please leave them in the condition you would like to find them in.

### Bedrooms

- Large airy double bedroom upstairs. 5' double bed. Comfortable sofa, dressing table and stool and cupboard space. Large windows overlooking the creek. Adjoining bathroom with basin and wc.
- Large double bedroom downstairs at the end of the corridor. 5' double bed. French doors into the garden. Dressing table and chair and chest of drawers. Wash basin.
- Ground floor bedroom off the corridor with two full size single beds. Window looking over the garden. Chest of drawers. Wash basin.
- Ground floor bunk bedroom with full size bunk bed. Chest of drawers and large window facing out onto the back of the house.

### Bathrooms and Shower-room

- Upstairs bathroom adjoining master bedroom with bath and hand-held

shower head. Wash basin and wc. Heated towel rail. Velux window.

- Ground floor family bathroom with bath/shower, basin and wc, Heated towel rail. Small window to back of the house.
- Wet room next to the laundry. Excellent overhead shower, basin and wc. Heated towel rail. Window facing the garden.

### Kitchen

- Large modern open plan kitchen with Neff cooker and Neff microwave. Separate heat induction hob. Large Bosch 'fridge/freezer.
- Contemporary oak table with eight chairs.
- Well stocked with pots, pans gadgets etc.
- Wireless BT internet hub.
- Slate floor.
- Doors from kitchen lead to laundry, dining room (which leads on to the rest of the house) and small outside area with washing line and boiler house.

### Boats

- If you bring a boat it can be launched from the Port Navas village slipway or from Port Navas Yacht Club and brought round to the Bosryn moorings, alternatively boats can be hired from nearby Helford Passage.
- There is a small tender available on the quay.

### Grounds and Gardens

- Huge teak deck over-looking the creek to the Helford River.
- Colourful Cornish creek-side garden with wonderful camelias etc. 46 steep and winding steps down to the water's edge. (78 cms at the narrowest

point.) Some handrails.

- Lots of furniture in the garden.

#### Additional Information

- Due to the steep inclines and the close proximity of the water, the house may not be suitable for under-5s; equally the house may not suit the very elderly.
- Regretfully no animals.
- Tesco.com will deliver to Bosryn

Address:

Bosryn,  
Port Navas,  
Near Constantine,  
Falmouth,  
Cornwall. TR11 5RL

Telephone: +44 (0)1326 340221

#### Future Plans

- No plans to undertake any further alterations in the near future

#### Contact Telephone and Email Address

We welcome your feedback to help us continually improve if you have any comments please phone 01326250339 or email [emily@cornishholidaycottages.net](mailto:emily@cornishholidaycottages.net)

Created: 15 April 2009