

National Trust Cottages Accessibility Guide

Coombe Farmhouse

Coombe Lane

Fowey

Cornwall PL23 1HW

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Introduction

- Coombe Farmhouse is a two-storey, Grade 2 listed detached farmhouse in a rural location near the sea on the outskirts of Fowey.
- The front hall, sitting room, dining room and kitchen are on the ground floor. At the rear, (up two steps from the kitchen), is a utility room and WC. Upstairs are four bedrooms (1 x double, 1 x ensuite double, 1 x twin and 1x single), a bathroom and a shower room.
- There are low beams, low door heights, low ceiling and sloping floors
- There are internal steps on both the ground and first floors
- There are central heating radiators fed by an air source heat pump. The sitting room has a multi fuel stove. Portable oil-fired radiators are also provided.

Pre-Arrival

- See the main webpage for booking and location details.
- Please contact us prior to booking if you have any specific access requirements.
- Directions provided with booking
- Please bring a torch as there is no external lighting until you are in the rear courtyard

Arrival & Parking

- On the outskirts of Fowey, from the B3415 turn right onto Lankelly Lane
- Follow the road to the T junction
- Turn left and drive past Lankelly Rugby Club. Keep going till just before the metalled lane becomes a rough farm track/footpath.
- (Straight ahead is the public footpath to Menabilly. On the left is the public footpath to Coombe Haven and Readymoney Cove)
- Go through the farm gate next to the National Trust car park (signed Fowey Coombe Farmhouse).
- Drive down the concreted lane past the NT barn and ranger yard on the right.
- In front of you, before a second farm gate, is a level gravelled parking area for 2 cars
- The parking area is opposite a single-storey farm building with padlocked wooden doors

- Please do not park beyond the farm gate at the side of the cottage as this will disturb bats.



L-R

Farm gate next to NT car park signed Fowey Coombe Farmhouse

Ranger base near cottage

Parking area

Getting in (and out) of the cottage

- The main access door for guests is the kitchen door from the rear courtyard
- There is a wooden gate (950mm wide) with lock to access the rear courtyard.
- Bring a torch as there is no outside light here because of the bats.
- Don't stub your toe on the small stone threshold (80mm) before the gate.
- The key safe for the kitchen door is next to the windowsill (1100 mm high)
- Above the kitchen door is an emergency light. To the side is a motion-sensitive light
- The door has an opening width of 700mm
- There is one stone step up to the door (140mm high) and a small (50mm) threshold.
- The door leads direct into the kitchen.
- Door (700mm wide) from utility to rear courtyard. Threshold 90mm. Step down 120mm
- Spare key safe for guests at the back of a post in the low-level fencing beneath the caretaker store
- From the front hall, a third exit door leads into the main garden
- All exit doors are fitted with thumb locks so they can be easily opened without a key



L-R

Gate to rear courtyard

Door into kitchen. The key safe is next to the windowsill on the right of the door

Door from utility room into rear courtyard

Getting around the cottage

Ground floor

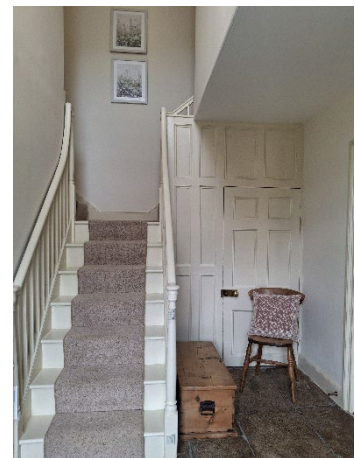
- Ceiling heights are quite low in some rooms so overhead shower heights and some light fittings are lower than usual
- Door heights are relatively low (1700mm) in some rooms
- Doors around the cottage vary in width between 600mm and 800mm
- There are porcelain floor tiles in the kitchen, utility room and ensuite
- The utility and ground floor WC are accessed via two steps up from the kitchen
- Take care not to step backwards in the utility room - the steps down to the kitchen start inside the utility itself. The steps are highlighted and there is a banister/guardrail alongside them
- The kitchen opens directly into the dining room
- The dining room opens into the front hall
- The sitting room is on the other side of the front hall
- Flooring in the dining and sitting rooms is luxury oak vinyl with a large rug in each room
- Flooring in the front hall is original large format stone slabs
- There is a roll-across fabric stairgate which can be fastened across the bottom of the stairs

First Floor

- Stairs up from the hall are carpeted. There is a banister on each side
- Staircase is 800 mm wide. Treads 200mm high
- From the half landing to the bedrooms in both wings there is fitted carpet
- The bathroom floor is luxury oak vinyl, the ensuite to the double bedroom has porcelain floor tiles, the shower room has floor tiles
- There is a slot-in stairgate on both landings

Front Hall

- The hall at the front of the farmhouse opens onto the main garden
- The floor is original large format stone slabs
- Built-in floor cupboard
- Full-length floor curtain
- Bookcase
- Wooden chest
- Wooden chair 390mm seat height
- Central heating radiator
- Stairs up to the first floor
- Either side of the hall are doors to the sitting room and dining room. These have automatic door closers linked to the fire alarm.



Sitting room

- Door from hall 800mm wide (Heavy fire door with closer which slams shut when triggered)
- 2 x long, small-paned sash windows looking over front garden
- 2 x large sofas with arms. 460mm seat height
- Small snuggler sofa 520mm seat height
- Multi fuel stove with slate hearth and tiled surround
- Coffee table/chest 900 x 500mm
- Sideboard with two drawers and two cupboards under (1200mm wide)
- Desk with marble top, three drawers and cupboards under
- Wooden chair with arms (400mm seat height)
- TV (1100mm) on wooden cabinet
- Wooden stool
- Standard lamp and table lamp
- Central ceiling light fitting with 4 candle bulbs
- Large rug
- Luxury oak vinyl flooring
- 2 x central heating radiators



Dining Room

- Door from hall 800mm wide (Heavy fire door with closer which slams shut when triggered)
- 2 long, small-paned, sash windows to front garden
- Large farmhouse table 1070 x 2400 mm. 600mm knee room
- Large rug under table
- 8 x wooden dining chairs. Seat height 450mm
- 2 x built-in wall cupboards
- Feature fireplace with sideboard, downlighting and bread oven.
- Wooden cupboard with 2 drawers
- Anglepoise style standard lamp, table lamp
- Roberts radio

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- Central ceiling light fitting with 4 candle bulbs
- Armchair 430mm seat height
- Luxury oak vinyl flooring
- 2 x central heating radiators
- Level opening to kitchen 1600mm wide



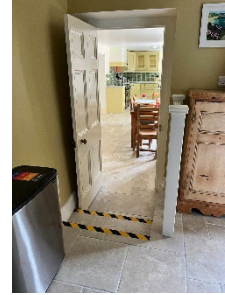
Kitchen

- Range of fitted floor and wall cupboards and drawers
- Worktop 920mm high
- Belfast sink with mixer tap
- Integrated dishwasher
- Integrated full height fridge
- Integrated full height freezer
- Built in larder cupboard
- Integrated microwave
- Rangemaster range cooker with extractor fan, 2 ovens, a grill and induction hob
- Cordless kettle and toaster
- Window seat with view to rear yard
- Table 800 x 1400mm
- 4 x wooden chairs – seat height 450mm
- 8 x recessed spotlights
- Porcelain floor tiles
- 2 x central heating radiators
- 2 x windows to rear yard, 1 x window to side



Utility

- Door from kitchen 700mm wide
- 2 x steps up from kitchen (140mm high) (Highlighted with warning tape)
- Banister/guard rail alongside steps
- Worktop 930mm high
- Washing machine under worktop
- Tumble dryer under worktop
- Sink with mixer tap
- Range of wall cupboards
- 2 x free-standing wooden cupboards
- Central heating radiator
- Porcelain floor tiles
- Exit door to rear courtyard 700mm wide. Threshold 90mm. Step down 120mm



Downstairs WC

- Door from utility 700mm wide
- Cloakroom basin (800mm high) with mixer tap
- Low beam 1800mm high
- Close coupled WC
- Recessed spotlight
- Porcelain floor tiles



Stairway to first floor

- Seven stairs up from hall to a half-landing with steps on both sides to bedrooms
- Handrail against wall on both sides, height 800mm. Spindles 100mm apart
- Stair measurements 800mm wide x 200mm high

Left-hand landing

- Six steps up from half landing. Doors to main double bedroom and bathroom
- Ceiling light and emergency light
- Slot-in stairgate
- Fitted carpet

Right-hand landing

- Six steps up from half-landing. Doors to 3 bedrooms and shower room
- Ceiling light, emergency light and central heating radiator
- Plug-in torch
- Four-drawer chest of drawers
- Fitted carpet

Bed 1 – Double

- Door 800mm wide. 1700mm head clearance
- 2 x small-paned windows to front. Views of garden and sea
- Double bed with feature brass bedstead 2100 x 1500mm
- Built in wardrobes
- 4-drawer chest with mirror
- Armchair 310mm seat height
- 2 x bedside tables
- 2 x wall lamps
- Table lamp and standard lamp
- 1 x ceiling light
- Central heating radiator
- Fitted carpet



Bathroom

- Door 700mm wide
- Two carpeted steps down into bathroom. Balustrade in place.
- Small-paned window to rear courtyard
- Motion and light-sensitive lights built into stair tread and near WC
- Clawfoot bath with shower over (1800mm high)
- Hand-held shower attachment on bath
- Grab rail on wall
- Separate hot and cold taps on bath with lever controls
- Heated towel rail
- Washbasin (800mm high) with mixer tap, twist controls
- Mirror with shaving socket and light
- Close coupled WC 450mm seat height
- Low beams around window, near the WC and near airing cupboards
- 4 x recessed spotlights
- 1 x flush fitting ceiling light
- Built-in airing cupboards
- Wooden towel rail
- Small stool
- Wooden chest/storage box 400mm high
- Central heating radiator
- Luxury oak vinyl flooring



Bed 2 – Twin

- Door 800mm wide. Head clearance 1700mm
- Small-paned window to front with sea and garden views
- Twin beds 1700 x 800mm with feature brass bedsteads
- 2 x wall lamps
- Chest of drawers with mirror
- Chair 320mm seat height
- Wooden rocking chair 400mm seat height
- Chest of drawers
- Ceiling light
- Central heating radiator
- Fitted carpet
- The floor has a noticeable slope in this room



Bed 3 – Double ensuite

- Door 700mm wide
- Small paned window to front with sea and garden views
- Double bed with feature brass bedstead 1500mm wide
- 2 x bedside tables with wall lamps
- Wardrobe with mirror
- Central ceiling light
- Tallboy with 5 drawers (1300mm high)
- Central heating radiator
- Fitted carpet



Ensuite to bed 3

- Door 600mm wide
- Shower cubicle with curved shower door
- Overhead shower with lever control and separate hand-held attachment
- Shower height 1800mm
- Wash handbasin with twist control mixer taps
- Low beam near basin
- Mirror
- Shaving socket
- Low coupled WC
- Heated towel rail
- Flush-fitting ceiling light
- Porcelain tile flooring



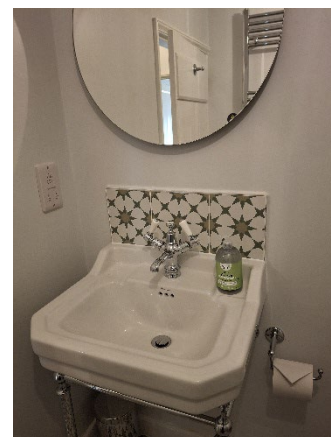
Bed 4 – Single

- Door 600mm wide
- Small paned window to rear
- Single bed 900mm x 1800mm
- 2 x steps down into room
- Wall light
- Pendant light
- Desk and chair
- Bedside table
- Low beam
- Central heating radiator
- Fitted carpet



Shower room – accessed from landing

- Door 600mm wide
- Curved shower cubicle with overhead shower and separate hand-held attachment
- 1800mm shower height
- Lever controls
- Washbasin with mixer tap, lever controls
- Mirror with shaving socket and light
- Heated towel rail
- Close coupled WC
- Ceiling light (1800mm high)
- Wall light
- Floor tiles matching the tiles in shower enclosure



Garden

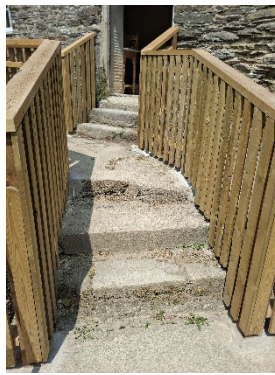
Front garden

- The large, enclosed main garden is at the front
- It is reasonably level and laid to grass
- There is a gravel path down the middle and a level slate patio on one side
- The garden is bordered by high stone walls covered in vegetation
- There is a garden gate with a latch
- Teak garden dining set. Table (900 x 1900mm, knee clearance 600mm)
- Eight chairs with arms (seat height 450mm)
- Coffee set with cushions. 2 x armchairs (44mm seat height), 1 x bench seat, 1 x coffee table
- Small wooden bench



Rear courtyard

- Concreted, level floor
- Picnic table with fixed bench seating
- At the back of the courtyard, old farm buildings are separated from the guest area with a low-level wooden fence and locked gate. All farm buildings are padlocked.
- Rough stone steps with handrails on either side lead from the courtyard to the holiday cottage store and plant room. These buildings are padlocked and not accessible to guests.



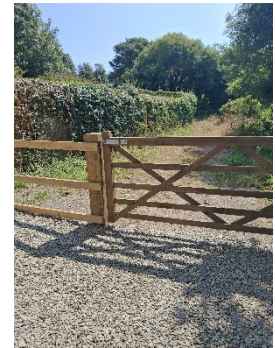
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Rear courtyard with picnic bench and fencing blocking access to farm buildings

Rough uneven steps to caretaker store which is not accessible to guests

Side

- At the side of the cottage, accessed through a farm gate is a gravelled area, bordered on the right with a post and rail fence and on the far side by a further farm gate leading onto a footpath.
- There is a steep, concealed drop on the other side of the fence.
- The steep and completely unprotected drop continues alongside the path beyond the gate.
- On the left of the gravelled area there is an old farm building with external stone steps leading up to a padlocked door. Although there is a metal handrail at the side of these steps it would offer no protection to stop someone falling. Please do not allow children to play here.



L-R

Gate separating the parking area from the side of the cottage

At the side of the cottage is an old farm building with external steps

Beyond the fencing at the side of the cottage is a steep drop concealed by undergrowth

There is a steep drop along the right-hand side of the footpath beyond the farm gate

Surroundings - things to be aware of near the cottage

- Directly outside the garden at the front is a rough grassed area with a short uneven path giving access to the coastal footpath.
- To the right, outside where the front and side garden walls meet, there are some rough, uneven steps down to the side.
- There is a busy National Trust Ranger yard near the cottage. There may be agricultural vehicles and machinery in use and moving in the area.
- Just along the footpath at the side of the cottage is a track leading down to some dilapidated farm buildings. The ground is uneven and covered with grass and brambles which hide the changes in level. There is an unprotected external staircase on one building. Several buildings are open sided. One building, tucked away around the corner of the site, is locked and signed as dangerous. The roof is damaged, the glass panes on some windows are broken with edges of jagged glass. The building is propped up inside with Acro props. There are danger warning signs on the doors. This is not a safe place for children to play.



Dilapidated farm buildings near the cottage

Additional Information

Additional Information

- Assistance dogs are welcome at all our cottages
- In the event of a fire, it is the responsibility of the guests to evacuate themselves. Vibrating fire/smoke detectors are available if requested at time of booking. Please contact us if you have any other specific access requirements in this respect.

Facilities at all cottages

The National Trust aims to expand the list of accessible /equipment/items available at each cottage and these may include

- Cordless kettle
- Hollowfibre bedding
- Chair with armrests
- Good reading light
- Large handle vegetable peeler
- Easy tin opener
- Non-slip mat for bath/shower
- Non-slip place mat
- Easy jar opener
- Information in alternative formats (on request)

Please note that we cannot guarantee that all items will be available at the time of your visit. Please enquire at the time of booking regarding any particular requests.

Specialist equipment

Other specialist equipment such as wheelchairs, bath seats, toilet frames etc may be available for loan or purchase from the local Red Cross loan centre. Please check this out before booking the Cottage and contact us if you require further information.

<https://www.redcross.org.uk/get-help/borrow-a-wheelchair>

<https://www.redcross.org.uk/get-help/hire-a-toilet-aid>

Future Plans to improve Access to National Trust Holiday Accommodation

- We are currently in the process of writing accessibility guides for all our holiday cottages and bunkhouses and improving access over time for all our guests. All feedback is very helpful in informing us of ways in which we can improve access. We welcome any comments or ideas from you about access at this cottage and thank you for taking the time to do this. Please do this in the most convenient way for you. See contact details below or information on website.



About the Accessibility Guide

- This Accessibility Guide is intended to provide key information about the accommodation that may be particularly relevant to guests with disabilities. Please contact us prior to booking if you would like information that is more specific and we will be happy to oblige.

Email: holiday.enquiries@nationaltrust.org.uk

Phone: 0344 8002070

Access for All at the National Trust

- The Access for All office works to improve access at all National Trust accommodation and properties. The office welcomes comments and ideas on improving access.

Phone: 01793 818531

Email: accessforall@nationaltrust.org.uk

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