

National Trust Cottages Accessibility Guide

Boscastle Elm Cottage

New Mills

St Juliot

Boscastle

Cornwall



Cottage Ref: 011049

Introduction

- Boscastle Elm Cottage is a listed, Grade 2, 17th century cottage tucked away on its own in the wooded Valency Valley. It sits just meters from the river and a mile upstream from the village of Boscastle.
- Elm Cottage is an historic, listed building with very low beams and low doorways. There are irregular and uneven steps and varying floor levels inside. The floors downstairs are slate.
- For access to Boscastle Elm Cottage please see the approach section.
- The cottage is heated by eco-radiators, night storage and convector heaters. There is also a multi-fuel stove in the sitting room and electric towel rail in the bathroom.
- The cottage is furnished for four people.
- A maximum of two dogs are permitted to the cottage but must not be allowed on the furniture of upstairs.
- In the event of power failure emergency lighting is provided on the landing, in the sitting room and in the dining hall.

The cottage is arranged as follows:

Ground Floor

- Front door enters into the dining hall, off which is the kitchen, sitting room and staircase.

First Floor

- Double bedroom, twin bedroom, bathroom.

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.

Approach

The cottage is approached via a steep, narrow, winding single track with two hairpin bends. The track is approximately one mile long, which is unsuitable for some motors and low-slung vehicles.



Towards the bottom of the track, is an open gate and a sign to Elm Cottage can be seen on the right-hand side.



Open gate to last track to Elm Cottage which is on the left of New Mills cottage

Bear left here and after 100 metres along a grassed track, there is a wicket gate with latch into the car parking area.



Last track to Elm Cottage.



Entrance to Elm Cottage parking area

Arrival & Parking Facilities

- Parking for two cars is in front of the cottage and right next to the river.
- The car parking area is level and gravelled. A wicket gate opens into the cottage's front garden and a gravelled path leads to three, small, uneven stone steps to the front door max step height of 180mm.



Getting in (and out) of the cottage

- The key safe is to the left of the front door at a height of 1350mm. It is operated by a combination lock mechanism, where the dials need to be turned to the cottage combination code. Then push the sides of the key safe to open and close. A torch is recommended, especially if arriving in the dark, as the numbers on the lock can be difficult to see.
- There are four stone steps up to the front door. Maximum step height 200mm.
- The clear opening width of the door is 700mm.
- The door opens onto a level flagstone step which is 870mm long. Another step up with a height of 180mm leads directly into the dining hall.
- The light switch is on the right-hand side at a height of 1220mm.



Steps up to front door

Getting around the cottage

Ground floor:

- Dining hall, kitchen and sitting room with slate floor with large rug in sitting room.
- There is an uneven step down from the dining hall to the sitting room of 170mm.
- The minimum clear opening width of all internal doors is 730mm.
- Low beams in the dining hall.
- External door from sitting room to side of cottage with pathway which leads to the front.
- Logs for the cottage kept in wooden box outside back door and is reached by a step of 250mm.

First floor

- The first step from the dining hall to the stairs has a height of 170mm.
- Stairs with 10 steps with a height of up to 200mm. There is a wooden handrail on left hand side leading to small landing area with another high step to the bathroom and twin bedroom of 260mm. The handrail has a height of between 890mm and 910mm from each tread.
- No step to double bedroom.
- Minimum clear door opening widths of 620mm.
- Low beams and doorways on landing area and in main bedroom.
- The stairs and first floor are carpeted. Vinyl flooring in bathroom.



Step from Dining Hall to stairs



View looking downstairs



Landing showing low beams and lintels
Maximum height of lintel is 1.60metres

Dining Hall

- Main light switch to right of front door at a height of 1200mm.
- The room is lit by two ceiling lights and one table lamp.
- The low beams have a maximum height from the floor of 1.72 metres
- The light fittings have a maximum height from the floor of 1.67 metres.
- Slate floor.
- An oval dining table and four chairs without arms.
- The table has a knee clearance of 700mm.
- Chairs have seat height of 500mm including cushion and a back height of 420mm.
- One wooden chair with arms and a back height of 630mm, seat height of 360mm.
- Wicker, high back nursing chair with a seat height of 350mm and back height of 690mm.
- CD player.
- Oblong wall mirror.
- Window with view of garden.



Low beams in Dining hall



Sitting Room

- Main light switch to right of sitting room door at a height of 1350mm.
- The ceiling beam has a maximum height from the floor of 1.79 metres.
- Lighting comprises floor lamp, and three globed wall spotlights.
- Multi-fuel fire in inset fireplace.
- Two-seater sofa with seat height 450mm, back height of 400mm.
- Two deep seated armchairs with a seat height of 420mm and a back height of 450mm.
- 32" TV with separate DVD player.
- Radio via TV.
- Door to rear of cottage has a clear opening width of 740mm with a threshold of 30mm. Narrow and uneven slate path leads from this door to the garden at the front.
- Two, recessed windows look out to garden area.



Step from Dining Hall to sitting room



Kitchen:

- Main light switch to right of kitchen door at a height of 1350mm.
- Eight LED (light emitting diodes) spotlights on ceiling track, plus under counter lighting.
- Galley kitchen.
- Height of worktops are 910mm to 920mm from floor level.
- Kickboard fan heaters.
- Slot in electric cooker with double oven/grill and ceramic hob.
- Cooker hood with light.
- Stainless steel sink with lever taps.
- Fridge freezer.

- Washer dryer.
- Microwave, cordless kettle and toaster.



Double Bedroom:

- Main light switch to right of bedroom door at a height of 1350mm.
- Shaded centre light.
- 5'/1520mm double divan bed, 2000mm long and 660mm high.
- Bed is in centralised position in room.
- The clearance below the bed to the floor is 400mm.
- Built in wardrobe. With clothes hanging rail at a height of 1350mm.
- Four drawer chest with table lamp.
- Two bedside cabinets with bedside lamps.
- Small wall mirror.
- Wooden chair with seat height of 460 mm and a back height of 450mm.
- Low beams restrict head height at one side of the bed and at the end of the bed near the window.
- Window overlooking garden.



Twin Bedroom:

- Main light switch to right of door at a height of 1350mm.
- One shaded ceiling light and two table lamps.
- Two single beds 3'900mm, 6'3"/1900mm long and 26"/670mm high.
- The clearance below the beds to the floor is 400mm.
- Built in wardrobe with clothes hanging rail at a height of 1570mm.
- One bed on rear wall and one behind the door on internal wall; positioned facing each other.
- One bedside table and one low chest with drawers.
- Small wall mirror.
- Wooden chair with a seat height and back height of 440mm.
- Two low level recessed windows with views to garden.



Bathroom:

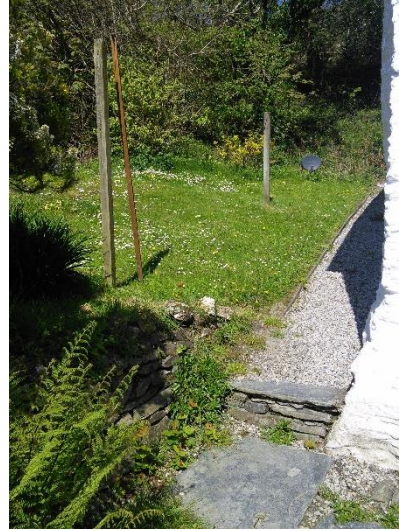
- Main light switch is outside bathroom door on the left at a height of 1300mm.
- The bathroom is very compact with limited floor space. Maximum width between side of bath and the hand basin is 600mm.
- The bathroom is lit with one ceiling light.

- Step to bathroom is 50mm high.
- Bath with handgrips and shower attachment on twist taps.
- Standard size bath with a height of 560mm.
- The WC is 430mm high with push flush.
- Hand basin is 870mm high with mixer lever taps.
- Mirror, light and shaver point, over hand basin.



Garden:

- There is a small, level, garden at the front of the cottage with a wooden table with knee clearance of 660mm and four armed wooden chairs with seat height of 440mm and a back height of 460mm.
- To one side of the cottage is a steeply sloping garden with a washing line. There is a wild, wooded area to the other side of the cottage. The garden is not completely enclosed. There is an unfenced drop from the edge of the garden to the car park below of approximately 3'.
- Refuse and recycling bins situated on the path along the far wall of the cottage.



Gate to wooded area

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.
- There is no mobile telephone signal at Elm Cottage, but the neighbour will always allow use of the telephone in an emergency only.
- Carpets are 80/20 wool/man-made fibres.
- Duvets and pillows are made of hollowfibre.
- Cushions are hollowfibre or man-made.

Facilities at all cottages

In addition to the standard equipment and facilities, each cottage is equipped with the following:

- Chair with armrests in dining room and sitting room.
- Good reading light.
- Non-slip mat for bath/shower.
- Information in alternative formats (on request).

We aim to provide these items in all cottages but please check when booking as to their availability and to check if new items have been added to the list.

In Elm Cottage, please pre-request a large handle vegetable peeler and an easy jar opener.

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 Cottages

- We are currently in the process of writing accessibility guides for all our holiday cottages 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 to all our cottages. 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 cottage 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 800 2070

Access for All at the National Trust

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

Phone: 01793 818531

Email: accessforall@nationaltrust.org.uk

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