

National Trust Cottages Accessibility Guide

Court

Bosloe House,
Mawnan Smith,
Falmouth
Cornwall
TR11 5JR

Ref: 011103



Introduction

Court is a two-storey apartment occupying the west wing of Bosloe House. The main rooms have views over lawns and meadows to Helford River. Designated garden area with family style garden dining table and 10 chairs. The apartment sleeps 10 and is arranged as follows:

Ground Floor:

Dining Room, Hallway, Kitchen, Wet Room, Inner Hall, Twin Bedroom (can be double on request), Lounge and rear exit door to garden.

First Floor:

Landing, 2 Twin Bedrooms (can be double on request), 1 Double Bedroom, 1 Master Bedroom with En-suite Bathroom, 1 Family Bathroom, one W.C.

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.
- Bring a torch if arriving in the dark as there are no streetlights at Bosloe and a torch is useful to see the key safe combination lock numbers.

Approach

- Bosloe House is located at the bottom of a gravel drive within shared gardens.
- Court is accessed by turning left where the drive splits and parking area is located on the right.



Pic 1: View from driveway



Pic 2: Court Cottage parking area

Arrival & Parking Facilities

- There is a level parking area immediately outside the house and entrance gate to Court with space for approximately 5 cars.
- The keysafe is on the side of the log-store which is located across the parking area from Court.



Log store shown on the right of the Stable Flat

Getting in (and out) of the cottage

- From the parking area there is a gate into a cobbled courtyard.
- There is a granite step up 10cm into the courtyard.



Getting around the cottage

- All flooring is carpet except vinyl in kitchens and bathrooms and the tiled dining room.
- Cottage benefits from central heating with radiators.

Ground Floor

Kitchen/Dining Room

- Main entrance door (78cm wide) leads straight into dining room, small lip onto stone tile floor
- Floor to ceiling windows along one wall overlooking courtyard.
- 2 further windows – one to driveway and one to parking area.
- 4 hanging ceiling lights
- Armchair with seat height of 50cm
- Radiator
- Fitted worktop (height of surface 93cm) with built-in cupboards beneath
- 4 wall cupboards (2 with glass fronts and spotlights within) with strip lighting underneath
- Wooden table 75cm high (knee clearance 69cm) x 120cm wide x 168cm long
- Wooden chairs with leather padded seats 46cm high
- Writing table 76cm high (knee clearance 62cm) with chair seat height 48cm
- DAB Radio
- Cordless kettle and 6-slice toaster



Door widths:

- Door to hallway from kitchen/diner = 88cm
- Kitchen door = 88cm
- Wet Room = 85cm
- Inner Hall = 79cm

Stairs to first floor, understairs cupboard, coat stand.

Kitchen



- Height of worktop is 92cm
- Everhot 90i with two ovens for roasting and slow cooking, two cast iron hot and simmer plates and an integral two zone induction hob.
- Microwave
- Large fridge/freezer
- 4 slice toaster and two cordless kettles
- Dishwasher
- Washer/drier
- 3 central ceiling lights, cooker hood lights and strip lights under wall cupboards.

Ground floor Wet Room

- Wash basin 80cm high
- Mains shower with floor drainer – controls for shower 120cm high
- Mirror over basin, light and shaver point
- Central light
- The WC seat is 42cm high
- Ceiling vent
- Radiator
- Window over-looking driveway / gardens.





Inner Hall

- Storage cupboard
- Hard wired fire alarm
- Writing desk
- Chair with seat height of 50cm
- Radiator
- 2 Ceiling lights
- Door width to twin bedroom from inner hall is 84cm

Twin Bedroom

- 2 Single Beds 70cm high x 100cm wide x 200cm long (can be double on request)
- Ceiling light and 2 table lamps
- Hard wired fire alarm
- 2 bedside tables (one rounded with diameter of 56cm and height of 72cm, the other rectangular 72cm high x 89cm wide x 51cm deep)
- Chest of drawers 105cm high x 46cm wide x 97cm long with 3 full-sized drawers and 2 half-sized.
- Wardrobe 194cm high with hanging space (12 hangers) and drawer beneath
- Chair with arms and padded seat (seat height 45cm).
- Chair without arms, padded seat 48cm high.
- Window overlooking drive and gardens
- Radiator



Sitting room



Door from inner hall width 89cm. Rear door to garden width 92cm with step down 10cm

- 3 windows overlooking courtyard, gardens and river
- Three chesterfield sofas 39cm seat height (scatter cushions contain feathers)
- 2 armchairs 39cm seat height (scatter cushions contain feathers)
- Coffee table (75cm wide x 199cm long x 48cm high)
- Wood burning stove and fireguard
- 42-inch TV and DVD player
- 2 ceiling lights with 5 bulbs in each
- Table lamp and two standard lamps
- Folding leaf table 78cm high
- Built-in bookcase with wall mounted mirror above
- Hard-wired fire alarm
- Carbon monoxide alarm
- Piano with stool
- Sealed door into Bosloe, the adjoining apartment

Stairway to First Floor

- Four stairs to small landing, another four to next small landing followed by 8 steps to the top. All steps 20cm high
- Fixed stairgates at bottom and top of stairs
- Wooden banisters 108cm high
- Window overlooking driveway halfway up

First Floor

Landing

- Ceiling window
- 3 ceiling lights
- 6 doors off main landing corridor all 80cm width
- Hard-wired fire alarm

Twin Bedroom (First on Left)

- 2 single beds 65cm high x 100cm wide x 200cm long (can be double on request)
- Ceiling light
- 2 bedside tables 75cm high
- 2 bedside lamps
- Window overlooking drive
- Chest of drawers 95cm high x 53cm wide x 100cm long with three full sized drawers and 2 half-sized drawers
- Built in wardrobe with hanging rail and 12 hangers
- Wall mirror
- Hard-wired fire alarm
- Radiator



Twin Bedroom (first on right)

- 2 single beds 65cm high x 100cm wide x 200cm long (can be double on request)
- Ceiling light
- 2 bedside tables 56cm high
- 2 bedside lamps
- Window overlooking drive
- Chest of drawers 80cm high x 47cm wide x 91cm long with 2 full sized drawers and 2 half-sized drawers
- Built-in wardrobe 220cm high with hanging rail and 12 hangers provided
- Ornamental fireplace
- Wall mirror
- Hard-wired fire alarm
- Radiator



Double Bedroom

- Window overlooking courtyard
- Double bed 65cm high x 160cm wide x 200cm long
- Ceiling light
- 1 bedside table 72cm high
- 1 Bedside lamp
- Built-in wardrobe 230cm high with hanging rail and 12 hangers provided
- Chest of drawers 143cm high with 6 drawers
- Wall mirror
- Hard wired fire alarm
- Radiator



Main Bedroom

- Window overlooking gardens and Helford river
- Wooden bed 68cm high x 155cm wide x 200cm long
- 2 bedside tables 73cm high and 76cm high
- Ceiling light
- 2 bedside lamps
- Dressing table 75cm high (knee clearance 61cm)
- Dressing table stool 40cm high
- Built in wardrobe 220cm high with hanging rail and 12 hangers provided
- Wooden towel rail
- Chest of drawers 116cm high x 57cm wide x 109cm long
- Radiator
- Hard-wired fire alarm
- Door to ensuite is 79cm wide



Main Bedroom Ensuite

- Window overlooking gardens and Helford River
- Bath with twist taps and hand grips (55cm high x 69cm wide x 165cm long).
- Mains-fed shower over bath with shower screen.
- Toilet seat height 45cm
- Washbasin 85cm high



National Trust

- Ceiling light
- Heated towel rail
- Mirror over basin, light and shaver point
- Radiator
- Ceiling vent



Family Bathroom

- Window overlooking driveway
- Bath with twist taps (55cm high x 78cm wide x 179cm long). Shower attached to taps.
- Electric shower wall mounted over bath with shower screen
- Washbasin 77cm high, mirror over basin, light and shaver point
- Toilet seat height 42cm
- 3 ceiling lights
- Ceiling vent
- Heated towel rail
- Ornamental fireplace
- Wicker armchair 43cm high
- Radiator





W.C.

- Toilet 42cm high
- 1 ceiling light
- Washbasin 79cm high, mirror over basin, light and shaver point
- Ceiling vent

Outside

Courtyard (see picture page 2)

- 3 wooden benches with seat height of 55cm and 168cm in length
- Cobblestone courtyard area with one access gate
- Outside the courtyard a shingle path leads around to the back of the house and up steps to the terrace and lawn



Garden

- Wooden table (275cm long x 125cm wide x 74cm high – knee height 68cm) with 10 metal chairs (seat height 45cm)
- Extensive shared garden with Ha-Ha down to coastal path.
- Large area of lawns accessed down two flights of garden steps (10 steps and then another 6 steps, all 15cm high). There is a level access concrete path around the side of the house leading to the garden.
- There is access from the garden on to the Southwest Coast path.
- For additional information on the garden at Bosloe House, please get in touch with the team.



Additional Information

Assistance dogs are welcome at all of 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 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.

Email: accessforall@nationaltrust.org.uk

Phone: 01793 818531

April 2026