

National Trust Cottages Accessibility Guide

**Harbour View
The Harbour
Boscastle
Cornwall**



Cottage Ref: 011050

Introduction.

- Harbour View nestles on the valley floor with a small, level garden at the front and a car parking area at the rear. The building is a stone cottage.
- The cottage is heated by electric eco-radiators, convector heaters, open fire in the sitting room and electric towel rails in the bathroom and WC.
- There is a telephone for emergency calls on the window shelf in the rear lobby. Mobile telephone signal in Boscastle depends on your network.
- In the event of power failure emergency lighting is provided in the sitting room, the hall and landing.

The accommodation comprises the following:

Ground Floor:

- Sitting/dining room with door to stairs.
- Kitchen, rear lobby to back door.

First Floor:

- Three bedrooms, 1 double, 1 twin and 1 single.
- Bathroom with WC and separate WC.

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 drive down into Boscastle is relatively steep. The cottage is approached by a private, level road which runs along the riverside. The banks of the river are unprotected.



Private road off main road



Private Road showing open riverbank

Arrival & Parking Facilities

- Parking for two cars is at the rear of the cottage. The front door is 25 metres from the car parking spaces. The back door opens onto the car parking area but upon arrival the front door needs to be used.
- The car parking area is level and gravelled. A wicket gate opens into the cottage's front garden and a level path leads to the front door.
- The key safe is to the right of the front door at a height of 1360mm. It is operated by a combination lock mechanism where the dials need to be turned to the cottage combination code. There is a sensor light above the front door.
- A torch is recommended, especially if arriving in the dark, as the numbers on the lock can be difficult to see.



Front door showing key safe



Parking spaces at rear of Harbour View



Back door with low headroom

Getting in (and out) of the cottage

- There is a step down into the cottage. The threshold is 40mm outside and 120mm inside.
- The clear opening width of the door is 700mm.
- The door opens into the sitting/dining room. The light switch is on the right-hand side at a height of 1150mm.
- There is a back door leading to car parking area. This door has a low threshold. There is a step up of 190mm and the door has a clear opening width of 760mm.

Getting around the cottage

Ground floor:

- Dining/sitting room with door to stairs.
- Kitchen with rear lobby and external door to car parking area.
- Floor surfaces are wooden.
- Minimum clear opening width of internal doors is 670mm.

First Floor:

- WC, bathroom, double bedroom, twin bedroom, and single bedroom.
- Minimum clear opening width of internal doors is 670mm.

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- The stairs and bedrooms are carpeted, and the bathroom and WC have vinyl flooring.
- The stairs are reasonably steep, steps minimum height of 190mm, depth of 230mm and a width of 770mm. The stairs turn on the 4/5 step, 7 more steps, 12 steps in total.
- The stairs handrail is on the right-hand side. This handrail has a height of between 890mm and 930mm from each tread.
- The landing has a minimum width of 790mm.
- Hinged stair gate at top of stairs.

Kitchen

- The main light switch is on the right of the kitchen entrance at a height of 1350mm.
- Eight spotlights in the ceiling and under counter lighting.
- Height of worktop is 900mm from floor level.
- Kickboard fan heater.
- Built in single oven with grill and ceramic hob.
- Cooker hood with light.
- Microwave, cordless kettle, and toaster.
- Fridge freezer, dishwasher, and washer dryer.



Rear lobby

- Main light switch on left at a height of 1350mm.
- Coat hooks at a height of 1700mm.



Sitting/Dining Room

- Main light switch is 1150mm from floor level by front door a second switch by door to stairs is 1360mm high.
- Lighting comprises floor lamp, one table lamp and two ceiling lights.
- Two, low recessed windows look out to front garden and up to the village.
- Two, large sofas with seat and back height of 500mm.
- 32" TV with separate DVD player.
- Radio reception via TV.
- Open fire.
- Five drawer pine chest.
- Pine blanket box.
- Large mirror over fireplace.
- A dining table with four chairs without arms and one carver chair.
- The chairs have a seat height of 460mm and back height of 470mm.
- The carver chair has a seat height of 460mm and a back height of 600mm.
- The table has a knee clearance of 610mm.

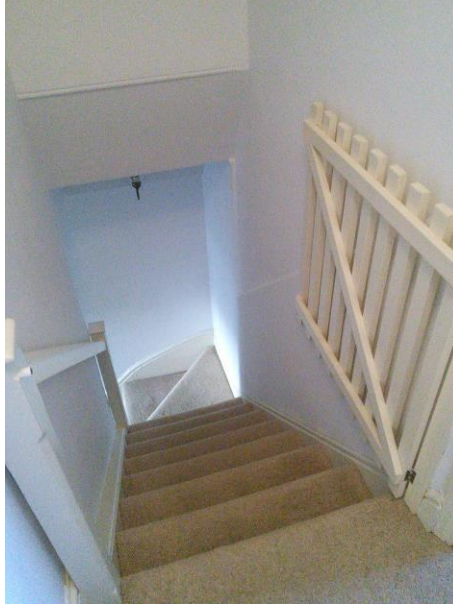


Stairs and landing

- When going up and down stairs there is headroom of 1500mm and 1690mm just before the turn.
- There are two landing light switches one is left of the main bedroom door at a height of 1400mm.
- The other is to right of the single bedroom door also at a height of 1400mm.
- There is a fixed stairgate at the top of the stairs.
- There is a movement sensor light halfway up the stairs.



Bottom of stairs



View from top of stairs.



Looking up stairs to landing



Landing

Double Bedroom

- Main light switch is to the right of the door at a height of 1320mm.
- Shaded centre light.
- 5'1500mm double divan bed which faces recessed window.
- Bed length is 6'6"/2000mm and a height of 2'2"/690mm with a firm mattress.
- Five drawer pine chest, integrated mirror.
- Two bedside cabinets with bedside lamps.
- Built in wardrobe with clothes rail at a height of 1600mm.
- Wooden chair with arms with a seat height of 450mm and back height of 480mm.



Twin Bedroom

- Main light switch is to the left of the door at a height of 1320mm.
- One ceiling light and two bed side lamps.
- Two 3'900mm single beds separated by marble top table with drawers.
- Built in wardrobe with clothes rail at height of 1600mm.
- Bed length 6'3"/1940mm and bed height 2'2"/660mm with a firm mattress.
- Clearance under bed to floor is 270mm.
- Wooden chair with seat height of 450mm and back height of 470mm.
- Wall mirror.
- One low level, recessed window looking up to the village.



Single Bedroom

- Main light switch is to the right of the door at a height of 1360mm.
- One glass shaded centre light.

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- Single 3'/900mm bed.
- Bed length 6'3"/1940mm and bed height 2'1"/650mm with a firm mattress.
- Built in wardrobe with clothes rail at a height of 1600mm.
- Low window with view over the river.
- Wall mirror.
- One bedside cabinet with bedside lamp.



Bathroom

- The main light pull is to the left of the door at a height of 1350mm.
- The room is lit with one ceiling light.
- Electric heated towel rail.
- Bath with integral handgrips and electric shower.
- Shower controls are at a height of 1350mm.
- WC has a seat height of 400mm and a push flush.
- Hand basin is 790mm high with twist taps.
- Standard size bath with a height of 550mm.
- Mirror with light above and integrated shaver point.
- Large window with deep stepped recess at height of 400mm depth of 1000mm and a second one at a height of 280mm and depth of 450mm.



Separate WC

- The main light switch is to the left of the door at a height of 1370mm.
- Electric heated towel rail
- The WC is 420mm high.
- Hand basin is 820mm high with central lever tap.
- Mirror and glass shelf above hand basin.
- Light pull cord is 1370mm high.



Garden

- There is a small, enclosed, raised level lawn at the front of the cottage at height of 120mm.
- At the end of this lawn is a shingled area with a circular table with knee clearance of 660mm and 5 armed wooden chairs with seat height of 440mm and a back height of 460mm.



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.
- Mobile signal is very unreliable at Harbour View and depends on your network.
- Carpets are 80/20 wool/manufactured fibres.
- Duvets and pillows are made of hollowfibre.
- Cushions are hollowfibre.

Facilities at all cottages

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

- 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 Harbour View, 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
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