

National Trust Cottages Accessibility Guide

The Malt House

Cotehele
Cornwall
PL12 6TA

Ref: 011112



Introduction

The property is on the Cotehele estate near the Quay. The unfenced tidal water of the River Tamar nearby can be deep.

A spacious property sleeping up to 6 people in 3 bedrooms. There is a separate bathroom. The main bedroom has an ensuite shower and WC.

The property has oil fired central heating and two woodburners.

Ground floor

Hall, large sitting room with woodburner, open plan kitchen/dining room with woodburner, back porch/utility room with enough space for bike/kayak storage.

First floor

Three bedrooms. A 6ft double with ensuite shower and WC. A 6 ft double which can be set up as twin beds on request. One twin room. Family bathroom with separate shower and bath. Tower room accessed from landing.

Pre-Arrival

- See the main webpage for booking and location details.
- Contact us prior to booking if you have any specific access requirements.
- Directions provided with booking

Approach

The property is approached via winding country lanes with established hedgerows and banks each side of the lane. Stretches of lane are single track with passing places. Nearer to the property, lanes converge at Cotehele Quay and there may be pedestrians/visitors on foot in the lane.

Arrival & Parking

- There is parking for one car at the side of the property at the end of a tarmacked drive in front of the archway
- Additional parking is available at the quay car park free of charge (A parking permit for holiday guests is in the cottage)
- The property is accessed on foot under a low archway over paving
- Outside lighting by the front door. Guests are advised to bring a torch if arriving after dark.



Getting in (and out) of the cottage

- Front door width 900mm, latch door handle
- Slate steps up to front door, heights 140mm & 130mm, treads 610mm & 520mm
- Step down into hallway of 50mm
- Key box with dial combination lock to the left of the front door, height 1480mm



Getting around the cottage

Ground floor:

- Hall (1350mm - 1800mm wide)
- Full-length curtains inside front door
- Wood effect linoleum floor, doormat
- Wall mirror, Radiator, Built-in cupboard
- Three doors off the hall, leading to: understairs cupboard, sitting room and kitchen
- Step up to sitting room (120mm)
- Stairs up to half landing, to family bathroom, with further stairs up to first floor

To first floor:

- From hall, 7 stairs with a step height of 210mm, tread 240mm, width 780mm
- Handrail on both sides
- Landing area (900mm x 840mm) 1 x pair of wall lights, window to rear
- Two further short flights of steps lead up to first floor
- Stairs divide in two, quarter turn off the landing (90 degrees) to the left and right
- Left stairs (5 steps) step height 210mm, tread 240mm, width 810mm, leading to a further landing area 790mm by 820mm then a further quarter turn (90 degrees) step up, height 210mm, width 810mm leading onto the main landing. No handrail
- Right stairs, quarter turn (90 degrees) and one step up height 210mm, width 880mm leading to split level landing area (1360mm x 900mm).
- Family bathroom is off this landing. Quarter turn (90 degrees) Straights stairs up (5 steps), stair height 210mm, tread 240mm, width 780mm. Handrail to the right.
- Main landing minimum width 870mm, carpet, 2 pairs of wall lights, 1 single wall light, 1 window with views over the river. Wardrobe



Stairs leading up from entrance hall



Window to rear from the half landing



Top landing with wardrobe. Access to tower room on the right

Sitting room

- Door width 800mm, step up height 120mm
- Wood effect floor. Large rug.
- Wood burner
- 3 x large sofas. Seat height 500mm
- 2 x windows with views over the valley and river
- Window seats with cushioned seat pads, seat height 570mm
- 5 x pairs of wall lights
- TV (1000mm screen) on sideboard with drawers and shelving
- Wooden cupboard
- 2 x small side tables (530mm high)
- Radiator
- Spacious with good circulation



Kitchen/dining room

- Door width 780mm, wooden threshold, step up 20mm, width of 160mm and slight step down of 30mm
- Wood effect linoleum floor
- Wood burner
- Wooden dining table (770mm high, clearance underneath 620mm)
- 6 x wooden dining chairs with rush seat pads. Seat height 490mm
- 2 x windows with views over front and side garden
- 2 x pairs ceiling lights, 3 pairs of wall lights
- Worktop height 930mm. Breakfast bar height 910mm
- Fitted kitchen with electric double oven and ceramic hob, integrated fridge/freezer, dishwasher and microwave
- Sink with mixer tap
- A range of fitted cupboards and drawers beneath the worktop
- Good circulation



Utility room

- Door width 700mm, wooden threshold, height 30mm, tread 90mm, step down 100mm
- Tiled floor
- Separate washing machine and tumble dryer
- Coat hooks, height 1730mm
- External door, width 690mm



Family bathroom

- Door width 700mm, wooden threshold, width 125mm, step down 20mm
- Linoleum floor
- WC height 420mm, push flush in the wall at a height of 1150mm
- Bath height 550mm. Separate hot and cold twist taps
- Sink height 810mm. Separate hot and cold twist taps.
- Shaver socket in light fixture above sink, height 1880mm
- Shower, step up 220mm, sliding door, opening width 490mm, controls height 920mm
- Wall mounted heated towel rail
- Radiator
- Wooden stool (600mm high)
- Sunken spotlights in the ceiling
- 2 x windows
- Circulation between the bath and WC 1060mm, sink to WC 740mm



Double bedroom

- Door width, 760mm, level wooden threshold
- Fitted carpet
- Double bed width 1810mm, length 2010mm, height 670mm, space underneath 220mm
- 2 x side tables with drawers, bedside lamps with under lampshade on/off switches
- 4 x pairs of wall lights
- 3 x windows with views over the quay, woodland and vegetation covered bank
- Wooden rocking chair with a seat height 470mm
- Wardrobe
- Dressing table with drawers and stool under. (Height 720mm, clearance underneath 570m. Stool height 460mm)
- Wall mirror over dressing table
- Radiator
- Spacious with good circulation



Ensuite shower room to double bedroom

- Door width 760mm, level wooden threshold, step down 20mm
- Linoleum floor
- WC, sink and electric corner shower
- WC height 420mm, push button flush on top
- Corner shower 700mm by 700mm, step up 220mm, controls 1000mm, detachable shower head
- Sink height 820mm. Separate hot and cold twist taps.
- Shaver socket height 1860mm
- No window. Ceiling and mirror light
- Wall mounted heated towel rail
- Glass shelving next to washbasin and above WC.



Twin bedroom

- Door width 760mm, level wooden threshold
- Fitted carpet
- Twin divan beds width 900mm, length 1900mm, height 730mm
- Window with views over the quay and river
- Hook on back of the door height 1720mm
- 2 x pairs of wall lights
- Radiator
- Wall mirror
- Circulation space between the beds 1500mm



Twin / double bedroom

- Door width 760mm level
- Fitted carpet
- Twin divan zip and link beds, combined width 1800mm length 1900mm height 730mm
- 2 x bedside tables with drawers, bedside lamps with under lampshade on/off switches
- 3 x pairs of wall lights
- 2 x window with views over the quay
- Chest of drawers (1000mm high)
- Chair, seat height 490mm
- Radiator
- Wardrobe (on the landing)
- Spacious with good circulation



Tower room

- Access from first floor landing
- Door width 770mm
- 3 x steps down step heights 150mm, tread 310mm, banister on the right
- Fitted carpet and rug
- Two-seater sofa (Seat height 460mm, width 1600mm)
- Small coffee table, height 600mm
- 3 x windows with views over the quay
- Pendant light, floor lamp with floor switch, table lamp with cable switch
- Radiator
- Wall-mounted TV (1000mm screen)
- Spacious with good circulation



Garden

- Access to the garden is via front door or from the utility
- Unenclosed paved seating area to the front of the property with aluminium/synthetic rattan table and chairs
- Separate grassed garden area opposite the property on the other side of the lane. Through a gate and adjacent to the river with wooden bench



Seating area on front terrace



Grassed, enclosed garden opposite the cottage



View down the river from the end of the garden

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 Accessibility 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. It is reviewed annually. Please contact us prior to booking if you would like more detailed information and we will be happy to oblige.

Phone: 0344 800 2070

Email: holiday.enquiries@nationaltrust.org.uk

Access for All at the National Trust

We continue to work to improve accessibility at all our holiday cottages. We welcome comments and ideas on improving access.

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