

Access Statement

Frogapits Cottage, Boscastle, Cornwall.

Introduction

Frogapits is a beautiful whitewashed, stone built Cornish cottage, sleeping four in the very heart of Boscastle village.

The location is stunning. All of the shops, restaurants and pubs in the harbourside village are only 150 metres away by foot. The National Trust managed coast path is just 350 metres from the front door.

This statement aims to empower our potential guests so that they can make an informed decision as to whether a holiday at Frogapits is appropriate for their needs.

We look forward to welcoming you. If you have any queries or require assistance please email info@frogapits.co.uk

Booking information

Our website is www.frogapits.co.uk

All emails are monitored and answered seven days a week. We aim to reply within 24 hours. Once initial contact by email has been made we are happy to discuss arrangements by telephone. Our telephone numbers are not published on our website but will be given on initial correspondence.

We do not offer information materials in Braille. We do not offer facilities for enlargement, or colour change. We do not offer information in audio format. We are not rated under the National Accessible Scheme.

Frogapits Cottage is non-smoking.

We welcome assistance dogs. Please contact us to discuss how we can prepare for your dog in this normally pet-free property.

Location

Our postcode is PL35 0AJ (a zero as opposed to the letter "O").

Our Latitude and Longitude is 50° 41' 18.5" N , 4° 41' 34.4" W

Our OS Grid Reference is SX 09869 91117.

Boscastle is on Sheet 190 of the Ordnance Survey Landranger Series and Sheet 111 of the Explorer Series.

The cottage is located 100 metres behind the Wellington Hotel along Old Road. This 100m of road has an uphill gradient; the tarmac is in fair condition. Old Road is one way and access by car is from the top of the village via Fore Street.

The cottage lies below the road in a small river valley. There are 3 slate steps to the front gate, the deepest of which has a riser of 28cm.

Public Transport

The nearest railway station is Bodmin Parkway.

Parnells Taxis (01208 78788) of Bodmin offer a wheelchair friendly taxi service.

Midas Taxis (01208 812345) of Wadebridge offer a wheelchair friendly taxi service which will pick up from Boscastle.

Valency Taxis (01840 211702 or 07974 835084) and Camelot Taxis (01840 770172) are local to Boscastle.

The comprehensive Traveline website can plan your entire journey on public transport.

Westerngreyhound.com offers a local bus service. The 594/595 service runs from Bude to Truro, calling at Crackington Haven, Boscastle, Tintagel & Port Isaac. You should alight at the Boscastle Bridge stop which is 150 metres from the cottage.

We do not offer a collection service from local rail or bus stations, sorry.

Pre-Arrival

Shopping can be ordered in advance from Cornish Stores (01840 250344) which is 200m from the cottage. They have access to the property and may be able to deliver groceries direct to your fridge by prior arrangement.

A complimentary welcome pack is provided at the cottage, this includes tea, coffee, a pint of milk and a packet of biscuits.

Arrival



Free car parking is available on Old Road opposite the entrance to the cottage. If there are no spaces available you can stop briefly in the road to unload and then park in the main village car park. This is a pay and display car park and is found by driving to the bottom of Old Road, turning right over the bridge and then turning right again opposite the Cobweb Pub. It is 300 metres from the cottage. You can then move your car back when space becomes available.

The pay and display car park has 240 spaces so there should be room. Full details are available at www.cornwall.gov.uk/default.aspx?page=19184

Old Road is lit by street lamps at night and Frogapits has an outside light.

The keys to the cottage are held in a key-safe, a torch is provided on the hook next to the key-safe. The location and passcode for the key-safe will be provided to you 2 weeks prior to your arrival.

The property is self-catering so we apologise but you will not be met on arrival.

A welcome folder located on the kitchen table explains the use of the property.

There is no signage provided that is tactile, Braille or reflective.

There is no portorage or assistance offered to and from vehicles.

Entrance to the property



The cottage lies below the road in a small river valley. There are 3 slate steps to the front gate, the deepest of which has a riser of 28cm.

The path to the front gate is uneven.



28 slate steps then lead from the front gate to the front door of Frogapits. The deepest step has a riser of 18cm; the narrowest step is 44cm wide. There are no handrails. These steps can be slippery so please take care.

A narrow footpath leads from the road to the back garden gate of the property without steps.



The above restrictions mean that the cottage is unlikely to be accessible for full-time wheelchair users.

The porch has a clear door opening width of 69cm, the door handle is at 112cm.

The front door has a clear door opening width of 87cm, the door handle is at 127cm.

Halls, Stairs, Landing

A threshold step of 5cm crosses the front doorway.

The hall stairs and landing are well lit by ceiling lights.

The hall floor comprises of slate flagstones. The hall is 90cm wide.

The stairs are 90cm wide, and covered in carpet. There are 10 stairs, the deepest step having a riser of 29cm. There are handrails on both sides of the stairs at 85cm high.

Photographs of the porch entrance and stairs can be seen on the accommodation section of our website.

Frogapits, like many character properties, has some low doorways. If you are in excess of 6ft high we would warn you to mind your head!

Sitting Room

There is no threshold between the hall and the sitting room. The sitting room floor is laid as slate flagstones.

The sitting room is lit by 6 wall lights and a lamp.

The clear door opening width is 82cm. The door handle is at 98cm.

The sitting room is furnished with a sofa, 2 armchairs, a 19" TV and DVD player, a coffee table (37cm high) and a wooden chair. The furniture can be moved but we ask you to return it to its original location on departure.

A wood-burning stove is provided for your comfort.

Photographs of the sitting room can be seen on the accommodation section of our website.

Kitchen

There is no threshold between the hall and the kitchen. The kitchen floor is laid as slate flagstones.

The kitchen is lit by halogen down-lighters and pelmet lights.

The clear door opening width is 82cm. The door handle is at 90cm. The stable door to the back garden has a clear door opening width of 73cm. The opening to the understairs larder area is 63cm wide and 162cm high.

The worktops are at 92cm from the floor, the highest shelf in the wall cupboards is at 172cm, the microwave is at 83cm, the hob is at 92cm, the highest shelf in the under-worktop fridge is 62cm, the sink and mixer tap are at 92cm.

A cordless kettle is provided which revolves 360°. The combined oven and hob has a drop down grill and a left side opening oven.

A multi-fuel stove is provided for your comfort.

Photographs of the kitchen can be seen on the accommodation section of our website.

Double Bedroom

There are no ground floor bedrooms.

The bedroom floor is carpeted. The room is lit by a ceiling pendant and 2 bedside lamps.

The clear door opening width is 67cm. The door handle is at 93cm.

There is 52cm of access to the left hand side of the bed and 236cm of clear space to the right hand side of the bed.

The top of the mattress is at 58cm from the floor. There is 15cm of storage height under the bed.

There is limited colour contrast in this room, the carpet is beige, the furniture wooden and the walls are magnolia.

A wardrobe, dressing table, mirror, stool and bedside table are provided as furniture.

A photograph of the double bedroom can be seen on the accommodation section of our website.

Twin Bedroom

The bedroom floor is carpeted. The room is lit by a ceiling pendant and 2 bedside lamps.

The clear door opening width is 60cm. The door handle is at 93cm.

There is 25cm of space between the window and the first single bed, 56cm of space between the twin beds and 110cm of clear space between the second single bed and the fitted wardrobes.

The top of the mattresses are at 55cm from the floor. There is 15cm of storage height under the bed.

There is limited colour contrast in this room, the carpet is beige, the furniture wooden and the walls are magnolia.

Fitted wardrobes, a mirror, and a bedside table are provided as furniture.

A photograph of the twin bedroom can be seen on the accommodation section of our website.

Bathroom

The bathroom floor is carpeted. The room is lit by 3 halogen down-lighters.

The clear door opening width is 50cm. This is a narrow door. The door handle is at 103cm.

There is level access to the bathroom from the twin bedroom, from the double bedroom you need to navigate down 2 stairs and back up 2 stairs.

The toilet seat is at 41cm from the floor, the bath lip is at 59cm and the basin at 91cm.

The bath has single hot and cold taps as does the basin. The shower is over the bath and is on a separate mixer tap.

A photograph of the bathroom can be seen on the accommodation section of our website.

Utility Room

The utility room is accessed from the garden. It is in a lean-to extension. There is level access from the cottage.

The utility room floor is laid as slate flagstones. It is lit by 4 spotlights.

The clear door opening width is 56cm, the door handle is at ?.

The worktop is at 91cm from the floor, the sink has a mixer tap.

A washing machine and separate tumble drier are provided for your convenience.

A photograph of the utility room can be seen on the accommodation section of our website.

Garden



The garden is primarily laid to lawn with slate paths.

The owners wish to make the guests aware that there is a partially unfenced stream in the garden which enters an underground culvert at the property boundary. Whilst this makes the garden idyllic, the water can be fast flowing and the banks of the stream are steep and uneven.



The deepest part of this hazard has been fenced for your safety.

Guests are asked to supervise young children in the garden at all times and to take personal caution in the vicinity of the stream.



There are also slate steps (described in detail above) leading down through the garden to the front door. These steps can be slippery after it has rained. The owners consider they have taken reasonable precaution to warn the guests of these hazards.



A small slate bridge, 66cm wide, provides access from the main garden to the river garden and patio.

There are numerous steps and slopes to the garden, please take care.

Additional Information

The nearest doctors surgery is at the top of the village, Bottreaux Surgery (01840 250209).

The nearest Accident and Emergency Units are:

Derriford Hospital, Plymouth (32 miles) Tel: 0845 155 8155
Treliske Hospital in Truro (34 miles) Tel: 01872 250000

The nearest Minor Injuries Unit is at Stratton Hospital, Bude (12 miles) Tel: 01288 287700

Internet access is provided via wi-fi in accordance with our terms and conditions.

Incoming telephone calls may be received on the Frogapits' landline, outgoing telephone calls are barred.

Mobile phone reception can be limited depending on your service provider. Orange and T-Mobile seem to work well, but to get a signal with o2 you will need to seek higher ground.

Full information on local attractions and their individual access statements can be found via www.visitboscastleandtintagel.com

Contact Details

Frogapits is privately owned by two brothers, Duncan and Robert Soar.

We have been holidaying in Boscastle since we were small and so are able to offer you 25 years of local knowledge to help you decide whether Frogapits and Boscastle is appropriate for your holiday.

Please do not hesitate to get in touch with us initially by email to info@frogapits.co.uk . We will gladly get back in touch and advise you on the telephone.