



## ACCESS STATEMENT FOR LANGDALE HOUSE GUEST HOUSE

### Introduction

Langdale House Guest House is a privately run Bed and Breakfast offering one double and one twin shower en-suite bedroom and one double bedroom with private bathroom with shower cubicle and bath. The Dining Room is on the ground floor. Langdale House has a no smoking policy but smoking is allowed in the garden.

### Pre-Arrival

Free Superfast Wi-Fi access available. Free fax service to UK destinations. This Access Statement is available on our website [www.langdalehousecornwall.co.uk](http://www.langdalehousecornwall.co.uk) and in the Guest Information folders in the bedrooms. Collection from St Austell Railway station and Bus station is available with prior arrangement. Local taxi numbers supplied on bedroom key fobs and in Guest Information folders. St Austell town is a 10 minute walk up the hill. Access to the house and bedrooms is not suitable for the mobility impaired.

### Arrival & Car Parking Facilities

There is off street parking for three cars on the driveway. There is also on street parking in Sawles Road no more than 40 metres from the house. The house entrance is 10 metres along a level pathway from the car parking. There is a 7" (18 cm) step up from the driveway to the pathway and a small 4" (10cm) step down in the middle of the pathway. There is nighttime lighting along the pathway leading to the entrance vestibule. The Entrance Vestibule is accessed via one 7" (18cm) concrete step and a 3" (7.6 cm) threshold at the front door which leads to the hallway. The Entrance Vestibule is lit at night.

### Hallway & Stairs

There is emergency lighting for the hallway, stairwell and landing leading to the guest bedrooms.

### Public Areas - Hall, Stairs & Landing

The Entrance Vestibule has the original mosaic tile floor and the hall and stairs are laid to carpet with a wooden floor in the Dining Room. Guests have access to the ground floor Dining Room and second floor access to the guest bedrooms which are named "Fowey", "Valley View" and "Gold".

### Toilets

Guest toilets are in the guest bedrooms on the second floor accessed by a 15 tread staircase leading from the entrance hallway.

Dated: February 2012

1A Southbourne Road, St Austell, Cornwall PL25 4RU

Tel: + 44 (0) 1726 71404 | Fax: + 44 (0) 1726 63798 | Mobile: + 44 (0) 7764 531050

Email: [stay@langdalehousecornwall.co.uk](mailto:stay@langdalehousecornwall.co.uk) | [www.langdalehousecornwall.co.uk](http://www.langdalehousecornwall.co.uk)

## Bedrooms & Sleeping Areas

Bedrooms are accessed from the level second floor landing which is lit throughout the day and night with emergency lighting. All bedrooms have en-suite facilities.

“Fowey” has a 4’ 6” (1.3716m) wide Double Bed with a “Comfort 1000” mattress. There is direct access via a link door to a private bathroom with bathtub and shower cubicle.

“Valley View” has a 5’ (1.524m) wide King Size Double Bed with a “Comfort 1000” mattress. There is a new (2012) Ensuite “Drench” Shower & Toilet.

“Gold” has two 3’ (0.9144m) wide twin beds with “Serene Comfort 1000” mattresses. There is direct access via a link door to a separate room with a new (2012) “Drench” Shower & Toilet.

All the Rooms have remote control flat screen TVs, Tea & Coffee making facilities and a Hair Dryer.

## Garden

The front garden is available for guests relaxation and enjoyment.

## Fire Safety

There are Foam fire extinguishers in the ground floor hallway and on the second floor landing. Smoke alarms are fitted throughout the building and there is a carbon monoxide detector on the second floor landing.

## Future Plans

There are no plans at present for alterations or building works to be undertaken.

We welcome your feedback to help us continually improve. Please email [stay@langdalehousecornwall.co.uk](mailto:stay@langdalehousecornwall.co.uk) with any comments or suggestions. Thank you.

## Contact Details

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