

**This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.**

## **Access Statement for The Old Railway Yard B&B**

### **Introduction**

The Old Railway Yard B&B is set in a semi-rural area half a mile from Lanner village and about one mile from Redruth town centre. The property is on top of a hill but has flat access all around. The hill is on the approach from the village and the town in each direction (A393). We have level access on the property; parking is immediately on-site and close to the door, which has a level access. This entrance can be followed through to our ground floor Garden room. This room has its own access from the other side of the house accessible via a slope with handrail. A small threshold needs to be stepped over to enter the room. The ground floor room has a wet room shower with separate bath, basin and WC. Two further rooms are upstairs. The Carnmarth twin room has en-suite facilities, WC, wet room shower and basin. Patio doors lead to a balcony with seating. The Carnbrea double room has en-suite facilities, WC, wet room shower and basin. This room has a choice of balconies all with views to the sea. Towels are provided in all rooms. Photographs are available on our website showing the rooms as described.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01209 314514, mobile 07970 595598, or email [g.s.collier@btinternet.com](mailto:g.s.collier@btinternet.com).

### **Pre-Arrival**

- For those travelling by public transport the train station is situated in Redruth town centre. Immediately outside of the station is a taxi rank and bus service. The taxi services available mostly know our property. The bus service travels

along the A393 Redruth to Falmouth Road and a stop is available at the end of our road, Tram Cross Lane. With prior notice if possible we can pick you up from the station at no extra cost. We have a large selection of local information on-site. We live alongside the old train lines of Cornwall's mining history that are now bridleways and are flat for easy walking.

### **Car Parking and Arrival**

- Off-road parking on a level paved site less than 5 m from the door. Outside lighting is available. There are no kerbs in this area. Guests staying in the Garden room will have level access through to their room. On the other side of the house at the front this room has its own access via the paved slope with handrail and a small threshold into the room. Any help or assistance with luggage and guests is available. Car parking immediately by the door is on a lit gravelled area. Photographs are available on our website describing these rooms.

### **Welcome Area**

- Generally our guests enter the property from the back of the property where off road parking is situated. There is an entrance porch with seating leading to the dining room where an introduction and welcome to our home can be made. A complimentary cream tea is available for all our guests. All the ground floor guest area is tiled. In the hallway a ground floor WC is available with a wide door for easy access. The area is well lit with spotlights, coloured walls and white ceilings with an open plan feel making it easy to manoeuvre. Showing our guests to their room and assisting with luggage is standard, including the public areas of our B&B and the garden to familiarise layout. Photographs are available on our website describing these areas.

## **Bedrooms**

- Our Garden room on the ground floor is suitable for infirm guests. Standard door widths with oak flooring and tiled bathroom that are non-slip. The furniture is not fixed and can be moved if required. The bed is standard height and is a super king-size bed which can also double as a zip-and-link making twin beds. This room would be suitable for one guest and carer if required. If two guests and a carer were required, the carer could take the Carnmarth twin room upstairs. The rooms are not very far apart. The Carnmarth twin room has en-suite facilities, standard height basin and WC. The Carnbrea room is a double with en-suite wet shower room, standard height WC and basin. Both rooms have the benefit of a balcony with sea views and outside seating. Double doors with a threshold and short step down are required to access the balcony. Upright seating is available in all rooms.

## **Bathrooms, Shower-rooms & Toilets (En-suite or Shared)**

- The garden room has level access to the bathroom. This is a wet room and has no threshold to enter the shower. A handrail is fixed to the wall. The bath is about 6 inches lower than a standard bath making it easier for access. A shower attachment is available in the bath for hair washing; a handrail is available for entering and leaving the bath. The basin and WC are standard height with lever type taps. All our bath/shower rooms are for private use. The Carnbrea room is a wet room with standard height WC and basin as is the Carnmarth room. Torches are available in all rooms should there be a power cut and emergency lighting will cut in. The Garden room has a tiled bathroom with oak flooring in the bedroom. Carnmarth and Carnbrea rooms are carpeted. The wet room showers rooms have non-slip rubber flooring. No threshold is required to enter the shower. The balcony outside has false grass and is non-slip. All rooms have white ceilings and coloured walls making for a bright and light atmosphere. All bathrooms/shower rooms

are tiled. Photographs are available to view on our website describing these areas.

### **Public Areas - Halls, Stairs, Landings, Corridors**

- Upstairs all the public areas are carpeted. The staircase is carpeted and requires 13 steps to the first floor. The ground floor is tiled throughout with no steps. The floor is off-white and light coloured walls with white ceilings make the whole area bright and airy. There are spotlights throughout including wall lights and stair lights. Further photographs on our website show these areas.

### **Public Areas - Lounge**

- A guest lounge is available on the first floor close to the Carnmarth and Carnbrea rooms. This is a shared area which is carpeted has three upright chairs with arms. It also has a fridge, tea and coffee making facilities, free book swap, ironing board and iron, TV/DVD with subtitles if required and local information packs. Spotlights and wall lights make for a light and airy room. Any information required can easily be delivered to the Garden room should guests be unable to manage the stairs.

### **Public Toilet**

- On the ground floor in the hallway is a WC with basin, lever taps and push button WC. There are no handrails in the WC. The room has a wide door for easy access.

### **Dining Room**

- The dining room on the ground floor is tiled throughout. It has two tables with upright seating. No armrests make for easy access and the tables can be moved if required.

Spotlighting creates a warm and light area to dine in. We can cater for some dietary needs if required but would prefer advance warning to prepare. June 2015 saw the introduction of a varied evening meal menu for guests who would like to eat in. The B&B also has an alcohol license to sell spirits on and off the premises.

### **Garden**

- The garden area is reasonably flat and is completely paved at the back of the property (slightly bumpy pattern). There are a variety of seats of different styles throughout the garden. The paved area leads on to a lawn. The front of the house is gravelled and has paving stones set in at intervals. In the garden there is a hot tub for all to use and should only be entered if you are fit and capable of stepping over the side and into the water. A rope is available to hold onto. There is coloured outside lighting throughout the garden. See the photographs on our website showing the garden area and hot tub.

### **Additional Information**

- We have a risk assessment for fire, all necessary certificates for boiler, heating, oil and electricity, PAT testing, fire extinguisher and other useful information giving our guests the satisfaction of safety while staying with us. Smoke and fire alarms are fitted throughout the property and will activate in the event of a fire. Each room and public area has instructions for what to do in the event of an evacuation, readable in three languages. The house was built in 2007. A list of doctors, hospitals, bus timetables and information on a large variety of visitor attractions are available in guest packs. We have a wealth of knowledge of our local area offering advice and places to visit.

## **Contact Information**

Address (Inc. postcode): The Old Railway Yard, Tram Cross Lane, Lanner Hill, Redruth, Cornwall, TR16 5TZ

Telephone: 01209 314514, mobile 07970 595598

Minicom: Not available

Email: [g.s.collier@btinternet.com](mailto:g.s.collier@btinternet.com)

Website: B&B Website Address:  
[www.old-railway-yard.co.uk](http://www.old-railway-yard.co.uk)  
Self-catering Website Address:  
[www.tramways-cornwall.co.uk](http://www.tramways-cornwall.co.uk)

Grid Reference: Latitude 50.219276°  
Longitude -5.2140594°

Hours Of Operation: Open all year

Local Carers: There are a variety of private carers in the area, which can be contacted if required.

Local Equipment Hire: Hire equipment can be organised from our local council drop-in centre.

Local Accessible Taxi: 01209 214040 – there are a variety of taxi services available locally.

Local Public Transport: There is a local bus service at the end of Tram Cross Lane. A bus stop is immediately opposite on Lanner Hill. We have a bus schedule on-site. As previously mentioned we can pick you up from the railway station if required and advised previously.