

BRINKYWELL COTTAGES INVENTORY

BRINKYWELL

Lounge :

- 2 x Table Lamps
- 1 x Standard Lamp
- Television
- DVD Player
- Video Recorder
- Companion Set
- Log & Coal Baskets
- Various Books
- Alba Music Centre
- Clock
- 2 x Ash Trays
- Small Ornaments
- 3 x 2 Seater Settees
- Oak Bureau
- Electric Fire
- Nest of Tables
- Coffee Table
- Wastepaper Basket
- Puffee
- Fabric Covered Stool
- Small Table on Casters
- Pine Dining Room Table and 7 Chairs
- Child's High Chair
- Tortoise Shell Tray & Table Mats
- 6 x Wall Hung Pictures
- 3 x Shell Lamp Shades
- 1 x Pewter Dish
- 1 x China Dish
- Small Wicker Basket
- Cork Wall Hung Display Board
- Wall Hung Map of Cornwall
- Upright chair and reading lamp

Kitchen :

- 7 x Saucepans
- 3 x Frying Pans
- 1 x Roasting Tin
- 1 x Blender
- Selection of Glass Cookware
- Scales
- Kettle
- Toaster
- Microwave
- Cafetiere
- Knife Block
- Selection of China
- Cutlery
- Kitchen Utensils
- Glassware Selection
- Dishwasher
- Washing Machine
- Refrigerator

<i>Kitchen (cont'd) :</i>	Fridge/Freezer 2 x Pictures Fire Extinguisher & Blanket Radio Lantern Pedal Bin Electric Stove
<i>Entrance Hall :</i>	Chair Blackboard Black Milking Churn Stair Gate Folding Table Telephone Notice Board Barometer Ordnance Survey Extract of Camel Train – Wall Hung 5 x Pictures Vacuum cleaner Ironing Board Mop & Bucket Iron Brushes & Cleaning Products Shoe Racks
<i>Stair Case :</i>	4 x Pictures 3 x Pewter Ornaments Large Pewter Vase Barrel Shaped Ornament Fire Extinguisher
<i>Landing :</i>	Picture
<i>Bathroom :</i>	4 x Pictures Pedal Bin Wall Mounted Towel Rail 1 x Small Fabric Covered Stool
<i>Toilet :</i>	Pedal Bin
<i>Bedroom 1 :</i>	1 x Double Bed 1 x Single Bed 2 x Pine Side Tables 2 x Small Oval Dishes 2 x Table Lamps Drink Mats Television Four Drawer Dressing Table Wall Mirror Picture

- Bedroom 1 (cont'd) :** Glass Vase
Clock
2 x Ornaments
Radio
- *In Cupboard :* Selection of Coat Hangers
- Bedroom 2 :** 2 x Twin Beds
Pine Bedroom Table
Bedroom Lamp
Chair
Pine Suitcase Holder
Three Drawer Dressing Table
Wall Mirror
3 x Pictures
Metal Waste Bin
- *In Cupboard :* Z-Bed
Travel Cot
Selection of Coat Hangers
- Bedroom 3 :** 2 x Twin Beds
Bedside Table
Bedside Lamp
Chair
Wall Mirror
3 x Pictures
Wastepaper Bin
Chair
- *In Cupboard :* Selection of Coat Hangers
- Airing Cupboard :** Clothes Horse
Kitchen/Bed Linen
Tea Towels
Bathroom Linen
- Outside :** Dustbin
Patio Table & Chairs (Seasonal)
Rotary Clothes Line

BRINKYELM

<i>Bathroom :</i>	1 x Wall Mounted Mirror 2 x Pictures 2 x Portable Mirror Bath Mats Bin
<i>Entrance Hall & Cupboard :</i>	Clothes Horse Ironing Board Bucket & Mops Henry Cleaner Selection of Cleaning Utensils Wall Mounted Mirror Shoe Racks
<i>Kitchen :</i>	Fridge/Freezer Electric Cooker Bread Bin Toaster & Tray Electric Kettle Microwave
<i>Kitchen (cont'd) :</i>	Fire Extinguisher & Blanket Notice Board Pedal Bin Coffee Percolator Washing Machine Selection of Crockery Cutlery Glasses Knife Block 4 x Blue & White China Containers 1 x Tea Pot 1 x Frying Pan 4 x Saucepans 1 x Tray 1 x Chopping Board Kitchen Utensils
<i>Lounge :</i>	1 x Two Seater Sofa 2 x Easy Chairs Television DVD Player Video Recorder Toshiba Music Centre Coffee Table 2 x Table Lamps 1 x Standard Lamp Telephone Nest of Tables 2 x Small Tables Carriage Clock

- Lounge (cont'd) :** 2 x Brass Ornaments
Radio
Companion Set
2 x Pictures
China Ornament
Glass Fronted Cupboard with Selection of Glassware & Crockery
Pine Dining Table & 6 Matching Chairs
Z Bed
Hanging Ornamental Basket
Display Map of Cornwall
Selection of Books and Games/Puzzles
Electric Fire
Childs Play Table & Chair
Childs High Chair
Log Basket
Coal Scuttle
Wastepaper Bin
- Stairwell :** 3 x Pictures
Fire Extinguisher
Brass Flower Holder
Black Plastic cauldron
Ceramic Jug
Shoe Racks
- Landing :** 1 x Picture
- Bedroom 1 :** 2 x Twin Beds
Bedside Table
Bedside Lamp
Bedroom Clock
Wall Mounted Mirror
3 x Pictures
2 x White Glass Pots
Brown Pottery Container
Wastepaper Bin
Pine Suitcase Rack
- *In Cupboard :* Selection of Coat Hangers
- Bedroom 2 :** 2 x Twin Beds
2 x Pine Bedside Tables
2 x Bedroom Lights
2 x Wall Mounted Mirrors
1 x Picture
- *In Cupboard :* Selection of Coat Hangers
- Outside :** Dustbin
Rotary Clothes Line
2 x Circular Flower Tubs
Circular Bench & Table Patio Set

BRINKYWELL HOLIDAY COTTAGES

FIRE RISK ASSESSMENT

REVIEWED BY THE PARTNERS ANNUALLY

BRINKYWELL COTTAGE

Possible Areas of Risk

1. Open Fire

Recommendations to cottage users:-

- a. Always use the fireguard provided when the fire is lit.
- b. If young children are in the cottage always use the extended safety guard which is situated in front of the main radiator in the lounge.
- c. Firelighters and matches are provided but please ensure that these are out of the reach of young children.
- d. Always ensure that the fire has well died down before retiring at night.
- e. In the event of a chimney fire please dial 999 immediately.
- f. In the event of any general fire in the cottages fire extinguishers are situated in the kitchen and at the top of the stairs.

All fire extinguishers are subject to annual maintenance by recognised and approved agents 1st Fire Solutions Ltd PO Box 231 Stroud Glos GL6 6BY.

2. Candles

- a. Please do not light candles if children are in the property.
- b. Ensure that candles are well away from any material that could combust.
- c. Do not use candles in the bedrooms.
- d. Always ensure that candles are totally extinguished prior to retiring.

3. Kitchen

The fire risks in the kitchen largely revolve around the cooker.

- a. Do not allow children near the cooker.
- b. Always ensure that the stove controls are switched off after use and certainly before retiring or leaving the property.
- c. In the event of a fire in the kitchen a fire blanket and CO2 fire extinguisher are provided and are situated on the kitchen wall.

- d. Please acquaint yourself with the instructions for use of both of these items and in the event of a fire use them as necessary and dial 999 immediately.

Please note that Brinkywell is a non-smoking cottage and guests are asked to respect this.

Please note that power operated smoke alarms are situated both in the lounge and at the top of the stairs.

BRINKYWELL HOLIDAY COTTAGES

FIRE RISK ASSESSMENT

REVIEWED BY THE PARTNERS ANNUALLY

BRINKYELM COTTAGE

Possible Areas of Risk

1. Log Burner

Recommendations to cottage users:-

- a. Always use the fireguard provided when the fire is lit.
- b. If young children are in the cottage always use the extended safety guard which is situated in front of the main radiator in the lounge.
- c. Firelighters and matches are provided but please ensure that these are out of the reach of young children.
- d. Always ensure that the fire has well died down before retiring at night.
- e. In the event of a chimney fire please dial 999 immediately.
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3. Kitchen

The fire risks in the kitchen largely revolve around the cooker.

- a. Do not allow children near the cooker.
- b. Always ensure that the stove controls are switched off after use and certainly before retiring or leaving the property.
- c. Please note that the top of the microwave will be hot during and after use so please do not touch or leave objects on the top.

- d. In the event of a fire in the kitchen a fire blanket and CO2 fire extinguisher are provided and are situated on the kitchen wall.
- e. Please acquaint yourself with the instructions for use of both of these items and in the event of a fire use them as necessary and dial 999 immediately.

Please note that Brinkyelm is a non-smoking cottage and guests are asked to respect this.

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ACCESS STATEMENT

BRINKYWELL COTTAGE, TREDETHY, BODMIN, CORNWALL.

INTRODUCTION

Brinkywell Cottages are two Cornish stone built cottages occupying a stunning rural location at Tredethy and are set in large grounds, fields and woodland areas which are available to guests.

Pre Arrival

- We have an extensive website with details of the facilities available.
- Bookings/enquiries can be made via email, telephone or by letter.
- All guests are provided with written directions to the cottage.
- Bodmin Parkway Station is approximately 8 miles away.
- This Access Statement is available on our website and in the “Welcome File” in both cottages.

Arrival & Car Parking Facilities

The cottages are accessed over a cattle grid and down a track (approximately 100 metres) and then over a further cattle grid to enter the tarmacked parking area adjoining the cottages.

Main Entrance & Reception

- The main entrance to Brinkywell is via 6 stone steps leading from the car park, 80 cms wide x 15 cms deep, with a wooden handrail on the right hand side.
- The front door is 90 cms x 202 cms with a hinge on the right and step of 14 cms.
- The key for this door is issued to our guests by post prior to arrival together with information literature concerning the cottage.
- The front door opens into the entrance hall. There is a light switch on the left hand side for an outside light and the hallway light. There is a large mat inset into the floor at the front door.
- An automatic security light is on the outside wall which also floodlights the concrete steps.
- Inside the door on the right hand side is a shoe rack.
- There is a telephone and honesty box on the foldaway table on the right hand side.

Public Areas – General (Internal)

Not available.

Public Areas – WC

Not available.

Dining Room & Lounge

- Door from the hallway to the lounge/dining room area is 78 cms wide x 74 cms high.
- The lounge has an open fire (guests please refer to fire safety regulations enclosed). Coal and wood available from the log store adjacent to the washing line at Brinkyelm.
- There is a television with remote control a CD player and video player.
- There is a music centre.
- The lounge has three 2 seater settees, an upright easy chair and overhead reading lamp.
- At the far end of the lounge is the dining area with pine dining room table and 8 chairs. A high chair is also provided.
- The patio door which has a lock and safety lock leads out to a stone patio via a step onto 2 flagstones 14 cms and a further step onto the patio 15 cms. The patio is two levels and the second level drops down a step 18 cms.
- The opening for the patio door (74 cms x 192 cms).
- The patio is built of local stone and therefore has an uneven surface.
- Patio furniture is available for use by guests in season.
- The lawns surrounding the cottages together with the field and woodland areas are for the enjoyment of guests.

Please note there may well be sheep in the field and you are asked to ensure that the walk through gate to the field at both the top and the bottom of the drive are closed at all times.

- We do allow 1 dog by prior arrangement in each cottage but only if the dog rules which are posted on the website are read and signed by the guest and those rules adhered to.
- Please note that there may be other families living in the adjoining cottage and you are asked to respect their privacy and peace and quiet particularly if you have an animal which should be kept on a lead at all times whilst in the grounds of the cottage.

Conference & Meeting Rooms

Not applicable.

Staircase

The staircase leads off from the hallway on the left hand side just inside the front door and has 11 steps (66 cms wide x 20 cms deep) rising to a landing area off which the bedrooms, bathroom, toilet and airing cupboard are situated.

Upstairs Bedrooms

Bedroom 1

- Door (79 cms wide x 202 cms high) is on the left hand side at the top of the stairs.
- There is a double bed (150 cms wide) and a further single bed (90 cms wide).
- The main room light has a switch by the door and there are two bedside tables with table lamps by each side of the bed.
- There is also an additional television with a 30 cm screen.

Bedroom 2

- This is directly ahead of you at the top of the stairs – door (77 cms wide x 202 cms high).
- There are two single beds with pine headboards each 90 cms wide.
- The door is hinged on the right.
- The main light switch is on the wall immediately on the left.
- There is a pine bedside table between the two beds with a reading lamp. The distance between the beds is approximately 60 cms.
- Bed 1 – The left hand side is against the wall and the distance to the right of bed 2 is approximately 70 cms.

Bedroom 3

- Door (77 cms wide x 202 cms high).
- The door is hinged on the right with the main wall light switch on the left as you enter the door.
- There are two single beds with pine headboards (90 cms wide).

- Bed 1 – The left hand side is against the wall and the distance between the two beds approximately 50 cms. To the right of bed 2 is approximately 110 cms.
- There is a table lamp on the bedside table

Bathroom

- This is on your immediate right hand side at the top of the stairs, and is cushion floored.
- Door (76 cms wide x 202 cms high).
- Toilet seat height is 44 cms.
- The distance to the left of the toilet to the bath is 42 cms.
- Sink height is 79 cms.
- The bath height is 53 cms x 154 cms long.
- There is a step over shower over the bath.
- Room has a wall mounted heated towel rail.

Toilet

- This is to the left of the bathroom and is cushion floored.
- Door (67 cms wide x 202 cms high).
- Toilet seat height is 40 cms.
- The sink height is 78 cms.
- Room measurements 90 cms x 170 cms.

Top of the Stairs

Airing cupboard with three slatted shelves and containing a clothes airer.

Kitchen

- The kitchen is accessed off the main hall or from the dining room.
- When entering from the dining room on your right is an upright fridge/freezer, A fire blanket and fire extinguisher are situated behind the door.
- To your right is the main work surface height 89 cms.

- Below which is a further front opening refrigerator and a front loading washing machine.
- The flooring is a non-slip cushion floor.
- A front loading dishwasher is also under the work surface.
- Crockery, glasses and cooking utensils are provided either on the shelves or in the units.
- A microwave is provided on the corner of the work surface.
- The electric double oven can be accessed both from the front.
- The oven door grill is 60 cms high and the main oven door shelf is 30 cms high with a further shelf in the main oven.

Additional Information

- You are actively encouraged to read our welcome pack
- The premises are non smoking.

Contact Information

Proprietors

Brian and Margaret Tocknell 01453 545184
Michael and Patricia Hall 01453 542874
Hugh and Pam Lewis 01453 811969

Future Plans

- No major plans other than to maintain decorations and furnishings to the highest possible level..

WE WELCOME YOUR FEEDBACK TO HELP US CONTINUOUSLY IMPROVE.

IF YOU HAVE ANY COMMENTS PLEASE PHONE OR EMAIL. ALTERNATIVELY YOU CAN WRITE TO US AT OUR HOME ADDRESS.

ACCESS STATEMENT

BRINKYELM COTTAGE, TREDETHY, BODMIN, CORNWALL.

Main Entrance & Reception

Approach from the parking area by 7 stone steps (15 cms steep x 30 cms) and a wooden handrail on the right hand side (80 cms high).

The front door is hinged on the left (78 cms wide x 200 cms high) with an outside sensor light and the light switch is immediately on the right hand side operating the light in the passage and an outside light.

Bathroom

- The bathroom is on the left. Door (74 cms x 200 cms), and contains cushion flooring.
- Toilet 40 cms to the pan.
- Washbasin 80 cms high.
- The bath is 52 cms x 150 cms with a shower over the bath.
- There is an electric heater and an electric towel rail.

Kitchen

- The kitchen is on the right hand side of the hallway, and contains cushion flooring..
- There is a front loading washing machine.
- Electric cooker.
- Upright fridge/freezer.
- Microwave (*Caution – Top becomes hot during use*)
- There is also a fire blanket and CO2 fire extinguisher.

Lounge

- Door into the lounge is 76 cms x 190 cms.
- There is a television, music centre, DVD player and video recorder.
- Telephone is on the table in the right hand corner. Guests are asked to place money in the box when using the telephone which is on an honesty basis.
- There is a two seater settee and two easy chairs.

- There is a dining room table and 6 dining chairs.
- There is a log burning stove with a companion set and the safety rail is generally kept in the small conservatory off the lounge.
- Logs and coal are available from the log store adjacent to the washing line.

Staircase

- Leading from the lounge is a spiral staircase 80 cms wide, steps are 20 cms deep and 12 steps.
- There is a child safety gate at the top which can be locked.
- Stairs are enclosed with wooden rails.

Bedroom 1

- On right hand side of the stairs. Door (75 cms x 200 cms).
- Two single beds.
- Bedside table and reading lamp.
- Chest of drawers and a luggage rack.
- Bed 1 – The left hand side is against the wall and the beds are approximately 50 cms apart.
- Bed 2 – The right hand side approximately 30 cms from the wall.

Bedroom 2

- Door (75 cms x 200 cms).
- Two single beds.
- Two separate bedside tables and reading lamps.
- Bed 1 – The left hand side is against the wall and window.
- Bed 2 – The right hand side is against the wall and there is a gap on the left hand side of approximately 70 cms. The gap at the end of the bed between the two beds approximately 60cms

Exterior

- Leading from the car parking area is a patio with circular patio table and benches.

Additional Information

- You are actively encouraged to read our welcome pack
- The premises are non smoking.

Contact Information

Proprietors

Brian and Margaret Tocknell 01453 545184

Michael and Patricia Hall 01453 542874

Hugh and Pam Lewis 01453 811969

Future Plans

- We intend replacing the kitchen during the next 12 months.

WE WELCOME YOUR FEEDBACK TO HELP US CONTINUOUSLY IMPROVE.

IF YOU HAVE ANY COMMENTS PLEASE PHONE OR EMAIL. ALTERNATIVELY
YOU CAN WRITE TO US AT OUR HOME ADDRESS.

JOBS COMPLETED

BRINKYWELL

1. Filled below patio door.
2. Provided book rack.
3. Re-polished tables.
4. Cleared wood from gale damage.
5. Pruned and tidied rockery.
6. Ordered blind for twin bedroom overlooking field.
7. Re-grouted window shelf and behind sink.
8. Re-grouted parts of the tiling surrounding the bath.
9. Re-sealed behind sink.
10. Provided fire assessment report.
11. Provided inventory.
12. Provided access documents.
13. Cleaned light fitting in kitchen.
14. Replaced hooks on broken display cabinet in kitchen.
15. Attend to dishwasher door hinges and adjoining surfaces and clean thoroughly.
16. Take old fridge/freezer to Llanivet tip.
17. Purchase companion set.

JOBS COMPLETED

BRINKYELM

1. Lined drawers of cupboards.
2. Re-lined fablon shelves in kitchen.
3. Delivered and installed a replacement upright fridge/freezer.
4. Purchased microwave and removed old.
5. Purchased and installed new light fitting in kitchen.
6. Replaced chest of drawers in bedroom 2.
7. Re-grouted part of the tiling surrounding the bath and shower.
8. Re-sealed behind sink.
9. Provided inventory.
10. Provided access documents.
11. Provided coat hangers.
12. Purchase and install boot racks.
13. Purchase companion set.

Telephoned Ian Hodges and arranged for him to carry out his electrical work after Hugh and Pam have left.

Bonfire for all matters removed from the wood.