

## **Hill View Bed and Breakfast Access Statement**

Hill View Bed and Breakfast is a family run business within the hamlet of Middlewood. Middlewood is located approximately 6 miles from Launceston on the B3257. The access track to the property slopes steeply down from the road for about 10 metres before sweeping right onto level but slightly uneven ground. There is car parking for 4 visiting vehicles. Security lighting provides light in the car parking area but this diminishes the further away the car is parked from the house gate. From the entrance gate there are a set of 17 different height steps up to the front door. A paved path 5 metres long leads to the entrance door from the top of the steps. There is a small step through the doorway (33ins/840mm wide) into the entrance hall which is well lit with wooden flooring. Access to the three bedrooms is through a slate floored dining/sitting room. From the entrance hall there is a granite step of 7.25 inches (180mm) into the dining/sitting room. The door is 25ins/635mm wide. From the far end of the dining/sitting room a door (28ins/710mm) leads into a small hallway with slate tiles. Across the middle of the hallway is a granite step that is 5ins/128mm high. The dining/sitting room and hallway are well lit. Access into Trispen is through a door (28ins/712mm) that includes a small step down (4ins/100mm) into the bedroom. The bedroom is well lit with 3 windows and wooden flooring. Access to the en-suite bathroom on the same level as the bedroom is over a small lip (1in/25mm) and contains a shower cubicle with access of 20ins/510mms. The bathroom floor is tiled.

The access to Bowithick requires another step up from the hallway of 20ins/510mms. The bedroom doorway is 28ins/712mms wide and has a lip up of 7ins/178mms. The room is well lit and has wooden flooring. To access the en-suite it is necessary to ascend four granite steps between 6ins/153mm and 8ins/203mm high. The en-suite has level access. The door is 28/712mm wide. Access to the walk-in shower is 19ins/483mm wide. There is a step up of 4ins/103mm into the shower. The bathroom floor is tiled.

### **Pre Arrival**

The nearest rail station is Liskeard which is situated 7 miles from Hill View.

Caradon Cabs in Liskeard (07841 993 775) advertise as having accessible vehicles.

Bus services from Liskeard and Launceston are extremely infrequent and currently under threat of closure.

A collection service can be arranged by prior negotiation.

The surrounding streets are tarmac but are not lit at night and for the most part include steep hills. There are no pavements.