

Access Statement for Bedknobs B&B in Bodmin, Cornwall

Introduction

Polgwyn, home to Bedknobs B&B, is a rambling Victorian Villa set in an acre of woodland garden, and offering guests 3 spacious double bedrooms. It is also home to Gill and Kim, their 3 cats, Mischief, Minnie-minx and Mouse, not to mention passing family and friends.

We are always happy to welcome guests with whatever specific needs but please note that we cannot currently accommodate fully wheelchair bound visitors as our 3 bedrooms are all situated on the first floor.

Should you have any questions or queries whatsoever, that are not answered in these pages, please don't hesitate to contact us by your preferred means.

Pre-arrival

- A picture gallery of each room, with their respective dimensions and all on the first floor, can be found under the 'Rooms Menu' that appears on each 'Bedknobs Information' page of the website.
- If you are without access to the Internet, we are happy to send out a brochure showing pictures of all 3 bedrooms.
- We will tell you prior to booking, that we are strictly non-smoking in the house, have cats and white Russian goose-down duvets - the latter we can easily change for synthetic, the cats we can't!
- We have carpets that are allergic to outdoor shoes so will ask if you wouldn't mind bringing with you some indoor shoes/slippers, or we are happy to offer complimentary slippers.
- The Directions Page on Bedknobs' website provides detailed directions and a map for visitors coming to Cornwall by car.
- The Directions Page of Bedknobs' website also provides full details of all forms of public transport available for travelling to Cornwall along with some useful links to help you plan your journey.

- Bodmin Parkway railway station is 3 miles out of town. We are happy to pick-up, circumstances permitting.
- Alternatively, we would recommend Parnells Taxis [LINK](#)
- There is a regular bus service from the Station to the centre of town. Click here to access its current timetable
http://www.cornwallpublictransport.info/pdf_tts/555.pdf
- Bedknobs is about 150 yards (km) up a fairly steep hill.
- You can contact us by snail-mail, e-mail or telephone.

Arrival and Parking Facilities

- Off-street parking is available on our very slightly sloping driveway
- You'll find suggestions for sensible parking at the 'Arriving at Bedknobs' section on the Bedknobs' Directions Page of the website – click <http://www.bedknobs.co.uk/bedknobs-directions>
- The backdoor of the house is to be found in this parking area. It's not the black door that you see on driving in but the white door in the porch opposite the barn.
- Ring the bell on the back door and from there, we will escort you (with your luggage) round to the front door that is at the back of the house! This involves walking over a smooth concrete surface, a large slate slab under a wide arch then onto a path – it's much easier than it sounds!
- This path leads past the conservatory to the front door, and then into an encaustic tiled front porch (all level). This is where we ask you to slip into your indoor shoes or slippers and there is seating and space to leave your shoes and indoor shoes/slippers depending upon whether you are going in or out. There is also a long-handled shoe-horn for your use if needed – and complimentary slippers should you have forgotten your own! We encourage you to take said slippers home with you when you leave us as we can neither re-use nor recycle them.
- Low energy outdoor lighting at night provides light from the car parking area to the front door.

Main Entrance and Public Areas

- From the front porch, step up one wide step and through a doorway, leading into the outer hall that is fully carpeted. The breakfast room leads off this hall.
- Proceed through hall and standard-width Victorian doorway into inner hall (fully carpeted) from where a staircase leads to the 3 first floor bedrooms.
- There is a small cloakroom opposite the bottom of the stairs (currently out of commission for redecoration)
- You will find hand-bells in both halls and should you need us at any time, just ring a bell and one of us will magically appear, just like the genie in the lamp!
- The staircase is 84 cms wide (33 inches). There are 9 steps in the first flight, then a small split landing with a step in the middle followed by 6 more steps. There is a handrail from top to bottom.
- In both ground floor and first floor halls, lamps with low energy bulbs stay on throughout the night for your safety and/or should you need to summon help during the night, and there are clear instructions in your room as to how to do just this.
- We will always offer to transport your luggage to your room – and back to your car when you leave us
- Apart from the front porch and bathrooms, the remainder of that part of the house used by guests, is carpeted with short-pile 100% wool carpet that sits on Ecolay – an environmentally-friendly underlay made from natural products and subsequently bio-degradeable.
- The Breakfast Room/Guest Lounge on the ground floor, has a semi-stripped/ varnished wooden floor though the major part of the floor is covered with a pile-less carpet.

Breakfast Room

- Breakfast is taken communally around a large solid table that allows plenty of room to accommodate 6 guests very comfortably. The matching chairs are also large with padded seats and high, carved, wooden backs. Being quite heavy, we are on hand at breakfast, if needed, to help push your chair in and out. The table has an underspace of X
- A radio generally plays quietly in the background during breakfast – and for this privilege, we have paid an extortionate

fee to The Performing Rights Society. Should the enjoyment of background music not be shared, just let us know.

- The Breakfast Room plays a dual role as it is also our Guest Lounge. Here you will find a wealth of well-organised tourist information and leaflets, and OS maps that our guests are welcome to borrow and take out for the day. We have up-to-date information on all areas of public and private transport in Cornwall including bus, trains, ferries and hire cars. We offer detailed information on walking, cycling and bike hire as well as the great choice of routes available for both.
- The Breakfast Room/Guest Lounge does not have a television (all 3 bedrooms do) but here you'll find a laptop with Internet access that is available throughout the day, free of charge.
- There is a large selection of games, cards etc. and here at Bedknobs, we are licensed for the sale of alcohol that includes good quality house wine (red, rose and white) and 'champagne' locally produced by an award-winning vineyard.
- We cater for vegetarian, vegan and gluten-free diets. We need to be told about any dietary requirements at the booking stage or at least a few days prior to arrival.

Outdoor Facilities

- The first outdoor space you'll encounter as you enter the gate, are the car parking facilities – see "Arrival & Parking Facilities" above. . You will have already read about this on the Directions Page of the website and our confirmation e-mail or letter to you.
- Polgwyn, home to Bedknobs B&B, has a large, mainly woodland garden of just under an acre. This includes a solid/level area at the south facing side of the house with outdoor tables and chairs that overlook the sloping lawn and sprawling bank of rhododendrons beyond. Do note that Polgwyn is a 'back to front' house and that the car parking area where you enter is the old 'service' end of the house whilst the front is round at the back!
- Our guests are very welcome to explore most corners of the garden that resemble, but on a miniature scale, The Lost Gardens of Heligan - prior to their restoration! These include the remains of a hothouse and greenhouse, hot beds, pineapple pit, walled garden, secret paths and more besides. A plan of the

garden as well as its history and that of the house, is available but obvious care needs to be taken when exploring its deepest recesses.

Bedrooms

There are 3 bedrooms at Bedknobs B&B, all named after one of the trees that you see from their windows. All 3 bedrooms are on the first floor and have the following facilities:

- A welcome tray offering Fairtrade tea and coffee, decaf' coffee, organic drinking chocolate, herbal teas and mini-packs of traditional Cornish biscuits.
- A silent room fridge containing complimentary fresh (local) milk, local bottled water and apple juice as well as alcoholic refreshment including 25cl bottles of White and Rose wine. Payment for these optional extras is by way of an Honesty Box in each room.
- Red wine 25cl size, West Country crisps and organic Cornish clotted cream fudge too are too available for sale and displayed too but on a shelf in the hall.
- Duvets
- Extra blankets
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