**Access Statement for Bracken Cottage**

**Introduction**

Bracken Cottage is a granite built former flower packing shed and glass house, situated on the southern side of Timmys Hill at the southern end of Bryher, with sea views to Tresco, St. Marys and the Western Rocks.

**Pre-Arrival**

* We are listed on the Visit Scilly and Bryher website.
* Bookings/enquiries can be made directly from the website via email.
* Guests arrive by plane or by ship to St. Marys, or helicopter to Tresco, we can assist with boat transport to Bryher through Tresco Boating, the cost of this is not included in the accommodation cost.

**Arrival**

Guests are met on arrival to Bryher and luggage transported to the cottage.

**Main Entrance**

There is a 1.20 meter wide x 8 meter path with 3 steps that are 9cms high that lead to the front door. It is made of cement paving slabs that are level and even. The glass panelled door opens out to the left and is 81cm wide x 177cm high. There is a light switch on the right hand side of the door casing. The porch is 1.77 meters x 1.80 meters wide, there is a solid pine door into the kitchen area, it measures 197cm x 76cm with a latch at a meter high. It opens from the left into the porch.

**Dining Area**

The dining area is open plan with the kitchen, there is a rectangular farmhouse pine table 151cm long, 77cm wide and 77cm high. It has legs on each corner, it is 31cm from the floor to the lowest point of the table (underspace). It can be moved as there is at least 85cm of free space all around. 4 pine chairs, no arms, 2 more are available in the bedrooms. Flooring is ceramic tiles. Lounge area is open plan situated below kitchen/dining area. There are 6 wooden steps down 20cm deep and 67cm wide. Modular corner 6 seater sofa unit, with 2 movable coffee tables. TV/DVD with remote control, radio. Laminate flooring with rug. Glass panelled door leads onto decking, 198cm high x 76 cm wide.

**Shop**

Bryher stores and post office is a 20 minute walk along an uneven stony track.

**Outdoor Facilities**

Exiting from the back door from the lounge there is a decking area and garden. This glass door is 76cm wide x 198cm high. There is a 12cm step onto the decking which is 7.13 meters wide x 3 meters long, an 84cm high rails surrounds the decking area. There are 6 steps 29cm deep x 52cm wide that lead down to a lawned garden, there is a wooden hand rail on the left hand side of the steps.

**Bedrooms**

Bedroom 1, door 76cm wide x 198cm high, hinged on the left. Carpeted with a plain cream carpet. There is a 4’6” double divan, the bed height is 62cm floor to the top of the mattress. All bedding is polycotton or percale with non-feather quilt, pillows are feather and non-feather. There is a dual control electric blanket from November to March, extra blankets are available. The space to the left of the bed is 93cm. The space to the right is 82cm. The main light switch is to the left of the door, there are 2 separate lamps by each side of the bed.

Bedroom2, door 76cm wide x 198cm high, hinged on the right. Carpeted with a plain cream carpet. There are 2 pine single 3’ beds. The height from the floor to the top of the mattress is 54cm. Bed 1 has 70cm between the wall and the bed. Bed 2 has 65cm between the wall and the bed, there is 24cm between each bed. The light switch is to the left of the door, there are 2 separate reading lamps by each bed. All bedding is polycotton or percale with non-feather quilt, pillows are feather and non-feather.

**Bathroom, Shower-room & WC**

This is accessed from a 68cm wide hallway with a door 74cm wide by 195cm high. Toilet seat height is 42cm. Distance to the left of the toilet is 113cm, distance to the right of the toilet is 28cm. Sink height is 85cm. Walk in shower with a 30cm step up to access, glass panel, no handrails. There is a wall mounted electric heated towel rail. Flooring is ceramic floor tiles.

**Self-catering Kitchen**

Kitchen is open plan with dining area, there is a 68cm wide corridor into a hallway, a cupboard houses the £1 coin meter, it is 190cm high. On entering the left hand wall has a fire extinguisher and fire blanket at a height of 155cm. Work surfaces are 91cm high, electric hob and sink with cupboard underneath are 91cm high. An extractor fan switch is 185cm high. The wall cupboards 71cm long and are 132cm from the floor. Electric oven door is drop down and at a height of 71cm, height of lowest shelf is 54cm. Fridge under the work surface with a 4\* ice box at 64cm and the highest shelf is 51cm. Evenly lit kitchen with 4 LED spotlights and a low energy suspended light. Flooring is ceramic tiles.

**Attractions (Displays, Exhibits, Rides etc.)**

Two minute walk to a display board that informs visitors of daily boat trips to other islands and wildlife trips.

**Grounds and Gardens**

To the right of the front door is an outside sun terrace. There is a 20cm step up to a concrete surface with 2 wooden benches. The steps from the decking lead to a shared garden with the farmhouse next door. There is a large grassy area on a slight slope that leads to the farm fields.

**Additional Information**

An information folder is available in the cottage with places of interest leaflets. The cottage is non-smoking. Good mobile phone reception for most networks.

**Contact Information**

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Website: [www.hillsidefarmholidays.co.uk](http://www.hillsidefarmholidays.co.uk)

Hours of operation: open all year

Emergency number: 07714247813

Local transport numbers: Tresco Boats: 01720 423373

**Future Plans**

To maintain the high standard of accommodation that we provide.

**We welcome your feedback to help us continuously improve, if you have any comments please email** **hillsidebryher@gmail.com** **or talk to us.**