

The Old Vicarage Retreat

Access Statement

General

- The Old Vicarage is set in the rural village of Luxulyan, 4.5 miles from St. Austell.
- The retreat was built in 2015 and maintained to the highest standard.
- All rooms are located on the ground floor.
- The driveway slopes downwards slightly from the roadside and levels out near to the property.
- Access to the property may be restrictive to wheelchair users.
- If the above raises any concerns, please contact us prior to booking.

Directions by Car (via A30 from Exeter)

- Leave the A30 at the exit signposted A391 St Austell & Eden Project.
- Follow the signs to the Eden Project (if you want to avoid the narrow lanes).
- When you reach the Eden Project roundabout (approx. 7 miles) follow the signs to Luxulyan.
- On entering the village, go past the Kings Arms Pub (on the left) and up to the top of the hill.
- At the top of the hill turn right and the Old Vicarage is the second driveway on the left.
- On entering the driveway, the Old Vicarage entrance is the first gate on the left.

Directions by Car (via A390 from Plymouth)

- Approximately 4 miles after driving past the village of Lostwithiel, leave the A390 by turning right. (Directly opposite the Gulf petrol station and signposted Luxulyan).
- Continue on this road for approximately 1.5 miles, until you reach the T junction. (Avoid the right turn into the Luxulyan Valley as this is very narrow).
- At the T junction, turn right (following the sign to Luxulyan).
- At the next T junction, turn right again (following the sign to Luxulyan).
- On entering the village, drive past the Kings Arms Pub (on the left) and up to the top of the hill.
- At the top of the hill turn right and the Old Vicarage is the second driveway on the left.
- On entering the driveway, the Old Vicarage entrance is the first gate on the left.

Location & Facilities

- As we are situated in a rural location, guests would benefit from having their own transport.
- The nearest shop and post office is 1 minutes' walk away.
- The nearest pub is 5 minutes' walk away (part of which is down a steep hill).
- The nearest bus stop is opposite The Old Vicarage (services are limited).
- The nearest train station is 5 minutes' walk away (part of which is down a steep hill)
(Services are limited & you have to flag the train down to stop!)
- More frequent bus and train services are available in St. Austell (approximately 4.5 miles away).
- There are several taxi firms available located in Par & St. Austell if required.
- We are unable to provide facilities for animals of any kind.
- All documentation is provided in print (we have no Braille facilities).
- If the above raises any questions, please contact us by telephone on 01726 858 753.

Arrival & Parking

- From the main gated entrance (named The Old Vicarage) follow the driveway to the end.
(Look for The Old Vicarage Retreat sign on the wall at the end of the house).
- The front door is around the corner where the key-safe is located to access the property.
(The security code will be provided prior to arrival).
- Regrettably we cannot provide assistance for guests with mobility issues.
- Arrivals are strictly on or after 3pm to ensure your accommodation is fully prepared and ready.
- The main parking area is on level ground (gravel surface) and extends to the front door.
- A car parking space is available for guests use.
- Please only park in the designated *yellow* space as shown on the parking plan.
- We do recommend reverse parking to ensure ease of access.
- There is no facility for the parking of long wheelbase vehicles, camper-vans or trailers.
- Roadside parking is available.
- The management accepts no responsibility for loss or damage to vehicles or contents.
(Whilst parked on the premises).

Entrance

- Gravelled pathway leading to natural slate step and double-glazed door with outside light. (Step height of 20cm from floor level to front door).
- Front door *useable width*⁽¹⁾ 72cm with door frame threshold raised by 12cm from step level.

Entrance Hall

- Hallway leading to open plan kitchen/sitting room and en-suite bedroom.
- The hallway and open plan kitchen/sitting room is laid with natural slate.
- Bedroom floor is fully carpeted.
- We kindly request that guests remove muddy boots/shoes in the hallway.

Open Plan Kitchen/Sitting Room

- Natural slate floor throughout.
- Range cooker, microwave oven, fridge/freezer, dishwasher, washing machine & dryer.
- Large breakfast bar.
- 46 inch wall mounted television.
- Hi-speed wi-fi internet throughout.
- 2 seater leather sofa and 2 seater fabric sofa.
- Double patio doors leading to patio area & garden via a slate step.
- Sitting room door *useable width*⁽¹⁾ 70cm.
- Patio door *useable width*⁽¹⁾ 165cm with door frame threshold raised by 10cm from step level. (Step height of 18cm from floor level).

The Bedroom & En-Suite

- King sized bed with bed side tables.
- Chest of drawers & built-in wardrobe with rails.
- 43 inch Smart TV.
- Fully carpeted with en-suite benefitting from non-slip flooring & non-slip shower mat.
- Part tiled en-suite with electric shower and towel radiator.
- Bedroom door *useable width*⁽¹⁾ 70cm.
- Bathroom door *useable width*⁽¹⁾ 70cm.

(1) *Usable width takes into consideration protrusion of door jams from door frame.*

Garden

- The lawned areas of the gardens are available to all guests.
- Gardens are accessible via the gravel pathways that extend around the property.
- Guests are requested to refrain from entering the woodland areas of the gardens.
(These areas are uneven and left to grow in a natural state)
- Guests who venture into the woodland areas do so at their own risk.
- A garden table and chairs are provided for guests use.

Parking Plan

