

**Access Statement For Pebble House- A Luxury, Boutique B&B Offering 3 En-suite Guest Rooms  
OR Self-Catering Sleeping Up To 12 Guests**

Please find below, information that we hope will ensure you enjoy your stay at our multi Award-winning Pebble House. This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors. This Statement can be made available by post, email or verbally.

**Introduction**

Situated in the small fishing village of Mevagissey, Pebble House is the perfect place to stay whether you are visiting Cornwall for a romantic break, business or pleasure. Located approx. 25 minutes from Newquay and 31.2 miles from Plymouth Airports and 80 miles from Exeter City Centre. We are a 15 minute car ride from the town centre of St Austell depending on the traffic and approx. 20 minute car ride from the A30 Junction 29. There is a half hourly bus service to Mevagissey from St Austell. The walk from the bus stop to The House is hilly and takes approximately 15 minutes.

The entrance to The House is on a steep incline with 34 steep steps. The entrance is clearly obvious by the location of the signage in front of the parking bays, which is at the bottom of the steps leading to The House. There is complimentary overnight parking, off road for six cars in front of Pebble House.

We offer **3 bedrooms for B&B** and **6 bedrooms for Self-Catering**. One is located on the ground floor and no further steps required to gain access, the others are accessed by a staircase to the first and second floors.

For breakfast for our **B&B Guests** we strive to use locally produced ingredients including our own home cooked produce. Where possible, we cater for varying dietary requirements i.e. vegetarian; gluten/wheat free. Breakfast is included in the stated price.

We have one cat on the premises, however it does not have access to any of the guest areas and inside Pebble House for your hygiene and allergy comfort .

We look forward to welcoming you to Pebble House The House with THE views. If you have any queries or require any assistance please phone:- 01726 844466 OR email [hello@pebblehousecornwall.co.uk](mailto:hello@pebblehousecornwall.co.uk) .

**Prior to your arrival**

- Enquires and reservations may be made by telephone or email.
- Directions to Pebble House can be found on our website
- For full details and maps of how to reach us please see the directions/contact us section of our website. Alternatively, you can plan your journey by car or public transport using Google maps directions simply enter your postcode and ours which is PL26 6UX, in a GPS in your car which will take you almost to the top of Polkirt Hill, if driving through the village to reach The House, continue along this road until reaching the T-Junction, you will find Pebble House on your right. If using the alternative route via Portmellon, you will reach the T-Junction where Pebble House will be right in front of you
- The nearest Main Line railway station is St Austell is 4 miles away which is on the Main London Paddington to Penzance line. Taxis are readily available at St Austell station. If you require help with bookings in advance please call Mevagissey Cars 07513 774529 OR White River Cars 01726 76244.
- The nearest bus stop is at the edge of Mevagissey Village. The services are operated First Group and the routes are 524 and 527. There is a shelter at Mevagissey.
- There is a ferry from Mevagissey to Fowey which is a regular passenger service operating from late April to late September.
- The pavement on the street leading up to The House is paved in places the rest requires walking in the road which is also the South West Coastal Path Walk

- This access statement is available in larger print on request.

### **Car Parking and Arrival**

- There is a designated parking bay for six cars directly in front of Pebble House which is complimentary overnight parking for all guests during your stay with us. Alternatively, the nearest free parking space would be approx. 20 meters from our parking bay just around the corner from The House. There is a car park 7 minutes walk away down in Portmellon and also car parks in Mevagissey village approx. 7 – 10 minutes walk away.
- The parking bay is tarmac, leading to the 34 steep steps which take you all the way to the paved terrace in front of The House which leads to the front door. This area is lit by motion sensor lights. After dark there is also movement sensor lighting leading from the parking bay and steps to the terraces taking you to the front door.
- There is a handrail located on the timber to the side, on the step area from the parking bay to the top terrace just in front of the front door
- Our room check in time for **B&B Guests is from 16.00 until 18.00** daily and for **Self-Catering guests is from 16.00 until 19.00** unless prior alternative arrangements have been made
- To reach the main house there is a flight of 21 steps a small landing then a further 13 steps to the top terrace area. There is one further step on to a decked terrace to reach the marked front door
- There is another small threshold step into the hallway.
- There is a bell push to the right of the front door on the wall.
- Assistance is available with luggage for our **B&B Guests**, please ask us on arrival.
- The parking bays and the whole of The House is covered by recording CCTV 24/7
- For the safety of all guests for notification to the Fire Brigade or similar, only guests that have pre-booked as B&B guests OR all pre-named guests when staying for Self-Catering, may stay overnight at Pebble House. Charges will be made for any others found to have stayed overnight illegally

### **Welcome Area**

- All Guests are welcomed at the front door or in the entrance lobby, which is all on one level and fully carpeted with coir matting
- **B&B Guests** are then shown the breakfast room, Guest lounge and their chosen bedroom
  - **Self-Catering Guests** are then acquainted to the whole house shown where and how things work and given a Guest Information Folder
- The area is well lit with overhead motion sensor lighting

### **Public Areas -Halls, Stairs, Landings, Corridors**

- All public areas e.g. halls, stairs, landings, are well lit with ceiling motion sensor lights.
- There is a short pile carpet on all the stairs, upper hallways and landings.
- There are fire doors from the inner lobby to the **B&B Guest breakfast room/lounge and Self-Catering Guests lounge** and leading into all guest bedrooms and kitchen
- There is a flight of 7 steps to a landing, then turning to the right there is a further 8 steps to meet the first floor landing. This has a bannister to the right made of smooth chrome.
- Turning right there is another flight of 7 steps to a landing and turning to the right a further 7 steps to meet the top floor landing
- We have a fire and smoke alarm system fitted throughout the entire house which activates our fire alarms which has both flashing lights and sounders. Assistance can be given for our B&B Guests if evacuation is necessary
- There are fire extinguishers and Break Call Points located on every floor
- There is a further Break Call Pointed located just inside the front door next to the fire alarm main panel
- For our **Self-Catering Guests** there are further fire extinguishers in the kitchen along with a Fire Blanket and First Aid kit
- We operate a **No Smoking policy** throughout the main house and top terrace area

### **B&B Guest Breakfast Room and Lounge**

- The breakfast room for our **B&B Guests** is situated on the ground floor with level entry from the hallway and stairs by a fire door and from the double glass sliding patio doors

at the front of The House. The lounge for our **B&B Guests** is located in the same room and is mostly open from 08.45am until 21.00

- The floor is level throughout with a slate floor.
- The room is lit by daylight through a large set of glass doors which lead to the front gardens. ceiling down lighters and some table lights. At night past 21.00 this room is not lit.
- **B&B Guests** the breakfast tables are round and glass with separate tables set in either two's Background music operates in the breakfast room with ample moveable chairs without arms
- **B&B Guests** a full waitress service is offered. We cater for varying dietary requirements. Please advise us when you make your booking. Vegetarian, gluten/wheat free non-dairy items are always in stock. The Cooked hot breakfast element is cooked and served to order and is chosen at your chosen table in the morning.
- **The lounge** is fully equipped with comfy sofas, armchairs and footstools covered in soft fabrics. It has Smart TV, DVD player, Board Games, Xbox 360 + games, cooking/reading/walking books, side tables with side lamps, a rug under the coffee table central the front part of the lounge.
- There are floor to ceiling, wall to wall glass doors which slide open giving instant access to the small decking area right outside the lounge or the front terrace enjoying the 180 degree sea views
- In front of these sliding doors, inside the lounge, there is a coir matt to wipe your feet on when entering from outside

### **Kitchen & Dining Room – Self-Catering Guests ONLY**

- The kitchen and dining rooms are located next to the lounge with slate level slate floors throughout
- Both areas are lit with ceiling lights in zoned areas all of which are dimmable
- There is a professional Chefs extra-large oven which is fuelled by LPG for the hob and electric for the main oven with a large professional electric extractor fan over
- A dishwasher, washer/dryer, large Maytag fridge freezer, separate under counter fridge are provided
- Two large islands for preparation of food or for eating from alongside three other long work surfaces
- The kitchen is a fully kitted kitchen including a stainless sink with bowl and half
- The dining room has a large extending table comfortably seating up to 12 people with a white melamine surface and up to 12 chairs without arms
- Crockery, glasses, food preparation items, utensils etc are provided extensively
- There is a rear door leading from the kitchen to the boiler room and bin/recycling areas
- There is another glass door at the front of The House/dining room which leads to the front terraces and top terrace area. This door is part of the glass bi-fold doors which open fully (NOT on windy /wet days) leading out to the front terrace
- A Smart TV is provided in the dining room end of the room
- A Bose sound system is provided

### **Boiler Drying Room – Self-Catering Guests ONLY**

- The boiler room is located at the rear of The House found by leaving the kitchen by the back door. It has a lockable UPVC door
- It houses 2 boilers and 3 hot water tanks which service the whole house. These hot water tanks are fast heating and filling. These must not be tampered with
- Outside the boiler room in the courtyard area, there is a retractable washing line

### **Children**

- When staying for **B&B**, we only cater for guests over the age of 16 for staying over-night
- When staying for **Self-Catering holidays** all ages are welcome

### **Pets**

- We do not allow pets in our Guest House and or over-night no matter how cute.

### **Toilet- Cleaning Walking Boots/Surf Boards/Sandy Shoes**

- There is an outside gardeners toilet located on the ground floor level to the rear of the building. Access is gained by walking round the outside of the front right of The House towards the back garden. There is one step up in to the toilet. The toilet has movement sensor lighting with hand washing and drying facilities.
- All bedrooms have their own en-suite toilet and shower/bathroom.

### **Gardens and Terrace**

- To the front of The House there are two terrace areas and grounds mostly laid with slate chippings, and some bark with a few shrubs
- These terraces are accessed from The House by the steps leading to and from The House.
- The terraces have a steep slope with terrace areas from the road entrance to The House.
- It is interspersed with terraces, with slate chippings, of varying levels and garden tables and chairs to eat or drink at seating up to 12 people.
- Directly outside the front of The House is a terrace. It is a partially paved terrace with slate chippings.
- The whole top terrace area of the width of The House is a **No Smoking area**.

### **Bedrooms and En-Suite Bath/Shower Rooms**

- There are fire doors leading into all bedrooms
- All rooms have en-suite shower rooms and are located on the either the ground, first and second floors.
- There are no steps to the bedroom on the ground floor; Super King or Twin bedroom configuration
- There are 15 steps to the three bedrooms on the first floor; 2 x king size bedded and one Super King bedroom
- There are a further 15 steps to the two bedrooms on the second floor; 2 x Super King or Twin size bedrooms configuration
- Pebble House is a newly renovated property in 2012, dating back to 1933 with everything new throughout including the main construction of The House.
- All rooms have adjustable independent heating controls on the radiators at floor level.
- All rooms have pull blackout curtains and carpets.
- All shower/bathrooms have smooth travertine or slate floors, heated towels rails, under-floor heating and shaver points.
- All mattress and pillow covers are hypoallergenic.
- All beds have bedside tables and lamps.
- All rooms have a wired fire alarm with a battery back-up which have flashing lights along with an audible siren.
- There is a choice of bed sizes from King, Super King (zip n link) or Twin bed configuration made up to your chosen configuration before your arrival
- Hypo allergenic bedding can be provided, which must be requested before your arrival

### **Additional Information**

- We have a set of evacuation procedures located in your Guest Services folder in each guest room for **B&B Guests OR for Self-Catering Guests**, in the Guest Information Folder in the kitchen given at time of arrival – If you require assistance for vacation, someone please notify us
- We are able to use the front doors in the event of evacuation and the glass sliding double doors in the guest breakfast room. The bells will ring continuously if evacuation is needed.
- We have a safe place for cycles to be stored overnight if required
- We hold a Public Health and Hygiene Certificate
- We hold a Premises Licence to serve alcohol to guests and non-guests alike
- All electrical items are PAT yearly
- The nearest general shop is located in the centre of Mevagissey and is open 07.30am till late every day. There are Asda; Tesco, Lidl & Co-Op supermarkets located in and on the outskirts of St Austell. The nearest General Hospital with an A&E unit and walk in NHS is 17 miles away in Truro and the nearest Doctor's surgery is located in the centre of Mevagissey. We can give you further information about these and dental facilities if you require them.

- Free Wi-Fi internet access is available in all areas whilst a resident at Pebble House.
  - Freeview TV services are available in all areas of Pebble House. Sky is available in the kitchen dining room for our **Self-Catering** guests. We can offer a list of nearby attractions and suggested places to eat with details of their access statements where available.
  - We can offer printing/faxing/internet facilities at an additional fee for our **B&B guests**.
- We have tried to be as accurate as possible and have included as much detail as we can in our Access Statement. We welcome your feedback to continuously improve on the information we provide. If you have any other enquiries, please contact Andrea or Simon

**Contact information**

**Mr & Mrs Simon & Andrea Copper**

**Address: Pebble House, Polkirt Hill, Mevagissey, Cornwall PL26 6UX**

**Telephone: 01726 844466 or 07973 714392**

**Email: [hello@pebblehousecornwall.co.uk](mailto:hello@pebblehousecornwall.co.uk)**

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

**Hours of operation: Please see our Tariff Page on our Website for opening times/months.**