

# **Access Statement for The Avalon Guest House - Tintagel**

## **Introduction**

The Avalon Guest House offers Bed and Breakfast accommodation within Tintagel Village and has 7 letting rooms with double or twin beds, all with en-suite shower rooms located on the 1st and 2nd floors of our Victorian detached home. We endeavor to cater and provide for the needs of all our guests however there are some period features as well as no ground floor letting rooms which may make access difficult for people with limited mobility. The following statement is a summary of our provision. If you have any more specific questions please feel free to call us and we will try our utmost to help.

## **Pre-Arrival**

- You can contact us via email, text or for immediate attention via telephone. See Contact Information at the end of this document.
- Our website [www.avalon-tintagel.co.uk](http://www.avalon-tintagel.co.uk) provides availability, pictures, tariff, contact details, menus, facilities and services we can provide.
- We are located just around a quiet corner from Tintagel Village's main Fore Street. We are close to (1 to 10 minutes walk) from shops, bars and restaurants and all of Tintagel's main attractions.
- There is a Bus Stop approx. 600 metres from our property. The buses run around once an hour, North to Bude and South to Wadebridge. The service stops early evening and has limited service in the winter and on Sundays.
- The nearest Train Station is Bodmin Parkway a 35 minute drive away via Taxi or by Bus to Wadebridge and connection to Tintagel.
- There is a Taxi rank located outside the station or we can make a booking for you.
- Sorry, we cannot accommodate pets.
- We are non-smoking inside the building but smokers are welcome to use the seating areas and ashtrays provided in the gardens.

## **Arrival & Car Parking Facilities**

- Please advise us of your anticipated arrival time.
- Your room will be ready for you after 2pm however earlier arrival maybe possible by prior arrangement.
- On arrival to the property please take care turning into the driveway as the stone gateposts are a little narrow.

- The car park is level, close to the main entrance door and made of slate stones. The bays are marked by larger stones. There are 5 full car spaces but we have a facility for double parking if necessary. We offer a car parking service and always assist guests with luggage.
- There are 2 steps up into the porch and another into the reception hall.
- Lighting is provided to the front by coach lamps at the entrance door and by a flood lamp at the rear near the gateposts which also have reflectors at the base of each gate post.
- The entrance door is unlocked during the day until midnight. There is a bell on reception and on the inner front door for attention.
- Guests have 24 hour access to the property via their own front door key.

### **Main Entrance, Reception & Ticketing Area**

- There are 2 steps into the entrance porch, 22cm deep, 16cm high and 140cm wide and the door opening is 61cm wide.
- There is one more step through the inner front door into the reception hall 12cm high and the entrance door is 89cm wide.
- When arriving for the first time please press the bell switch on this door. After this you will have a key to come and go as you please.
- The door will remain unlocked anyway from early morning until approx. 12 midnight.

### **Public Areas - Hall, Stairs, Landing, Corridors etc**

- The reception hall leading to the main staircase is 147cm wide at its narrowest and has a terracotta Victorian tiled floor.
- To the right of the hall is level access to the breakfast room and lounge.
- The carpeted staircase to the first half landing has 13 steps each 85cm wide, 27cm deep and 19cm high and has a Victorian balustrade and handrail.
- On the half landing there is a cloakroom with loo and basin 100cm wide x 145cm long. The entrance door way is 70cm wide.
- There are three more steps up to the first landing proper which leads to Room 1 a Village double room and Rooms 2 and 3 both Superior rooms with twin or super-king beds and Tintagel Island and sea-views.
- Also on this first floor is a fire exit door with push bar leading to an exterior steel staircase.
- Also, access to the carpeted staircase with handrail which leads to the second floor. There are 10 steps, a half landing then another 5

steps all measuring 84cm wide, 19cm high and 25cm deep which leads to Room 5 and 8 both Village double rooms and Rooms 6 and 7 both doubles with Tintagel Island and sea-views.

### **Public Areas - Sitting room, lounges, lobbies etc**

- At the top end of the breakfast room is a lounge for our guests to use anytime. It has a 3 seater sofa and a digital 32" LCD TV and we provide newspapers, magazines, local information & brochures.
- It is carpeted and has 2 Victorian fireplaces, one of which is open and used during cold weather.
- Board games can be found in the Bishop's Chair on the first half landing.

### **Public WCs**

- As mentioned previously we have a guest WC on the first half landing with loo and basin with linoleum flooring and measuring 100cm x 145cm.

### **Restaurant / Dining Room, Bar & Bar area, Take Away & Cafe**

- The breakfast room has seating for a minimum of 14 people.
- The tables are made of solid wood and the chairs are high backed, wicker and quite heavy.
- Breakfast orders are taken between 08:30 - 09:30 or earlier by request.
- We have a comprehensive breakfast menu and can cater for all diets.
- We are licensed to sell alcohol.
- We have an honesty bar/fridge in the hall with wines, beers, soft drinks and chocolate.
- Spirits are served by us from the kitchen.
- On the first floor near the fire exit there is a Cornish mineral water chiller dispenser complimentary to our guests.

### **Laundry**

- We can provide a 24 hour laundry service.
- Laundry bags can be found in the wardrobe in your room.

## **Bedrooms & Sleeping Areas**

- All rooms are non-smoking, en-suite, have fitted Berber carpets, centrally heated, double glazed opening windows, have digital LCD televisions on adjustable wall brackets with remote controls, have a CD player radio alarm, hairdryer, refreshment tray, luggage rack/stool and have information packs.
- Every room has a feature Victorian fireplace, overhead lighting, 2 bedside lamps, Gothic/Celtic style metal bed frames with slatted bases and handmade pocket sprung mattresses totaling 58cm in height, 2 bedside tables, at least 1 chair, wardrobe, chest of drawers, full length and small mirrors.
- Bedding is white 100% cotton with cotton duvets. We can provide a blanket & sheet combination if preferred.
- We have no ground floor letting rooms which may make access difficult for people with limited mobility.
- Door entrances to rooms and en-suites are 70cm (2' 4) wide.
- First Floor - Room 1 - Village double room: 375cm (12' 6) x 272cm (9' 1) + entrance area.
- Room 2 - Sea-view Superior twin/super-king room: 438cm (14' 7) x 380cm (12' 8) + entrance area.
- Room 3 - Sea-view Superior twin/super-king room: 445cm (14' 10) x 363cm (12' 1) + entrance area.
- Second Floor - Room 5 - Village double room: 375cm (12' 6) x 272cm (9' 1) + entrance area.
- Room 6 - Sea-view double room: 355cm (11' 10) x 360cm (12') + entrance area.
- Room 7 - Sea-view double room: 360cm (12') x 350cm (11' 8) + entrance area.
- Room 8 - Village double room: 375cm (12' 6) x 265cm (8' 10) + entrance area.

## **Shower-rooms**

- All rooms have an en-suite shower room which are similar in size and have the same fixtures and facilities.
- Measuring 240 - 250cm long and 80 - 100cm wide.
- The floor is cushioned linoleum and the walls are floor to ceiling 'Respartex'.
- All have shower cubicles with shower trays 80 - 100cm square and have bi-folding doors, loo, basin, toiletry cabinet, open shelving, towel rails, shaving point, mirror and light above.
- We provide all towels, facecloths, shower mat, organic shower gel/shampoo, body soap, face bar, body lotion, shower cap and each room has a (decent) hairdryer.

## **Grounds and Gardens**

- There are seating areas around the edges of the car park.
- There are two separate staircases each with 5 steps down to the first lawned, slightly sloping garden with access onto a paved patio area with seating.
- There is a gateway with a step up and 2 down measuring 88cm wide to the second lawned garden.

## **Additional Information**

- We have a comprehensive fire alarm system, maintained annually and there is a fire extinguisher and manual call point on every floor and a smoke detector in every room in the house with the exception of the shower rooms.
- Fire exits on the ground floor are the main entrance front door or back door through the kitchen. On the first floor is a fire exit door with push bar leading to an external steel staircase.
- We are happy to cater for special diets and always carry vegetarian foods and gluten and dairy free products.
- We can refrigerate any medications.
- Mobile phone reception in the building is hit and miss. The best reception can be found in the Village rooms and O2 and Vodaphone networks work best.
- Sorry we cannot accommodate pets.
- Check out is by 10.30 am please.

Address:

The Avalon  
Atlantic Road  
Tintagel  
Cornwall  
UK  
PL34 0DD

Telephone: Julie or Peter Capstick: 00 44 (0)1840 770116  
Mobile 07922 038 785

Email: [avalontintagel@googlemail.com](mailto:avalontintagel@googlemail.com)

Website: [www.avalon-tintagel.co.uk](http://www.avalon-tintagel.co.uk)

Grid reference: Easting 205,500  
Northing 88,600

Hours of operation: Closed end of November to early February.  
Hours flexible to business, the B&B is our home so occupied 24  
hours. Mainline telephone answered 8am - 11pm.

Emergency number: Tintagel Medical Centre (01840) 770214. Out of  
hours will connect you to Kernow Services.

Local public transport numbers: Traveline on 0871 200 22 33  
<http://www.travelinesw.com/>

Local accessible taxi numbers: Local travel: Tony Sheldon 07768 713  
944  
Bodmin Parkway Train station or Newquay airport: Tone's Taxis  
01208 850100

**Contact Telephone and Email Address**

**We welcome your feedback to help us continually improve if you  
have any comments please phone 004401840770116 or email  
[avalontintagel@googlemail.com](mailto:avalontintagel@googlemail.com)**

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