

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 or by telephone or by letter.
- Guests arrive by plane or by ship to St. Marys, we arrange for a boat to transport them to Bryher.
- We can arrange for provisions to be ordered and delivered on arrival.

Arrival and Car Parking Facilities

Guests are met on arrival to Bryher and driven to the cottage.

Main Entrance & Reception

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, the keyhole is 83cm 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. The flooring is ceramic floor tiles of a contrasting colour and 2 door mats.

Public Areas – General (Internal)

Not Available

Public Areas – WC

Not Available

Restaurant/Dining Room, Bar & Lounges, Take Away & Café

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, 2 rugs. Glass panelled door leads onto decking, 198cm high x 76 cm wide, keyhole is 72cm high. Inside door well 42cm 87cm.

Laundry

A laundry room is situated 12 meters away opposite the cottage. The door is 83cm wide x 177cm high, there is a 15cm step up. A light pull cord is to the right of the door it is 105cm from the floor. There is a front loading washing machine that's 60cm wide x 80cm high, the door is 30cm from the floor. The tumble drier is 59cm wide x 80cm high, the door is 48cm from the floor. There is also a freezer 57cm wide x 82cm high with the handle 79cm high. There is a worktop over the machines where detergents and laundry baskets are kept. The flooring is cushioned vinyl.

Shop

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

Treatment room/s

Not applicable

Leisure Facilities

Not applicable

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, with a keyhole 72cm 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.

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment

Not applicable

Bedrooms

Bedroom 1, door 76cm wide x 198cm high, hinged on the left. Carpeted with a plain cream short pile stain resistant 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 September to May, 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 touch lamps by each side of the bed. Largest transfer space available clear of doors and furniture is 1.29 meters x 3 meters.

Bedroom2, door 76cm wide x 198cm high, hinged on the right. Carpeted with a plain cream short pile stain resistant 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. There is a dual control electric blanket from September to May, extra blankets are available.

Bathroom, Shower-room & WC (En-suite or Shared)

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. Bath height is 53cm, length 158cm, width 69cm. Free floor space is 157cm x 158cm. Electric shower available over the bath. 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 rechargeable torch, 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.

Caravans, Holiday Homes & Twin Units

Not Applicable

Touring Facilities (Holiday Parks)

Not Applicable

Boats – Narrow Boat, Cruiser & Hotel Boat

Not Applicable

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, along with all manufacturers instruction leaflets and places of interest leaflets. The cottage is non-smoking. Good mobile phone reception for most networks. The proprietors live next door and are available day or night for any problems.

Contact Information

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Hours of operation: open all year

Emergency number: 01720 423156

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 phone 01720 423156, email hillsidebryher@gmail.com or talk to us.

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