

# The Old Vicarage Bed & Breakfast

## Access Statement

### General

- The Old Vicarage is set in the rural village of Luxulyan, 4.5 miles from St. Austell.
- The property was built in 1976 and extensively refurbished in 2015.
- All guest bedrooms are located on the first floor and accessible via stairs only.
- Access to guest rooms for people with limited mobility may be difficult.
- The driveway slopes downwards slightly from the roadside and levels out near to the property.
- Access to the property maybe 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 local taxi firms available if required.
- We are unable to provide facilities for animals of any kind.
- All documentation is provided in print (we have no Braille facilities).
- Our website [www.tovl.co.uk](http://www.tovl.co.uk) provides further information about our facilities & accommodation.
- If the above raises any questions, please contact us by telephone on 01726 858 753.  
(Or email at [info@tovl.co.uk](mailto:info@tovl.co.uk)).

## Arrival & Parking

- Regrettably we cannot provide assistance for guests with mobility problems.
- Arrivals are strictly from 4pm to ensure that your room is fully prepared and ready.
- The main parking area is on level ground (gravel surface) and extends to the front door.
- Guests are requested to park as shown in the plan at the end of this document.
- The management accepts no responsibility for loss or damage to vehicles or contents.  
(Whilst parked on the premises).

## Entrance

- Oak framed porch with outside light and natural slate floor, leading to double glazed front door.
- On arrival, please ring the doorbell by the front door (Located on right side of door frame).

## Entrance Hall

- Hallway to guests' breakfast room and owners' private rooms.
- Front door *useable width*<sup>(1)</sup> 70cm with door frame threshold being raised by 9cm from floor level.
- Main hallway is laid with real bamboo wood flooring, with the stairs and landing fully carpeted.  
(We kindly request that guests remove muddy boots/shoes before going upstairs.)
- The staircase leads to the landing, guest bedrooms and owners' private rooms.
- The staircase has a half stage landing where the staircase turns back on itself 180 degrees.

## Guests Breakfast Room

- Parquet wooden floor throughout.
- Large antique refectory table to accommodate 6 guests comfortably.
- Breakfast room door *usable width*<sup>(1)</sup> 70cm.

## The Rashleigh Room & En-Suite

- Free wireless internet access and 32 inch Smart TV.
- Fully carpeted bedroom and en-suite with non-slip vinyl flooring & non-slip shower mat.
- Part tiled en-suite with bath, thermostatic shower and towel radiator.
- Bedroom door *usable width*<sup>(1)</sup> 70cm.
- Bathroom door *usable width*<sup>(1)</sup> 63cm.
- King size bed.
- Bedroom size 26.2 m<sup>2</sup> / 282 ft<sup>2</sup> (including en-suite).

## The Eden Room & En-Suite

- Free wireless internet access and 32 inch Smart TV.
- Fully carpeted bedroom and en-suite with non-slip vinyl flooring & non-slip shower mat.
- Part tiled en-suite with walk in thermostatic shower and towel radiator.
- Bedroom door *usable width*<sup>(1)</sup> 71cm.
- Bathroom door *usable width*<sup>(1)</sup> 71cm.
- King size bed.
- Bedroom size 17.3 m<sup>2</sup> / 186 ft<sup>2</sup> (including en-suite).

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

## The Valley Room & En-Suite

- Free wireless internet access and 24 inch Smart TV.
- Fully carpeted bedroom and en-suite with non-slip vinyl flooring & non-slip shower mat.
- Part tiled en-suite with thermostatic shower and towel radiator.
- Bedroom door *usable width*<sup>(1)</sup> 71cm.
- Bathroom door *usable width*<sup>(1)</sup> 63cm.
- Double bed.
- Bedroom size 13.0 m<sup>2</sup> / 140 ft<sup>2</sup> (including en-suite).

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

## Garden

- The lawned area marked *B&B Garden* on the following plan is available to all guests.
- The *B&B Garden* area is accessible from the main entrance via the gravel pathway.
- A garden table and chairs are provided for guests in the *B&B Garden* area.
- Guests are requested to refrain from entering other areas of the garden as these are private.
- The single storey annexe at the end of the property (The Old Vicarage Retreat) is private.

(Please refrain from entering this area of the property).

## Parking Plan

