

## ACCESS STATEMENT FOR BRYHER AT MOUNT FLAGON ISLES OF SCILLY

### Introduction

Bryher is one of five self-contained, individually owned properties at Mount Flagon, Porthloo, St Marys, Isles of Scilly. The property is situated in a peaceful setting with three quarters of an acre of garden about a ten minute walk from Hugh Town. Approximately seventy-five yards from Bryher, lies Porth Thomas, a secluded sandy beach.

### Pre-Arrival

- ❖ On application, prospective guests are given information verbally or by email and our brochure and tariff are sent to them.
- ❖ Prospective guests are invited to contact us for any further information that they may require and to discuss availability with us (we have a high percentage of re-bookings).
- ❖ Travel to the islands is by air or sea – details of services are available on the internet and contact numbers are detailed below.

Isles of Scilly Travel	- 01736 334220
E-mail:	<a href="mailto:sales@islesofscilly-travel.co.uk">sales@islesofscilly-travel.co.uk</a>
Website:	<a href="http://www.islesofscilly-travel.co.uk">http://www.islesofscilly-travel.co.uk</a>

Penzance Helicopters	- 01604 817115
E-mail:	<a href="mailto:info@penzancehelicopters.co.uk">info@penzancehelicopters.co.uk</a>
Website:	<a href="http://www.penzancehelicopters.co.uk">http://www.penzancehelicopters.co.uk</a>

- ❖ Travel transfers can be arranged by taxi (phone numbers are sent on receipt of the final payment) or Skybus provide transport from the airport payable directly to the driver.

### Arrival and Car Parking Facilities

- ❖ There is parking space in front of the building but it is extremely unlikely that guests will travel to the Islands with their own vehicle.
- ❖ The entrance to Bryher is to the left of the building from the parking area. There are two steps and an upwardly sloped pathway leading to the ground floor door with a raised threshold strip.
- ❖ The property is clearly marked with a sign on the wall approaching the front door.

### Main Entrance and Hallway

- ❖ The entrance is compact with doors, on the ground level, to the kitchen, shower room and sitting/dining room.

- ❖ The hall is carpeted and has coat hanging facilities and shoe storage.
- ❖ There is a wall-fitted, fully serviced fire extinguisher.
- ❖ First aid kit.
- ❖ Lighting is from two ceiling points operated on two switches.

### **Public Areas – General (Internal)**

Not applicable.

### **Public areas –WC**

Not applicable

### **Dining Room and Sitting Room**

- ❖ From the hallway a right hung door opens into the Dining area.
- ❖ A staircase with balustrade and handrail leads to the first floor landing.
- ❖ The staircase is of wooden construction and is fully carpeted. It has fourteen treads.
- ❖ There is an additional low, wide step at the bottom of the staircase.
- ❖ At the Dining end there is an octagonal marble table with four leather dining chairs.
- ❖ Two further leather dining chairs are in two corners of the room.
- ❖ A wooden bookcase is attached to the wall next to the door to the hallway.
- ❖ One opening window 44” (102cm) from the ground onto raised side garden.
- ❖ Radiator to side of window.
- ❖ Sitting and dining area are open plan, all fully carpeted.
- ❖ Sitting area at the far end is furnished with a large two and a large three-seat leather settee.
- ❖ There is a TV and a DVD player on a glass television stand between the ends of the two settees.
- ❖ There is a marble coffee table between the settees and an occasional table with a lamp at the bottom of the stairs.
- ❖ Four opening windows 2’ (60 cm) from the ground onto lawn area.
- ❖ General lighting from two ceiling pendants and two wall lights.

### **Kitchen**

- ❖ Approached from hallway, door right hung into kitchen.
- ❖ Fire blanket on wall opposite cooker.
- ❖ Facing wall- stainless single drainer sink unit, dishwasher, area fitted with bottom cupboard and drawers with work surface over, fitted hob with four rings with oven below. Surface continues around corner to a full height fridge/freezer. There is a microwave oven and wall cupboards.
- ❖ Floor covering- washable vinyl.
- ❖ Lighting from ceiling spots.
- ❖ Radiator on wall opposite cooker.

## **Shower Room**

Door hinged on right opening into hallway.

- ❖ Slightly elevated shower unit with shower curtain on left hand side of facing wall.
- ❖ Low level flush toilet (operating on Saniflow system – please note that nothing other than natural waste and minimal toilet paper to be disposed of) situated on right hand side of facing wall.
- ❖ Corner mounted wash hand basin to the right of the doorway. Extending, magnifying mirror over. High level shaving point above.
- ❖ Electrically heated towel rail on left hand wall with corner shelf above.
- ❖ Bath mat provided.
- ❖ Automatic electric timed extractor fan works with light.
- ❖ Floor covering – vinyl.

## **Laundry**

There is no separate laundry but there is standard size washer/dryer, which is front loading, provided in the third bedroom. There is a drying rack stored by the machine. There is no outside drying facility. In consideration of our neighbours, please only use the machine between the hours of 9.00 am and 7.00 pm.

## **Landing**

- ❖ Smoke Alarm.
- ❖ Doors leading to all bedrooms and bathroom.
- ❖ Carpeted.

## **Bedroom One – First Floor**

- ❖ Entered through doorway on the left from the top of the stairs.
- ❖ Doorway hinges on left, inward opening.
- ❖ Fully carpeted.
- ❖ One large window with two openings to either end. This would give access to a flat roof area in an emergency. Blinds fitted
- ❖ One fitted wardrobe, chest of 6 drawers
- ❖ King size bed with wooden headboard.
- ❖ Two bedside cupboards to either side of bed.
- ❖ Two reading lamps.
- ❖ Central pendant light, switch at door.
- ❖ Bedding – cotton/percale with manmade duvets and pillows, no feather bedding, four pillows.
- ❖ Radiator on wall under window.

### **Bedroom Two – First Floor**

- ❖ Approached at the right from the top of the staircase.
- ❖ Left hand hinged doorway opening inwards.
- ❖ Two single beds with wooden headboards.
- ❖ Bedside cupboard with reading lamp between.
- ❖ Velux skylight over. Retractable blind.
- ❖ Built in wardrobe to left hand wall from doorway.
- ❖ Chest of drawers
- ❖ Door on far wall giving access to outside. Curtains.
- ❖ There are six steps from this room to the first decked area that in turn gives access via six further steps to the decked seating area or down steps to the pathway to the kitchen door or the driveway.

### **Bedroom Three – First Floor**

- ❖ Turn left at the top of the stairs and the doorway is on the right.
- ❖ Right hand hinged door opening inwards.
- ❖ Left hand wall, curtained hanging space with washing/drying machine.
- ❖ Window with two opening windows and views to the countryside. Blinds.
- ❖ Right hand wall single bed with additional pull out single bed under.
- ❖ Wooden bedside cupboard with reading lamp.
- ❖ Tall set of five wooden drawers with mirror.

### **Bathroom**

- ❖ Turn left at the top of the stairs, at end of landing.
- ❖ Left hand hinged doorway opening inwards.
- ❖ Bath on wall opposite doorway with shower over and shower screen.
- ❖ Pedestal wash hand basin on right hand wall. Mirror to side with light over.
- ❖ Low level W.C on right hand wall with skylight over.
- ❖ Retractable blind.
- ❖ Wall mounted cupboard on far wall with essential toiletry items

### **Outdoor Facilities and Gardens**

- ❖ Private raised deck area accessed via eighteen gravel and wooden steps from the back door and from the third bedroom as detailed above.
- ❖ Bounded by wooden fencing and mature hedging.
- ❖ Seating and table for six.
- ❖ The gardens are shared by the five properties and are approached up the path from the driveway.
- ❖ The gardens are gardener maintained and professionally laid out with seating areas and extensive views.
- ❖ The paths comprise a number of shallow steps and sloping areas rising to the upper levels.
- ❖ The surface of the paths is concrete, stone chippings, wood chippings.
- ❖ Guests have access to the whole of this three quarter acre area with the exception of private seating areas next to the other properties, which are clearly marked.

### **Access to Coastal Paths, Lanes and Beach**

- ❖ All of the above can be accessed along the concrete pathway which passes along the right hand side of the property and out through the front gate – three steps to the front gate, then six steps down, well lit.
- ❖ From the front gate, the coastal path and beach are fifty yards straight ahead.
- ❖ There are approximately twelve steps with handrail to the coastal path and beach.
- ❖ It is possible to avoid these steps by using the lane that runs parallel to the property.

### **Additional Information**

- ❖ Tourist Information leaflets are provided in a folder in the bookcase in the sitting room.
- ❖ Equipment Operating instructions are in a folder in the bookcase in the sitting room.
- ❖ Premises are strictly NON SMOKING.
- ❖ Mobile phone reception is limited – Vodafone seems to be the best. Nearest land line phone ten minutes from the property.
- ❖ Internet and Wifi is available.
- ❖ All fixtures and fittings are of a standard height etc.
- ❖ Carpeting downstairs is beige throughout the property with vinyl flooring in the kitchen, bathroom and shower room.
- ❖ The immersion heater switch is in the cupboard in the hallway.
- ❖ The shower head in the upstairs bathroom needs to be lowered into the bath to turn it on, then it can be used as normal.

### **GENERAL**

#### **Shop**

None on site, nearest store approximately ten minutes walk.

#### **Leisure Facilities**

None available on site.

#### **Conference and Meeting Rooms etc.**

Not applicable.

## **Contact Information**

Owners – Peter and Linda Ball, Ham Court, Ham Road, Charlton Kings, Cheltenham, Glos, GL52 6ND.

Telephone: Home - 01242 222257, Mobile - 07968 417968.

Email: peter.ball21@btinternet.com

Property Address: Bryher, Mount Flagon, Porthloo, St. Mary's, Isles Of Scilly TR21 0NE  
(Available all year)

Housekeeper: Mrs Selena Baxter. Contact details in Bryher.

Local contact information in folder in premises.

Luggage on arrival or departure can be left in the entrance porch.