

# **ACCESS STATEMENT FOR SAMSON AT MOUNT FLAGON**

## **ISLES OF SCILLY**

### **Pre-Arrival**

- On application, prospective guests are given information verbally or by email - at this point ACCESSIBILITY issues need to be discussed.
- Prospective guests are invited to contact us 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 available are on our website.
- Travel transfers are detailed on our information sheet which is sent with the receipt for final balance.

### **Arrival and Car Parking Facilities**

- There is a parking space in front of Samson but it is extremely unlikely that guests will travel to the Islands with their own vehicle.
- The entrance to Samson is through a wicket gate and the ground floor door with a threshold strip.
- The property is clearly marked with a sign on the end of the wall.

### **Main Entrance and Hallway**

- This entrance is compact with doors, on the level, to the two bedrooms and access to the stairs.
- The hall is carpeted and has coat hanging facilities and shoe storage.
- There is a wall-fitted, fully serviced fire extinguisher.
- Lighting is from four ceiling points operated on two switches.
- The staircase is of wooden construction and is fully carpeted. It has thirteen treads.
- Handrail is fitted to one side

### **Dining Room and Lounge**

- Galleried, balustraded stairway leads directly into first floor lounge area.
- Lounge and dining area are open plan and are fully carpeted.
- Lounge area at one end – top of stairs – furnished with one two-seater and one three-seater settees, wall-mounted tv and electric, coal effect, stove type fire, rug in front.
- Two closed storage chests either side of fire against walls – allows for ease of movement between settees.

- Book case and DVD storage rack against walls.
- DVD player/recorder and lamps on storage chests.
- Directional reading lamp at side of one settee.
- Nest of square tables and table lamp against wall by other settee.
- To right of stairs, extending rectangular dining table against wall with four padded chairs.
- General lighting from five ceiling spotlights.
- Mains/battery smoke alarm fitted throughout the property.
- Two opening windows approximately three foot six inches from floor overlooking off islands.
- Two wall mounted electric convector heaters, thermostatically controlled. One position behind the nest of tables, one to the left of the door to the kitchen.

## **Kitchen**

- Approached from dining area between dining table and galleried rail, door right hung into kitchen.
- Round table and four chairs to left below and opening window three foot six from floor.
- Wall mounted electric convector heaters, thermostatically controlled, behind the table.
- Fire blanket and first aid equipment just beyond table.
- Facing wall – washer/dryer, stainless single drainer sink unit, dishwasher, area fitted with bottom cupboard and drawers with work surface over, window about with view to interior of island. Units continue turning right, fitted hobs with four rings with oven below. Surface continues turns corner again where there is a microwave oven wall mounted and wall cupboards. Run is finished with full height fridge/freezer unit. The kitchen is spacious, fully fitted and rectangular in shape.
- Floor covering – washable vinyl.
- Lighting from ceiling spots.

There is no separate laundry but there is a standard size washer/dryer, which is front loading, provided in the kitchen. There is an airing rack stored by the machine. There is no outside drying facility.

## **Bedroom One – ground floor**

- Entered through door on right at the bottom of the stairs as approached through main entrance door.
- Door hinges to right, inward opening.

- Hard flooring with one large window with opening, vertical blind and curtains fitted.
- One free standing wardrobe with two drawers and one chest of four drawers on wall to right of door.
- Two bedside cabinets one at each side of bed.
- One double bed with pine headboard to left of door.
- One chair and one luggage stand provided at right of door.
- Bedding – cotton/percale with manmade duvet, pillows and fleece throws. No feather bedding, two pillows per guest.
- Reading lights, touch operated, with low energy bulbs, to each side of bed on cabinets.
- Centre light point switch at entrance door.
- Thermostatically controlled convector heater on wall under window.
- Door to ensuite to left of bedroom entrance door.

### **Ensuite Bathroom to Bedroom One**

- On entry on left – bath with electric shower over and bath screen. Isolating switch for shower is on end wall to left of the toilet.
- Beyond bath – washbasin in a vanity unit with mirror, light and shaving point over.
- Facing door – toilet in a vanity style fitting including drawers, cupboards and storage surface.
- Wall to right of door – thermostatically controlled convector heater under window, followed by electrically heated towel rail, switch in bedroom.
- Window has opening section and is fitted with vertical blind.
- Automatically electrically operated ventilation fitted.
- Hard floor covering.

### **Bedroom Two – ground floor**

- Approached through door to left of main entrance door.
- Door right hinged inward opening.
- Left wall build in wardrobe and dressing table with stool under.
- To right of entrance, two three foot single beds with bedside cabinet between. Wall mounted reading lights above – low energy bulbs.
- Thermostatically controlled convector heater behind bed headboards, opening window above – blinds and curtains fitted.
- Opposite entrance door, three steps give access to ensuite shower room.

### **Ensuite Shower Room to Bedroom Two**

- To right of doorway – large shower cubicle with electric shower. Facing wall toilet and washbasin unit.
- On left from entrance, thermostatically controlled heated towel rail.

- Automatic electrically operated ventilation fitted.
- Both windows have vertical blinds fitted.
- General lighting is by ceiling spots – switch on pull to right of entrance.

### **Outdoor Facilities and Gardens**

- Ground floor paved area for sole use of occupants of Samson.
- Wooden table and four chairs and bench provided.
- This area is crossed when passing from entrance gate to entrance door and is bounded by two foot six high wall.
- Electric lighting fitted.
- The main gardens are shared by the five properties and are approached up the path by the left of the gate into Samson.
- 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 and stone 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 path which goes down the side of Samson and out through the front gate – three steps, well lit.
- From the front gate, down three steps, the coastal path and beach are fifty yards straight ahead.
- There are approximately eight steps with handrail to coastal path and beach.
- It is possible to avoid these steps by using the lane which runs parallel to the property.

### **Additional Information**

- Tourist Information leaflets and equipment operating instructions are provided and to be found in folders in the lounge/diner.
- Premises are strictly non-smoking.
- Mobile phone reception is limited – Vodafone seems to be best.
- All fixtures and fittings are of standard height etc.

- Bathroom and kitchen are fully wall tiled.
- Heating is provided throughout the property by individually controlled, thermostatic convector heaters. Water is heated by an immersion heater which is on constant.
- Aspects of property and gardens may be limiting for prospective guests with restricted mobility – please contact the owners to discuss this.

### **Contact Information**

Owners – Ann and John Derbyshire, The Old Farmhouse, Knighton, Alcester, Warwickshire B49 5LU. Telephone: 01386792065. 07748965169

Email: [annderbyshire@hotmail.com](mailto:annderbyshire@hotmail.com)

Property address: Samson, Mount Flagon, Harry's Walls, St Mary's, Isles of Scilly TR21 0NE

(Available all year)

Housekeeper: Mrs Dawn Guy. Contact details in Samson.

Transport details included on brochure and additional information sheet sent with final receipt.

Local contact information in folder in premises.

Luggage on arrival or departure storage provision provided.

