

The Lookout Guesthouse

Access Statement and Description for The Lookout Guesthouse, St. Austell

Approach & Parking

There is a brick paved drive from the main road to the guest house. There are two parking bays located on gravel to the left of the house and additional parking for one vehicle to the right of the house. All parking is on a level area however, there is an incline back up to the house from the gravel parking bays. Additional parking for one vehicle is also available in the double garage by prior arrangement and is subject to availability.

There are two routes to entering the property either via a paved incline with metal railing which is to the right of the front door or 9 steps at 15cms high to the left of the front door also with metal railing to one side.

There is outside lighting to the gravel parking area which is on a motion sensor and left on 24 hours a day. There is more than adequate street lighting to the left hand side of the front door.

Entrance Hall

The front door (lintel 6cms depth) opens onto a tiled lobby entrance hall with energy efficient lighting.

Main Hallway

A secondary door leads to the wide main hallway which has solid oak wood flooring. There is to the immediate left a cloakroom with WC and wash hand basin. From the hallway there is access to the carpeted guest reading room and double doors to the guest breakfast room which has oak wood flooring. The level hallway continues for 14 mtrs to two guest bedrooms. It is well lit using fluorescent energy efficient GU10 lighting. Emergency exits are clearly indicated with green safety warning lights which in the event of mains power failure will be activated. A book case located outside the rooms contains books/DVD/promotional literature for guests to read and borrow for the duration of their stay.

From the hallway there is a staircase leading down to the Master suite. This comprises of 12 steps of 20 cms depth. There is emergency lighting in the stairwell which is permanently on.

Breakfast Room

This is located from the entrance hall and guests enter through a set of glass panelled double doors. There are three individual tables catering for each of the three bedrooms. The breakfast room has 8 spot lights with dimmer switch. The breakfast room has been furnished to a high standard, providing a fresh, bright, welcoming environment.

Double doors (with a lintel of 15 cms) exit out on to the wooden decking offering stunning views across St. Austell Bay and from the upper deck fantastic views of the Gribbin Head.

Guests with specific dietary requirements need to inform the proprietors when making their booking. However, Jacqueline is a coeliac and therefore both Steve and Jackie are fully acquainted with the requirements of a gluten free diet.

Guest Reading Room

This is again accessed via a door from the entrance hall; the room is carpeted and decorated in a more traditional style. The room comprises of a 2 seater sofa and 2 wing chairs, coffee table at 40 cms high, occasional table at 50 cms high and bookcase. There is a variety of books/literature available for guests to use for the duration of their stay. Lighting consists of 4 spot lights with dimmer switch and a central fan with integral light. French doors (with a lintel of 10 cms) lead once again on to the wooden decking with beautiful views out over St. Austell Bay incorporating the Bay of Carlyon.

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The Garden Suite

Access is down a flight of 12 steps at 20 cms high. The room is made up of four areas the lounge being of hardwood oak flooring the bedroom and walk-in wardrobe being carpeted and the en-suite fully tiled. The overall size of the lounge and bedroom is 7.30 x 4.10 mtrs max.

Bedroom and En-suite

The bedroom area has a Super king bed 72 cms high. There are bedside tables either side of the bed at 64 cms high both having bedside lamps with energy efficient bulbs. To the left of the bed there is an ipod/alarm docking station. There are four up lighters lit by energy efficient bulbs. A door to the right of the bed leads through to the large en-suite. Light switches are at hand height serving three halogen ceiling lights a fan and two halogen lights over a vanity mirror. A mango wood desk is provided with a leg clearance of 67 cms and a woven grass chair with a firm seat at 49 cms high along with a full length mirror. Additionally there is a walk-in wardrobe with plenty of hanging space with three energy efficient spot lights. Included in this room is the complimentary refreshment tray with kettle at a height of 92 cms which sits above the guest fridge.

The en-suite has fitted furniture comprising built in sink, six cupboards and a three drawer unit at 84 cms high. Above are four built in cupboards with inset mirror and vanity lighting. There is a large double shower cubicle with non-slip tray and sliding door with an 8 cms lintel and 12 cms drop. A dual flush WC and large heated chrome towel rail completes the fully tiled en-suite.

Lounge

The lounge area has a large two seater sofa with seating height at 50 cms. An over hanging standard lamp with foot operated switch offering ambient reading light. There is a coffee table at 37.5 cms high standing on a deep pile rug. A wall mounted 32" LCD freeview TV with DVD player is above a two door mango wood sideboard which stands at 78 cms high. This area is served by four energy efficient GU10 spot light bulbs. There is access via French doors with a drop of 28 cms leading to a garden patio area.

The Sea

The room (4.06 x 3.73) mtrs, fully carpeted and has French doors opening onto an observation balcony with wooden safety railing height 107 cms). It has a king size bed 72 cms high. There are bed side tables on either side of the bed with table lamps and an iPod/alarm clock docking station. The complimentary drinks tray is located to the left of the French doors with power point above skirting board height. There is a remote controlled wall mounted TV/DVD with adjacent power and aerial socket.

There are two easy chairs with seating at 47.5 cms high. A double wardrobe, 4 drawer chest and full length mirror completes the room. Lighting consists of 2 uplighters as well as the bedside lamps which all have energy bulbs. A door leads through to the en-suite with light switch at hand height serving two halogen ceiling lights and fan. The en-suite comprises of a 168 x 89 cms bath with built in shower. The shower is accessed over the bath at a height of 47 cms with rubber non slip mat available. There is a glazed screen to the bath which opens outwards. A mirror cabinet with sensor activated LED lights also incorporating internal electric shaver point and shelving is above the standard height wash basin. There is a large heated towel rail and dual flush WC. The en-suite is completed with partially tiled walls and fully tiled floor.

The Cove

This bedroom is located at the end of the entrance hall with level access. The room measures 4.06 x 3.45 meters and is fully carpeted. It comprises of two extra long 91.5 x 198 cms single beds which are 35 cms apart. The height of the bed(s) is 72 cms. Both beds have bedside tables 58.5 cms high with bedside lamps and one iPod/alarm clock docking station. There are two easy chairs which are firm based at 47.5 cms high and coffee table at 50 cms high. The wardrobe consists of full length, half length/shelving and three drawers and a full length mirror provided. The complimentary drinks tray is located on a servery with power point above skirting board level. There is a remote controlled wall mounted TV/DVD with adjacent power and aerial socket. The room has 4 up lighters in addition to the bedside lamps which all have low energy bulbs.

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A door leads through to the en-suite with light switch at hand height serving two halogen ceiling lights and fan. The en-suite contains a large shower unit with a non-slip surface. The door opens outwards and access over a 12 cms lintel. A mirror cabinet with sensor activated LED lights also incorporating internal electric shaver point and shelving is above the standard height wash basin. There is a large heated towel rail and dual flush WC. The floor and walls are fully tiled.

Fire Alarms

The house has a hardwired smoke detection system with smoke detectors located in each guest bedroom Hallway and kitchen.

Gardens/Wooden Decking

There is access to the gardens via the gravel parking area at the left hand side of the house and additionally via the wooden decking which surround the back of the property. The decking has wooden safety railing at a height of 110 cms. Internal access for guests to the garden is available from either the doorways of the guest breakfast room (lintel of 15 cms) or guest reading room (lintel of 10 cms). There are six steps leading to a half landing with a further seven steps all having a 20 cms drop. Additionally for the guests booked in to the Suite there is access from the French doors (lintel 28 cms drop). Once guests have entered the garden it is predominantly level with a decline at the far end. The garden has paved brick footpaths and laid to lawn with ornamental borders and shrubs.