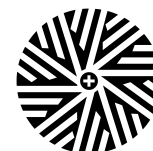


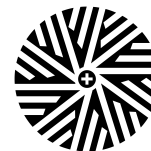
# Cottage information Pack (Access Statement):

The Bowgie, Trewerry Cottages, St. Newlyn East, Cornwall



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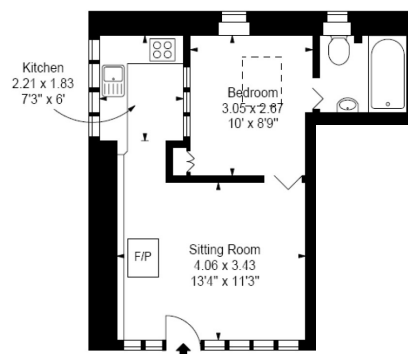
# Cottage information Pack (Access Statement):



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## Introduction

The Bowgie (pronounced Bow-gee) is a stone built studio style barn conversion off a courtyard adjacent to the Grade II listed seventeenth century Trewerry Mill. The term Bowgie means cow shed in Cornish.



## Pre-Arrival

- Bookings / enquiries can be made directly from [www.trewerrycottages.com](http://www.trewerrycottages.com), email, via telephone or by letter.
- By road the Cottages are only 4 miles from the main Cornish trunk Road; the A30. Please use the map on page 12.
- Newquay airport is just 8 miles by road to the North (4 ½ miles as the crow flies). There are car hire, bus, taxi services and car parking facilities at Newquay airport [www.newquaycornwallairport.com](http://www.newquaycornwallairport.com)
- There is a local, unmanned train station at Quintrell Downs on the Newquay branch line, 2 miles away. For most people travelling from outside Cornwall the mainline station at Bodmin Parkway is the most time efficient station to alight at, it is 20 miles to the northeast.
- The nearest bus services are 1 ½ miles away at St Newlyn East, or at Kestle Mill 1 ⅓ miles away.
- By cycle and foot; the connecting lanes are unlit at night, and mildly hilly (generally up to 60m differential elevation).
- This document is available at [www.trewerrycottages.com](http://www.trewerrycottages.com) .

## Arrival, car park and recycling Facilities

- There is an un-gated car park across the lane from the Trewerry Cottages entrance. The entrance is illuminated after dark, and there is security lighting in the car park. The car park is shared with Trewerry Mill and Trewerry Mill Bungalow.
- There are unmarked parking bays but there is ample room for all cars.
- The surface is level, flat and gravelled with granite chippings.
- The recycling shed is in the northern part of the car park with x3 22cm high by 50cm deep and 85cm wide steps. Dustbins and segregated waste may be left here.
- The car park is the designated "safe area" if there is a fire in the cottage. Follow normal procedures if you discover a fire, make sure people are evacuated and emergency services alerted; dial 999 or 112.

## Bowgie Cottage

- The Bowgie is reached by turning left out of the car park and walking 20m up the lane, then turning right towards a courtyard.
- The incline from the lane is 6m long laid with granite cobbles.

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- The front door is 87cm x 168cm, with the hinge on the right. The access keypad is 130cm high on the door. We have a self check in system to give you flexibility, just put in the code issued to you before arrival on the keypad, then turn the handle clockwise. If you make a mistake just press the clear button at the bottom right.
- The front door opens into the sitting room. There are two light switches on the right hand side door casing for spotlights and up-lifters. There is a large mat inset into the floor at the front door.

### ***Sitting Room***

- Coat hooks are on the far right hand wall. The floor benefits from a carpet.
- On the dining table by the bedroom wall is the 'Welcome Pack' which has all details about the cottage and local services. There are two accompanying wooden chairs.
- There is one double sofa that may be moved to the guests needs.
- There is a table light.
- There is a TV with FreeSat tuner, Chromecast and a DVD player, both have remote controls.
- In the north western corner is the entrance to the kitchen, the north eastern corner the bedroom.

### **Central Heating**

- Central heating is installed for your comfort, select the temperature that suits you by turning the NEST thermostat in the sitting room, it is located on the wall partition with the bedroom, above the chairs. You may find that in the summer months the central heating may not come on, this is normal and the thermostat is doing its job. The oil boiler for heating is located in the utility area in the courtyard.

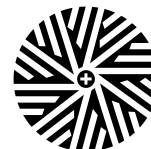
### ***Kitchen***

- There is no door from the living room into the kitchen (2.21m x 1.83m).
- The kitchen is lit by spotlights with a switch on the right hand side wall.
- The kitchen is in a galley style with a non slip artificial tiled floor. Units are arranged in an L-shape with windows to the West.
- The work surface is 91cm high and 60cm deep. The sink and electric hob are also 91cm high. Above the hob is an extractor unit plus cupboards. A kettle, toaster and microwave are sited on the worktops.
- The fridge, washing machine and oven are situated under the worktops at conventional heights.
- Pots and pans are provided in the cupboards beneath the work surfaces. Glasses and cups etc are in the wall cupboards.

### ***Bedroom***

- The bedroom (3.05m x 2.67m) is reached through a vertically split hinged door hanging on the right. The door is 77cm wide x 182cm high.
- A light switch on the left of the entrance controls the main lighting.
- There is a divan king sized (152cm x 198cm x 68cm) bed, with bedside tables and reading lights. There is space either side of the bed, both sides greater than 40cm.

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### The Bowgie, Trewerry Cottages, St. Newlyn East, Cornwall

- A cupboard on the left is available for the guests clothes.
- A roof light is operated by a 2m long spindle with a hook, it lives on a hook on the right hand side of the room, adjacent to the on suite bathroom. The roof light blackout blind is drawn down by a cord, it automatically retracts.
- A cupboard above the bathroom entrance houses the hot water tank. This cupboard is not for guests use as access is tricky.

#### ***Bathroom***

- This is accessed from the bedroom is reached through a vertically split hinged door hanging on the right. The door is 77cm wide x 184cm high.
- The toilet seat is 44cm high - the space to the right is 54cm and to the left 31cm. The sink height is 85cm.
- The bath is 53cm high, with an electronic shower and shower curtain.
- The height of the shower unit is 180cm above the bath internal base.
- The room also has a wall mounted heated towel rail (on the hot water circuit).
- The floor surface is non slip ceramic tiles.

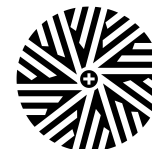
#### **Outdoor Facilities**

##### ***Courtyard***

- Exiting from the front door and descending the exterior step, there is a courtyard area approximately 6.5m x 11m shared with the Granary Cottage.
- The courtyard is dressed with granite cobbles. Patio furniture and BBQ are available for guests to use from the external utility room.
- There are tables and chairs for the guest's enjoyment.
- There is a BBQ area available for both cottages.

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The Bowgie, Trewerry Cottages, St. Newlyn East, Cornwall



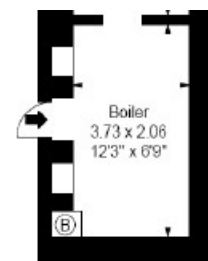
## Grounds near the cottage

- Guests are free to enjoy the grounds on the opposite side of the road to Trewerry Cottages. A subordinate branch of the River Gannel runs through the grounds adjacent to the car park. A dismantled railway line runs north to south, a picturesque road bridge, weir and disused railway bridge all combine to form a tranquil setting. Along the disused train track to the North the path turns into [Trewerry nature Trail](#) extending north for 1.2km.
- The gardens adjacent to Trewerry Mill and Trewerry Mill Bungalow are not for guests use and they are asked to respect the resident's privacy.

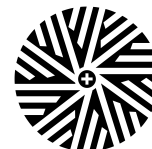


## External Utility room

- The entry code is 273.
- The utility room is situated off the eastern limit of the courtyard and contains the oil boiler for both Trewerry Cottages' heating. The access keypad is 139cm high on the door. There is a 15cm high step from the gravel courtyard surface through a 56cm wide and 205cm wide door. Barbeque equipment, garden furniture and sundry items are stored here, along with clothes horses and pegs for laundry. There is a timed air pump that is used for sewage treatment, both this and the oil boiler should not be tampered with by guests.
- There is a front loading washing machine.
- There is a rotary washing line available by the path near the old railway bridge, cloths pegs are stored in the utility room by the washing machine. Clothes driers are also available in the utility room.
- There is a condenser tumble drier. An honesty box is used to contribute to the purchase and operating costs with a suggested contribution of £1.50 per load. Remember to clean the filters after each load.
- A Freezer is shared between the cottages, with labelled drawers. Spare light bulbs (Bayonet, Edison and Strip) are stored in one of cupboards.
- The **Bowgie electrical consumer unit** is located in a cupboard at shoulder height on the wall to the right of the front door. So if a bulb blowing trips an MCB or RCB you can turn the circuit back on again. If there is a power cut then Western Power may be made aware by phoning 0800 6783 105. Be ready to quote our address.



## Cottage information Pack (Access Statement):



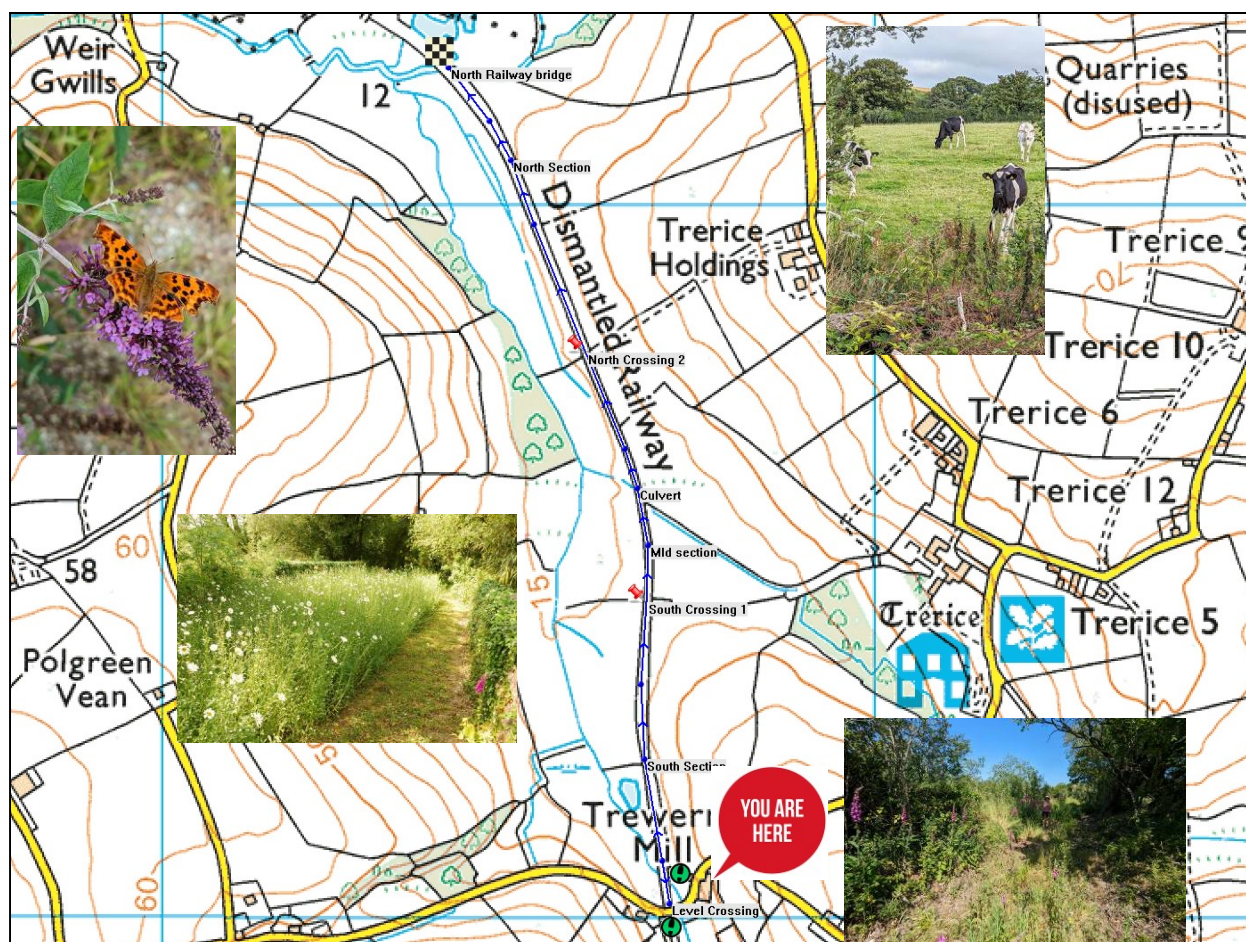
The Bowgie, Trewerry Cottages, St. Newlyn East, Cornwall

### Trewerry Nature Trail

Guests are welcome to use our private (1.2 km) nature trail, which winds its way North from our hamlet. The majority of the land was acquired by us in 2023. The trail is along a dismantled section of the track bed of the Treffry Estate Railway, linking Newquay Harbour to East Wheal Rose, an old lead mine, now home to Lappa Valley railway.

#### ***Dogs: what we ask of you***

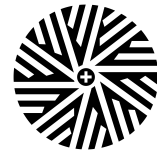
Guests are welcome to take well behaved dogs on the trail, please be aware there is a working diary farm that operates on both sides, the farmland is private. Dogs should be on leads, unless they have excellent recall (this helps keep the peace with the farmer). If the dog makes a deposit on manoeuvres just flick the poo to the side off the path. Beetles will thank you for augmenting their menu. If in the unlikely event you come face to face with a cow on the trail, please back off and let us know.



The Nature trail is roughly divided into three sections, demarked by two farm crossings.

## Cottage information Pack (Access Statement):

The Bowgie, Trewerry Cottages, St. Newlyn East, Cornwall



### **South Section (400m)**

Starting either from the old level crossing at the lane by Trewerry Halt, or from our car park up onto the old coal siding by the fig tree, this section has been allowed to regenerate in a quite wild manner in places, with lots of blackthorn providing cover to nesting birds and protection to young trees from grazing deer. There are numerous large ash, with sycamore, hawthorn, poplar and oak. Walking through a clearing you may catch glimpses of Canada Geese nesting on our neighbour's pond to the west during the spring. Bluebells have started to colonise the ground and look delightful in the spring.



### **Mid section (370m)**



This is marked by the south (first) farmers crossing and now the vegetation opens up to offer wide open views of the valley, the adjacent farm is run on organic principles and the cattle enjoy being let out to the water meadows to the west in the spring. Crossing a culvert you may notice several ponds dug in 2023 by the farmer on the east side, they will offer many new opportunities to invertebrates such as damselfly and dragonfly, as well as newt and frog species. Further on, looking uphill to the east the farm rolls across the undulating landscape, demonstrating why Cornwall is still a major milk producer. In the winter the streams often flood and the flat valley bottom becomes saturated, offering refuge for many overwintering birds. Notice how sedges and hemlock water dropwort colonise the ground, not so good for farm productivity, great cover for wildlife!

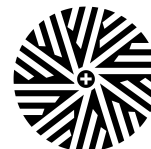
### **North Section (450m)**

Up a small incline and across the north farm (second) crossing you descend into a cutting with several stands of willow and goat willow, also there are some mature grey poplar that you can hear rustling in the wind, a characteristic of the hybrid tree. Wildflowers are cut once a year around August to stop scrub enveloping the path, but look out for lots of Gorse colonising the trail, they are a pioneer species that offer protection to young trees and birdlife. We let nature take its course to the side of the trail, so in effect creating a linear mosaic of habitat for you (and us) to enjoy. Arriving at the railway bridge crossing the main arm of the Gannel river the trail has reached its end. Look out for carpets of snow drops in late winter.

Returning back we hope you will enjoy viewing the vistas from a different perspective, perhaps a second visit of a flower or foraging caterpillar that interested you. Enjoy!

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### Additional Information

- Up to two well behaved pets are allowed if pre-arranged.
- The premises are non Smoking.
- Complimentary wireless internet is available (SSID = Trewerrycottages.com).
- Many people use the lanes in and around Trewerry Mill for horse riding, please be considerate when driving.
- Trewerry Cottages are adjacent to the National Cycle Network. Bikes are welcome, they can be stored securely by prior arrangement.
- Bins are emptied weekly on Monday Morning. Recycling occurs bi-weekly early Thursday. Guests need not worry about sorting this part of normal life!

### Contact Information

Proprietor: Rupert Ridout-Jamieson  
Telephone: 07971 902052  
Address: Trewerry Mill, St Newlyn East, Newquay, Cornwall, Tr85GS  
Email: [rupert@trewerrycottages.com](mailto:rupert@trewerrycottages.com)  
Website: <http://www.trewerrycottages.com>

- Hours of operation: Open all year.

### Frequently asked questions about the cottage (FAQs)

- I have difficulty finding the cottage, why? Many drivers have abandoned the correct route before the end of the lane! You may find it helpful to use your odometer to gauge distance and reconcile with the map & directions on page 12.
- Where is the washing machine? In the courtyard utility room (page 5).
- Where is the washing line? On the path, near the old train bridge (page 5).
- Where are the bins? In the car park shed (page 2)
- What extent are the grounds? The courtyard and riverside gardens (page 5).
- Why have the lights gone off? It is likely that a light bulb has blown. There is a modern RCD protected consumer unit ("fusebox") in the courtyard utility room on the right hand wall as you enter (page 5) that may trip when a bulb blows. Turn on the affected light circuit; spare bulbs are in the utility room.
- The heating is not on, or comes on unnecessarily, why? The thermostat may need to be adjusted to a temperature that suits you (page 3).
- Where can I take a dog for a walk locally? You are welcome to use the riverside gardens (page 5), dog waste may be left in the car park shed (page 2). We recommend using a lead if other dogs are present, the gardens are not secure and farmland is adjacent. Many locals walk their dogs along the lanes; use a lead if the dog does not come to heel readily.
- The windows have been left open why? The cottage is a character traditional building partially built into a hill, and benefits from a regular airing after previous guest have left
- Where are the shops? Morrisons and Londis are within 2 miles (page 11).



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### The Bowgie, Trewerry Cottages, St. Newlyn East, Cornwall

- Where is the nearest beach? We recommend starting at Crantock beach. Turn right out of the car park and follow the road (wiggly) straight over at 2 cross roads for 3 miles (page 11).
- Where is the nearest pub? The Pheasant Inn St Newlyn East 1 ¾ miles. Turn right out of the car park, left at the crossroads, up the hill and head for the church spire (page 11).

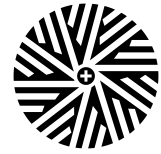
#### ***Any Problems?***

If there are any maintenance issues during your stay please ask Rupert (07971 902052) at Trewerry Mill to help. If Rupert is not available then please deal with the situation as if it was your own home. Please leave a voice mail or text so that the issue is raised. Rupert or designate will get in touch ASAP

**We welcome your feedback to help us continuously improve. If you have any comments please contact Rupert at Trewerry Mill.**

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Created on: 1-Aug-23



## Useful contact numbers and address

### Trewerry Cottages

Trewerry Mill, St Newlyn East,  
Newquay, Cornwall, TR85GS  
**07971 902052**

### Doctor

Narrowcliff Surgery, there is a **Pharmacy** there as well  
Narrowcliff,  
Newquay, Cornwall,  
TR7 2QF  
**01637 854433**

### Dentist

Newquay Gentle Dental (UK) Ltd,  
55 Henvver Rd,  
Newquay, Cornwall  
TR7 3DH  
**01637 852252**

### Vet

Penmellyn Vets,  
152 Henvver Road  
Newquay, Cornwall,  
TR7 3EQ  
**01637 871695**

### 24 hour Animal hospital

Penmellyn Vets  
Station Road  
St. Columb Major, Cornwall  
TR9 6BX  
**01637 880307**

### Minor Injuries

Ground Floor,  
Newquay Community Hospital,  
St Thomas Road,  
Newquay, Cornwall TR7 1RQ  
**01637 834010**

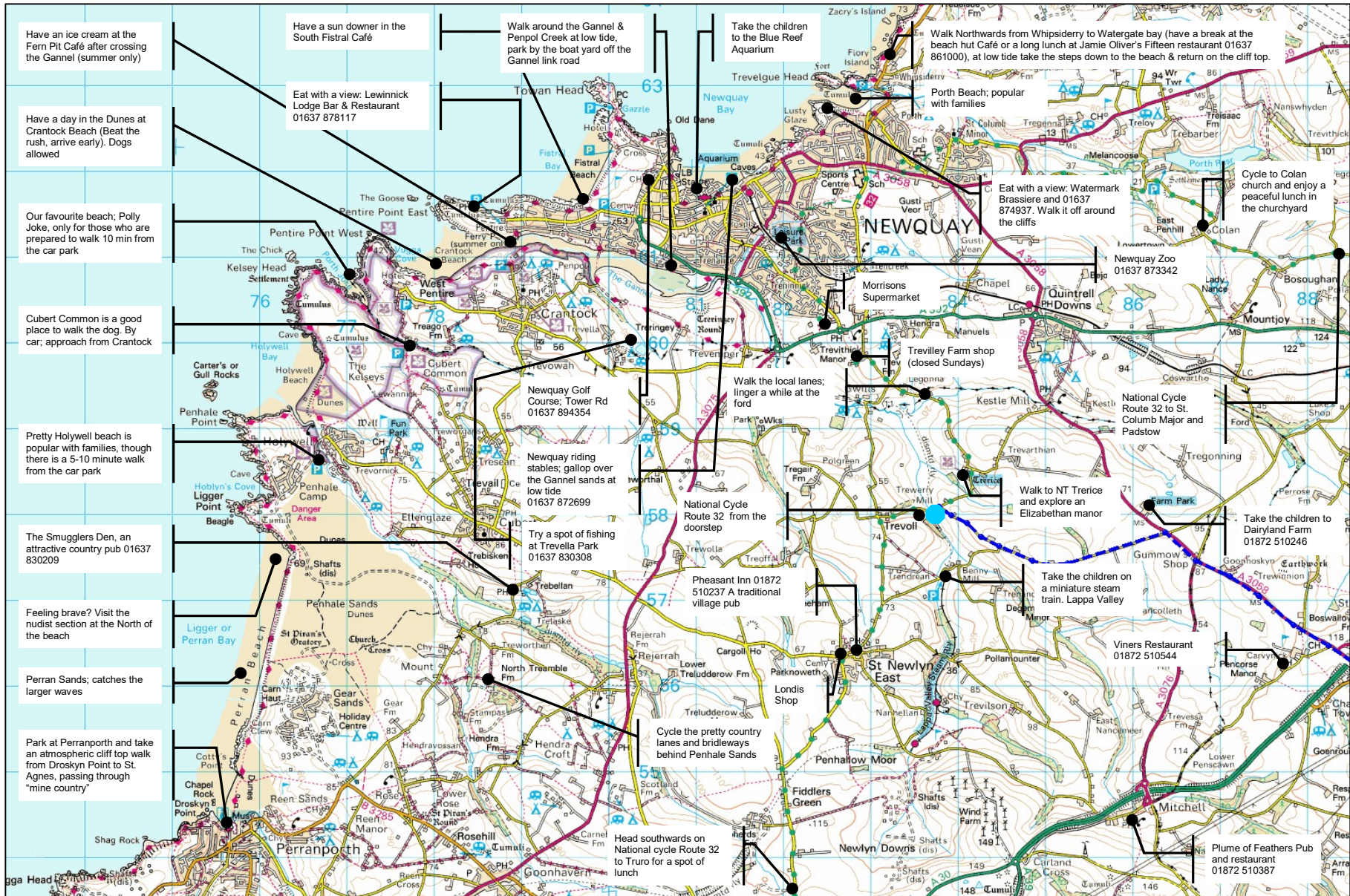
### 24 hour Accident and Emergency

Royal Cornwall Hospital (Treliske)  
Treliske, Truro,  
Cornwall, TR1 3LQ  
**01872 250000**

### Power Cut

Western Power  
**0800 6783 105**

# Ideas for Around Trewerry Cottages



# By road from the A30 to Trewerry Cottages

By road the Cottages are only 4 miles from the main Cornish trunk Road; the A30. Follow the dual carriageway from Innis Downs across Goss Moor and past Indian Queens. Take the turn-off for Summercourt; follow the slip road to a cross roads with traffic lights and take a right onto the A3058 - signed towards Trerice. Just after the second cross roads at Gummow's Shop (a place, not a real shop!) take a left at the third cross roads. Once on the lanes slow down (you are on holiday!) and watch out for, horses, tractors and livestock if not used to country driving. You may find it helpful to use your odometer on the lanes.



**House on right**

**Farm on right**

**House on left at 3<sup>rd</sup> Cross roads**

**3<sup>rd</sup> Cross roads; Turn left and follow lane for ~2 miles**

**2<sup>nd</sup> Cross roads**

**1<sup>st</sup> Cross roads (with traffic lights): Turn right & drive over bridge across the A30 and continue for 2 miles**

**A30 climbs up from Goss Moor to a crest above Fraddon**

**A30 descends and then levels off, get ready to take the Summercourt turn-off**

**Turn-off the A30 for Summercourt Onto the slip road; School Road**

**Trewerry Cottages**

**Driving westwards along the lane note the left hand turns to Degembris and Benny Mill. Descend a further ½ mile noting a farm and then a house on your right. Continue for another zoom; at a T junction turn left and after 50m turn right into the car park**