



Introduction.....3
 Pre-Arrival 3
Arrival, car park and recycling Facilities3
Granary Cottage.....3
 Sitting Room and Kitchen 4
 Central Heating 4
 Laundry 5
 Stairs to Bathroom and Lower Ground Floor Landing 5
 Bathroom..... 5
 Bedrooms..... 5
 Bedroom 1 (South)..... 5
 Bedroom 2 (North) 5
Outdoor Facilities6
 Courtyard..... 6
 Grounds near the cottage 6
 External Utility room..... 6
Trewerry Nature Trail..... 8
 Dogs: what we ask of you 8
 South Section (400m)..... 9
 Mid section (370m) 9
 North Section (450m)..... 9
Additional Information 10
 Contact Information 10
Frequently asked questions about the cottage (FAQs)..... 11
 Any Problems? 11
Useful contact numbers and address 12
Media at Trewerry Cottages 13

The Granary, Trewerry Cottages, St. Newlyn East, TR85GS

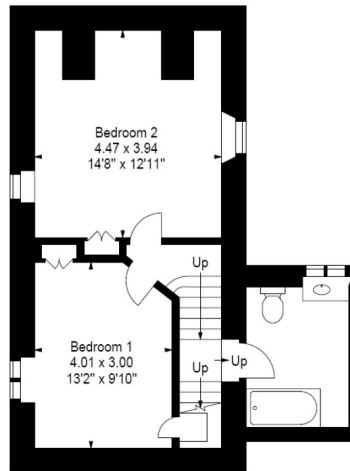


Ideas for Around Trewerry Cottages.....15
By road from the A30 to Trewerry Cottages16
Trewerry Cottages Segregated Waste17

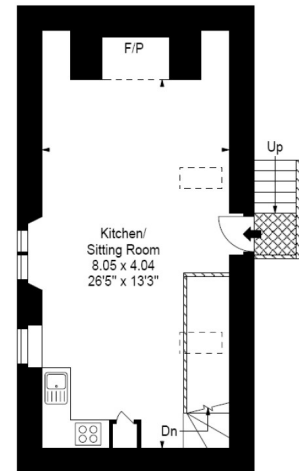


Introduction

The Granary is a reverse accommodation stone and cob barn conversion off a courtyard adjacent to the Grade II listed seventeenth century Trewerry Mill. Downstairs was probably a forge and upstairs was used for grain storage.



Lower Ground Floor



Ground Floor

Pre-Arrival

- By road the Cottages are only 4 miles from the main Cornish trunk Road; the A30. Please use the map on page 15.
- 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
- 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 house manual is available at 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 marked 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.

Granary Cottage

- The Granary 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 with cobbles.
- There are 5 steps 20cm high by 31 cm deep and 120 cm wide onto a landing area 130 cm by 110 cm.
- The front stable door is 107cm x 171cm, with the hinge on the right. The access keypad is 140cm 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 open sitting room and kitchen. There are four light switches on the left hand side door casing for spotlights and up-lifters, split into sitting room and kitchen zones. There is a large mat inset into the floor at the front door.

Sitting Room and Kitchen

- There is a shoe rack on the immediate left of the entrance. The floor benefits from a carpet in the sitting room area to the North; the space is 8.05m x 4.04m.
- On an occasional table is the 'Welcome Pack' by the western wall which has all details about and local services.
- There are two armchairs and a double sofa that may be moved to the guests needs.
- There is a task light and a coffee table.
- There is a FreeSat TV and a DVD player, both have remote controls. A Google Chromecast is also present allowing access to all your personal media (see [Media at Trewerry Cottages](#))
- In the northerly fireplace there are two decorative milk churns under an oak lintel 124cm high on a large slate hearth, projecting 48 cm by 141cm into the carpeted area with a 2cm high lip.
- The kitchen is in a country style with non-slip Altro floor. Units are arranged in an L-shape a window to the West.
- The work surface is 91cm high and 60cm deep. The sink and electric hob are also at 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.
- There is dining table with four accompanying wooden chairs.
- Two roof lights are operated by a 2m long spindle with a hook, it lives on a hook on the left hand side of the stable door.

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. When there is no presence detected the heating will operate in ECO mode, with a slight temperature setback. The oil boiler for heating is located in the utility area in the courtyard.



Laundry

- There is a front loading washing machine available in the utility room.
- There is a condenser tumble drier available in the utility room.
- There is a rotary washing line available by the stream near the old railway bridge, cloths pegs are stored in the external utility room

Stairs to Bathroom and Lower Ground Floor Landing

- The top of the stairs are located in the south-western corner of the Granary and form a left hand dogleg whilst descending. There are 5 steps 20cm high by 26cm deep by 82cm wide to a half landing 82cm by 115cm.
- A stair gate is available for guests with children.
- Following down the remaining 5 20cm high by 26cm deep steps the lower landing is reached. The lower landing is 170cm by 90cm.

Bathroom

- This is accessed from the stairwell half land through a door hanging on the right. The door is 72cm wide x 190cm high.
- The toilet seat is 42cm high - the space to the right is 35cm and to the left 56cm. The sink height is 85cm.
- The bath is 53cm high, with a thermostatic shower and shower curtain.
- The height of the shower unit is 120cm above the bath internal base.
- The room also has a wall mounted heated towel rail.
- The floor surface is natural slate.

Bedrooms

Bedroom 1 (South)

- The bedroom (4.01m x 3.0m) is reached from the lower ground floor landing by turning left through a 75cm wide by 196cm high door.
- Two light switches on the right of the entrance controls the main lighting with up lighters and wall mounted lamps.
- There is a 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 60cm.
- A casement window is opened with latches 125cm above the ground.
- A cupboard extending under the stairs the entrance houses the hot water tank. This cupboard is not for guest's general use. The **electrical consumer unit** ("fuse-box") is located this cupboard. If there is a power cut then Western Power may be made aware by phoning 0800 6783 105. Be ready to quote our address

Bedroom 2 (North)

- The bedroom (4.47m x 3.94m) is reached from the lower ground floor landing by turning right through a 76cm wide by 195cm high door.
- Two light switches on the left of the entrance controls the main lighting with up lighters and wall mounted lamps.
- There are two divan single (91cm x 191cm x 68cm) beds, with bedside tables and reading lights. There is space either side of the bed, both sides greater than 50cm.
- A cupboard is available in the south of the room.



- Two casement windows are opened with latches 145cm above the ground.
- A dresser and mirror is placed in the old fireplace to the North of the bedroom under a large oak lintel 158cm high.
- A travel cot is available for guests with children.

Outdoor Facilities

Courtyard

- Exiting from the front door and descending the exterior steps, there is a courtyard area approximately 6.5m x 11m shared with the Bowgie Cottage.
- The courtyard is dressed with granite cobbles.
- There are tables and chairs for the guest's enjoyment.
- There is a BBQ area available for both cottages

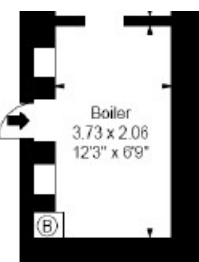
Grounds near the cottage

- 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 for use by both cottages.



The Granary, Trewerry Cottages, St. Newlyn East, TR85GS



- 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 vacuum cleaner, iron and ironing board live here as well.

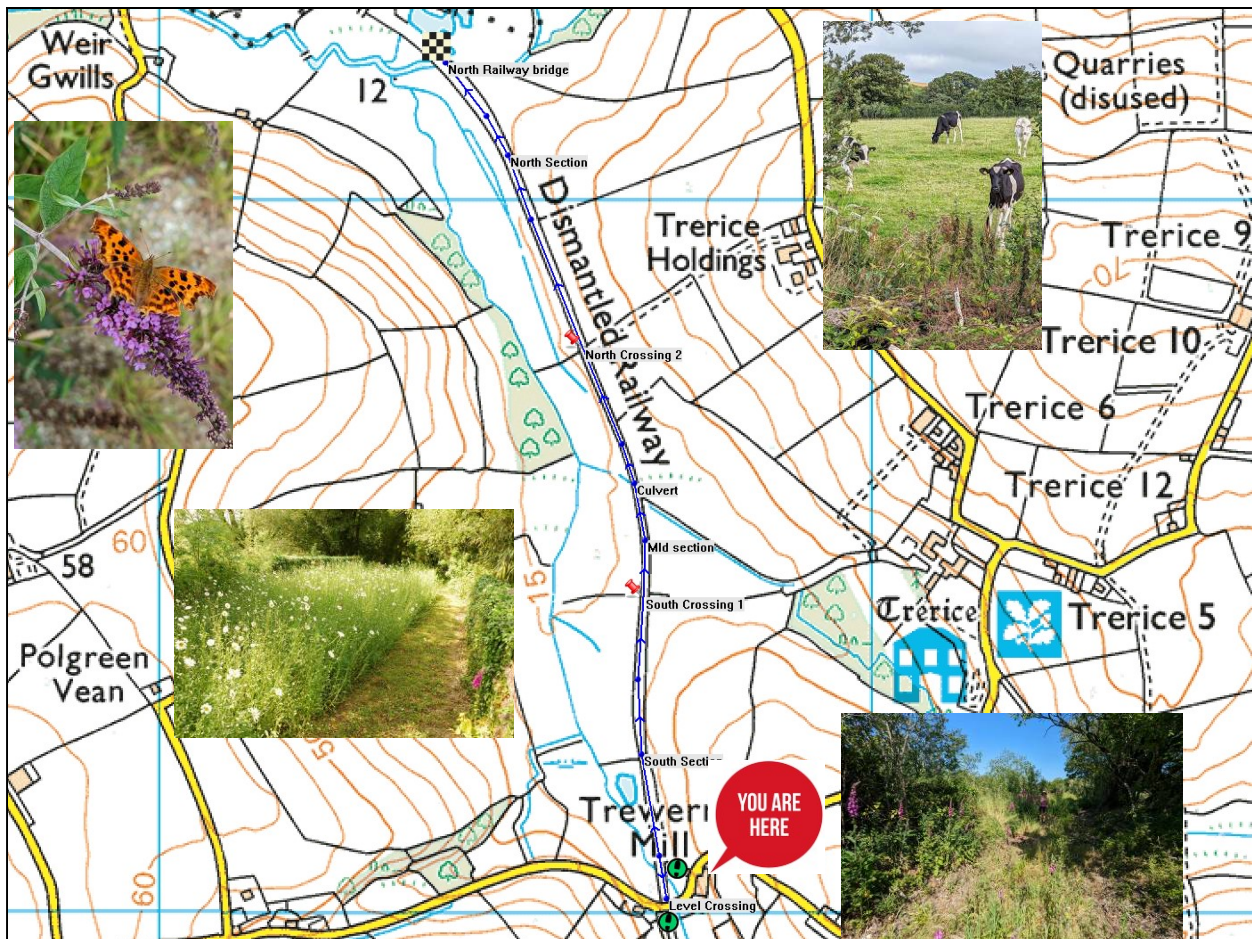


Trewerry Nature Trail

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.



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!



Additional Information

- 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, at present they should be left outside.
- Bins are emptied weekly on Monday Morning. Recycling occurs bi-weekly early Monday. 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
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 15.
- Where is the washing machine? In the courtyard utility room (page 6).
- Where is the washing line? By the stream, near the old train bridge (page 6).
- Where are the bins? In the car park shed (page 3)
- What extent are the grounds? The courtyard and riverside gardens (page **Error! Bookmark not defined.**).
- Why have the lights gone off? It is likely that a light bulb has blown. There is a modern RCD protected consumer unit ("fuse-box") in the south bedroom cupboard (page 5) that may trip when a bulb blows. Turn on the affected light circuit; spare bulbs are in the courtyard utility room (page 6).
- The heating is not on, or comes on unnecessarily, why? The thermostat may need to be adjusted to a temperature that suits you (page 4).
- Where can I take a dog for a walk locally? You are welcome to use the riverside gardens (page **Error! Bookmark not defined.**), dog waste may be left in the car park shed (page 3). 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.
- Where are the shops? Morrisons and Londis are within 2 miles (page 15).
- 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 15).
- 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 15).

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.

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 Henvy Rd,
Newquay, Cornwall
TR7 3DH
01637 852252

Vet

Penmellyn Vets,
152 Henvy 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



Media at Trewerry Cottages

We have listed a few tips below to help you enjoy your media with us.

Our Complimentary Wifi SSID is: Trewerrycottages.com,
The password is: Book-direct!

The TV may be turned on by the red centre top button, press for a [full 3 seconds](#)

To select TV [Press Source](#) > Satellite TV

To Select DVD [Press Source](#) > HDMI 1

To Select Chromecast [Press Source](#) >HDMI 2

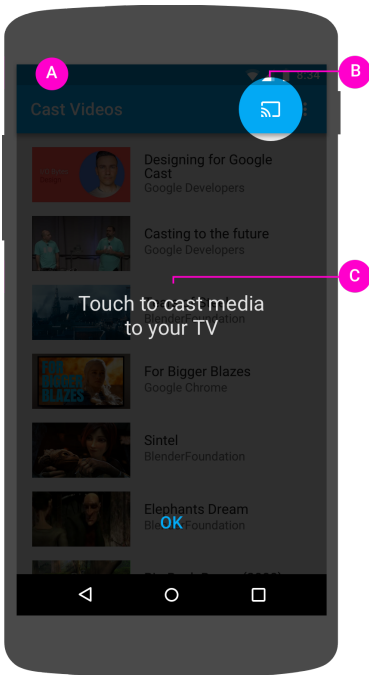
Google Chromecast is a media streamer that allows you to cast media from your device (phone, tablet, PC) to the TV which acts as a monitor.

You can use this facility to catch up with your favourite TV. Chromecast works with BBC Iplayer, Spotify, YouTube, Netflix and many more.





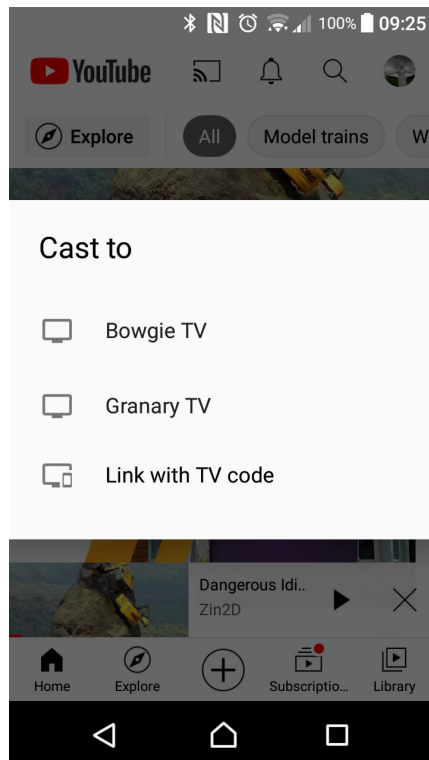
A: Select you media player; Iplayer, You tube Spotify etc:



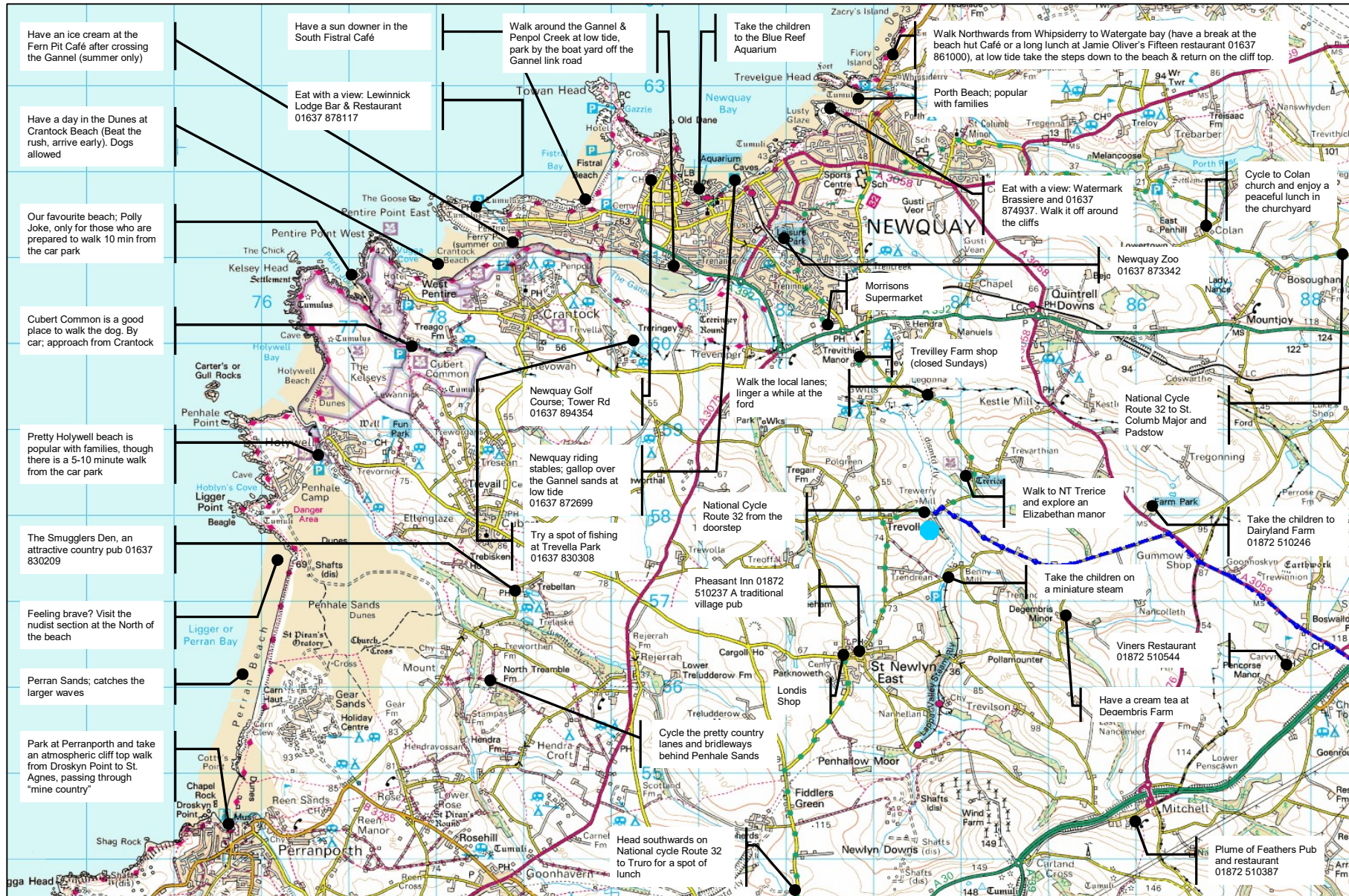
B: Select the cast Icon:



C: Select the TV you are casting to:



Ideas for Around Trewerry Cottages



Trewerry Cottages Segregated Waste

Extra waste facilities are located in the store area in the car park	
All Black Bins	Non recyclable waste: Including: yoghurt pots, ice cream cartons, butter / margarine pots, plastic food trays, plastic bags, cellophane etc
Metal Ash Bin	Ash ONLY from BBQ
Blue Bag	Paper and Newspaper
Red Bags	Plastic bottles, drinks cans, food tins, clean foil, metal bottle and jar lids
Black Plastic Box	Washed glass bottles and jars (no broken)
Orange Bag	Cardboard, brown paper and cards
Dog Waste	Place in small push top dustbin; wrapped in plastic bags.
Vegetable waste	Green composter, under the fig tree