

Welcome to The Steps

Welcome to our second home in Cornwall. Please treat it like your own home.
We hope you enjoy staying here as much as we do

Contact Details & Keys:

Your contact at The Steps on all operational matters is Lynette McAvoy on 01637 889178 or on the mobile 0788 08 909 00 (Michael, her husband's mobile is 0774 881 3360). Unless you are late, she will normally meet you and will show you round the property. Her email address is: mdlcleaning@live.co.uk

Check in times 4pm onwards, check out times by 10 am on the morning of departure. Please arrange a time for picking up the keys from her. Please advise her beforehand on your estimated arrival time. Then on the day, give her a call when you are 30 mins drive away from the property so she can meet you. If she is not available or you are late on arrival, she will leave a key in the key box by the kitchen side entrance door, immediately to the right of the door and around the corner (bring a torch in the event the outside lights do not come automatically). **She or we in her absence will advise you of the combination lock number**

In the event you cannot contact her, then please contact the owners Krikor & Anna Krikorian on their land line 01932 349585 or on their mobile 07768 175344.

Other keys for the cottage can be found hanging up on the right as you enter the kitchen. On departure please leave all these keys in the same place and return the kitchen entrance door key in the key box to the right of the entrance door.

The Walks & The Beach

There are lovely walks all along the coast - the nearest is to the National Trust property at Bedruthan Steps, which takes half an hour, and where they have excellent refreshments and cream teas. For one way walks, why not take the bus (bus timetables in the cottage) toward Padstow and come off for example at Porthcothan. Walk back along the spectacular cliffs (flat walking mostly) for 1 hour till you come to Bedruthan Steps National Trust Centre and have a Cornish cream tea reward for your walk and then it's just another 30 mins to the cottage.

The closest access to the beach is via a few steps towards the north, a couple of minutes walk away; but these steps are only accessible about 75% of the time as they are covered a few hours either side of high water. Outside these times you will need to walk a few minutes further along the cliff towards the village,

There is an outside tap provided with a shower rose on the seaward side behind the lower terrace. Please use this hose on the lower terrace to clean your body and feet of sand on to the grass before entering the cottage. Also please wash all surfboards, wetsuits, beach

toys etc. It is safe for you to leave these on the lower terrace or they can be locked in the garden room in the center of the lower terrace

Outdoor Shoes

Please do not use outdoor shoes in the cottage. Leave these on the carpet by the utility room entrance door. The place is fully carpeted so there is no need for slippers, but if you would like to bring your slippers by all means do.

Surfing Schools and Equipment Hire

King Surf at Mawgan Porth, www.kingsurf.co.uk, Tel 01637 860091, Mobile 07917 054551. King Surf is located inside Betty's shop (01637 860 240)

Safety

Please be careful of the stairs, particularly with children, as they are rather narrow and steep. We come down backwards!

Cottage Entrance

The normal entrance to the house is via the side entrance to the utility room and kitchen. Walk down the steps and the back door is across the patio terrace. **There is a notice board** on the right as you walk in which gives various instructions

Smoking

Smoking is not allowed in the cottage

Deposit monies will be retained to clean smoke affected fabrics if this rule is not adhered to

Pets

Pets are not allowed on the premises. The full breakage deposit monies will be retained if this rule is not adhered to

Linen

Linen is provided. Bring your own towels including beach towels

Young Children

A high chair can be made available on request

Telephone and Wireless Internet:

The landline is for incoming calls and emergency use. The number is 01637 860818. There is a fast wireless broadband connection so bring your wireless laptop and if you have VOIP (voice over internet protocol) such as Skype, then you can make calls via the internet. You can also make calls via the internet from mobile to mobile using Whats App. For the wireless connection,

the BT Wireless Hub (BTHub6-76HK) is password protected and the password or wireless key is on the wireless router located on the ground floor living room (ie tEFLthv3FT69). Open windows explorer and you should connect to BTHub6-76HK with a pop up box asking for the password.

Kitchen

Please feel free to use any item left in the kitchen by us or other guests such as tea, coffee etc. and similarly please leave behind any such items that you have left over.

Kitchen Appliances

Instructions for using the appliances are either on the appliance itself or in the right hand side upper cupboards as you enter the kitchen

Rubbish:

The Dustmen come early on Tuesdays. Put rubbish in black sacks (found in the Utility Room) in the green wheelie bins. All rubbish put in green wheelie bins **MUST** be in plastic bags otherwise the seagulls tear the bags and scatter the rubbish all over the place.

Recycling

1. 4 Recycling heavy duty bags: Red for Plastics and Household metal packaging, Orange for Cardboard, Blue for Paper and Magazines, and a Black plastic box for all types of glass are available in the kitchen. These are provided by the council and are marked accordingly. Please sort out all your recycling material and take it to the top road where the green wheelie bin is

Outside Terrace Awning

The electrically operated awning switch is located high up and behind the kitchen/utility entrance door on the left side. The manual keypad switch to operate the awning, in and out, using the up and down arrow keys is located immediately on the right as you open the kitchen/utility door. If this does not work then turn the circuit breaker of then on, this being located high up on the left behind the utility/kitchen entrance door. As you do this you will hear the awning motor making a click/clack noise. Then press the up and down arrows simultaneously to synchronise the motor with the manual key pad. Then you should be able to operate the awning with the up and down arrows to go in and out. The awning is set to stop after the first stop, then the second, then the 3rd etc. if you are bringing it in make sure it goes in all the way.

The awning should never be left out in high winds or when the premises are unoccupied

Outside Terrace BBQ

To Light the BBQ, open the black stop cock at the gas bottle. Then turn the right gas knob to Max and wait for 6 seconds, then press the red igniter button on the right of the BBQ. Repeat the procedure for the left side burner. If this does not work then use the gas lighter hanging

up in the utility room. Put the lighter through the 1" diameter hole located just below the right shelf, or you can use a long matchstick. Once the right side is lit, turn the left gas knob to Max. Run both sides at Max for 5 mins to burn off the debris on the stainless steel grills and then turn them down to low and brush the stainless steel grills with the stainless steel wire brush (kept in the cupboard below). If you run out of gas there is a spare 13kg green coloured gas cylinder

To Clean the BBQ after use, put the 2 gas knobs, (never use the centre knob as this is for the rotisserie) to Min setting (fully anticlockwise) for 5 Mins so everything on the grill is burnt off. Then use the wire brush (in the cupboard below) to clean the stainless steel grill by scraping the surface. Then heat the BBQ for a further 5 mins on Min to burn off the debris that have fallen on the lava rocks. Then wipe the stainless steel around the grill and also where the 3 gas knobs area and the 2 side shelves.

Water Isolation Stop Cocks:

The two stop cocks turning the water supply off from the water mains to the ground and top floor are located in the downstairs boiler room, in the north west corner (as you face the entrance door from the inside, they are at the left hand corner of the wall). They are normally left exposed or could be covered up with the blanking plate with 4 screws. The blanking plate is labeled as such.

Ground Floor Heating and Hot Water System:

The British Gas "Hive Remote Control System" has been installed and the thermostat is located on the dividing wall between the dining and living area. The displayed temperature indicates the temperature in the house at this point. To change the heating set point of the thermostat simply rotate the knob and it will display the set point on the left side. Use the knob to change the set point. The "Hive" System has a wifi receiver connected to the internet wifi broadband modem. There is a similar control system in the upstairs living area This allows the owner to change the temperature set points on the 2 controllers and also the hot water control when the property is not in use

In the event the heating/hot water boiler fails to respond and needs relighting, the instructions are written on the inside of the boiler door. The first thing to check is to make sure the water pressure is in the range of 1 to 2 bars, if not pressure the system up using the instructions on the back of the boiler door.

Top Floor Heating and Hot Water System:

The wall mounted balanced flue boiler is located in the upstairs kitchen. The boiler is turned on automatically as soon as the hot water taps are turned on.

In the event the heating/hot water boiler fails to respond and needs relighting, the instructions are written on the inside of the boiler door. The first thing to check is to make sure the water pressure is in the range of 1 to 2 bars, if not pressure the system up using the instructions on the back of the boiler door.

Food Shops:

Local shops and a small supermarket are located at the beach on Mawgan Porth.

For other shopping the nearest supermarket is Morrisons in Newquay. Follow coast road to Newquay passing Watergate Bay and Porth (5 miles). At T junction turn Right and immediately left (signposted Trencreek). Follow road over level crossing (1.5 miles). At T junction turn right to roundabout (100 yards). At roundabout turn right and then left. Superstore is signposted

You can also get delivered the bulk of your requirements by shopping online at www.tesco.com or www.sainsburys.com so you have everything delivered on arrival

Restaurants - Check opening times for off peak periods

The Merrymoor Inn the local pub at Mawgan Porth Beach. Open 364 days per year. They do good pub meals and a wide selection of real ales, 01637 860258

The Catch in Mawgan Porth Beach. Good Seafood restaurant open peak season only 01637 860372

The Falcon Inn (01637 860225), in the old village of St Mawgan, up the valley. Last sittings are normally around 20:30 hrs. Nice old pub and good real ale.

Ivy House, at St Merryn PL28 8NB (pass church on right then on left hand side) 01841 520623

Rick Stein has 3 restaurants at Padstow, the pricy main/fish restaurant by the harbour car park, the bistro and the café. The central booking telephone no. is 01841 532 700. You normally need to book months ahead for the main restaurant unless you are lucky with a cancellation!

Rick Stein also has and the Cornish Arms Pub at Merryn, a very popular place. 01841520288

Prawn on the Farm at Padstow PL28 8LE. 01841 532223

The Pig at Harlyn Bay, Padstow PL28 8SQ, 01841 550 240. www.thepighotel.com Excellent but not cheap

The two star Michelin star restaurant at Port Isaac, www.nathan-outlaw.com is expensive but fantastic

Another excellent restaurant is Paul Ainsworth in Padstow, www.number6inpadstow.co.uk

The Scarlet Hotel, 100 meters from the Steps. Will take non-residents if hotel is not full, need to book. Up market and not cheap. Excellent cuisine, stunning views. No children allowed

Lewinnick Lodge, 01637 878 117, at Newquay TR7 1QD. Stunning views

Private Catering Services

Andrew Durham does private housing catering, 07939 573 417. He recently left Port Beach Hotel where he was head chef doing 7 course set menus. www.andrewdurham.uk

Security, Safe & All Risks Insurance Cover

There is no safe provided for your valuables. Please secure all **windows and doors** before going out.

We recommend you take all risk cover with your insurance company so that valuables are covered against all risks not only in the cottage but also on the beach. We have had no break-ins but one never knows

Holiday Cancellation

Written confirmation is required for any cancellation.

No refund of deposits will be made in the event of cancellation unless we can re-let the property.

We recommend that guests take out cancellation insurance for their holiday.

Transport:

We are 5 mins from Newquay airport or 15 mins from Newquay town centre. All major car hire companies operate from Newquay airport. See attachment 1 for driving instructions.

For taxis, we suggest G & M sterling on 01637 860524/860995 or on the mobile on 07989 39 44 15. They have 5 and 6 seater MPV's and stretched limousines. They are located 1 mile from Newquay airport

Before leaving:

1. Please make a list of all breakages so that these can be replaced for the next guests. Please leave this list on the kitchen surfaces. You will normally not be charged for small breakages such as drinking glasses. In the last 6 years of renting we have only had to retain part of the breakage deposit on one occasion.
2. Also please make a list of all items that you find are not working properly so these can be rectified at the earliest opportunity
3. Household rubbish. Please ensure these are put in the green rubbish wheelie bin at the top of the road - all rubbish **MUST** be in plastic sacks
4. 4 Recycling heavy duty bags: **Red** for Plastics and Household metal packaging, **Orange** for Cardboard, **Blue** for Paper and Magazines, and a **Black** plastic box for all types of glass are available in the kitchen. These are provided by the council and are marked accordingly. Please sort out all your recycling material and take it to the top road where the green wheelie bin is
5. Please close all the windows and draw all curtains
6. Make sure the upper entrance door and the lower side entrance door, both on the front side of the house are locked
7. Bring the awning fully in and turn off the awning breaker switch which is located high up and behind the kitchen/utility entrance door on the left side. Also switch off the patio light breaker switch which is located below the awning breaker switch
8. Leave the house via the back door of the utility room. Lock this door and put the key back in the key box by the kitchen side entrance door, immediately to the right of the door and around the corner

Enjoy your stay.

Krik and Anna Krikorian

The Steps,
Mawgan Porth
Near Newquay
Cornwall TR8 4DF

Tel: 01637 860818 (incoming calls only)

Mobile: 07768 175344 (Krik Krikorian)

Attachment 1

Driving Instructions to Cornwall - Mawgan Porth, Newquay, Cornwall TR8 4DF

If you put the postal code into Google Maps it should take you straight to the property

Take M3 or Alternatively the M4. If you take the M4 take the M5 south and pick up the A30 per below.

Driving instructions via the M3 as follows:

Exit M3 going south, and take the A303 to Exeter and M5

(If traffic is very heavy on A303, follow signs to M5 at Ilminster and join M5 at Taunton, Jct 25)

Exit M5 at Jct 31 on A30

Follow A 30 (signs to Oakhampton, Launceston, Bodmin)

Stay on the A30 till you see the Newquay Turnoff. Take this turning and follow the signs to Newquay Airport

Continue on this road and keep following signs to Newquay Airport. Pass Newquay Airport on your left. At T Junction, turn Right and follow road down to the beach at Mawgan Porth

Continue up the hill for 300 yards and make a sharp turn to the left, backtracking almost 180 degrees onto Tredragon Road – signposted Scarlet Hotel

After 300 yards, Scarlet hotel on the left, continue for a further 200 yards, THE STEPS is the 4th property on the Left. Parking for up to 4 cars is available before and after the wooden fence