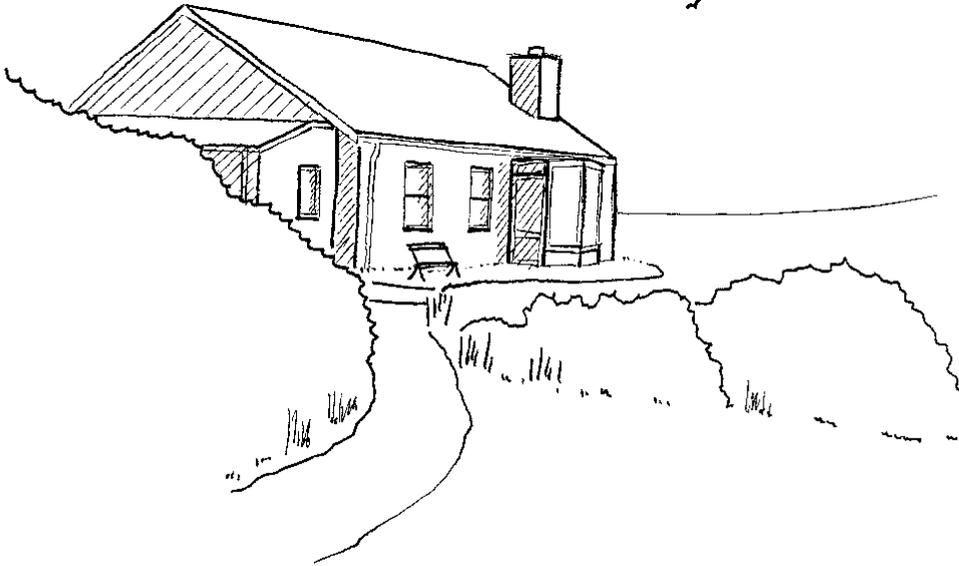


GUIDE TO ROSVEAN



ROSVEAN AND ST JUST

Rosvean is a purpose-built holiday bungalow standing on the north side of the Cot Valley at Bosorne near St Just-in-Penwith, Cornwall, between Land's End and Cape Cornwall. It has an outstanding view westwards down the valley to the sea and the twin rocks known as the Brisons.

Rosvean has a large sitting-room with an extendable dining table, a roomy and well-equipped kitchen also with a dining table, three bedrooms and two bathrooms. The main bedroom has twin beds which may be joined or separate; the bunk room has two bunk beds (four beds in all) with an en-suite shower and lavatory; and the small bedroom has a queen-size double bed. There is a flat area beside the bungalow suitable for pitching a tent.

The small town of **St Just** is a mile away, and has a fair range of shops, including a Co-op supermarket (open till late 7 days a week), butchers, bakers, chemist and Post Office, and also a number of art galleries. There are a couple of takeaways, several pubs and some cafés.

There are a number of **beaches** and coves within easy walking or driving distance of Rosvean, which are shown and described on a map in the hall (see also 'Beaches' below).

Rosvean was built by David and Jean Trahair in 1979 on the site of a small bungalow bought in 1930 by David's father from the local schoolmistress. The Trahairs lived in or around St Just from time immemorial, and there are many Trahair graves in the shadow of the Wesleyan Chapel (now the Miners' Chapel). They moved eastwards to Saltash in the mid-1800s, but have never really left their old home, an association which survives in the ownership by various relatives of 6 of the 11 houses in Bosorne.

Rosvean and the houses nearby occupy the site of the Bosorne shaft of what became the Bosorne & Bollowal United Mine, which was worked for tin for much of the 18th and 19th centuries. The main engine for pumping the mine stood where Penanven now stands, while the accounting house with adjoining smithy is now the Count House. Furzeburrow is named after the spoil tip or 'burrow' on which it was built.

BEFORE SETTING OFF

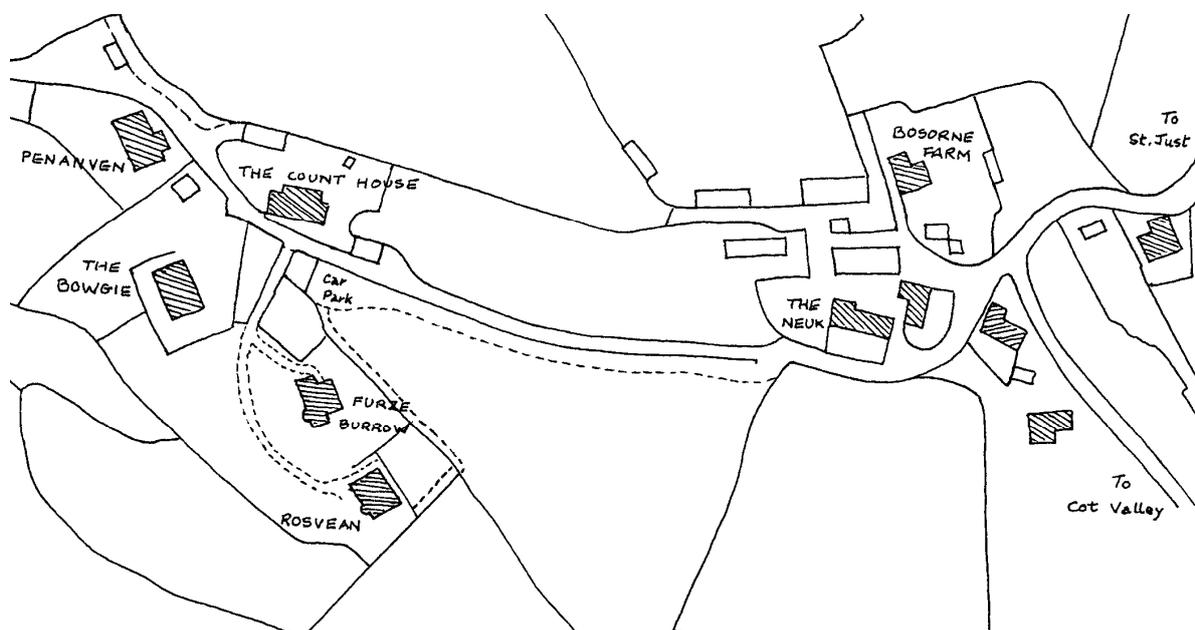
You will need to bring your own **duvet covers, sheets, pillow cases and towels**. Duvets and pillows are provided for all the beds, and there are blankets in the airing cupboard. Please note that the duvet in the main bedroom is extra large, to cover the twin beds when joined together.

The **keys** should be collected either from one of the family, or by arrangement with the **Keyholder**, Melanie Trahair-Davies of The Corner House at Bosorne. You should phone her before departure on 01736 786104 to enquire about the key, and check when you will be able to move in.

In the holiday season, there is likely to be someone staying at Rosvean until the day you arrive. You won't be able to move in before 4 pm because the cleaner will still be tidying up. If you are likely to arrive in the dark, remember to take a **torch** with you so you can see your way down the path, and locate the door locks.

DIRECTIONS

If you have SatNav, the postcode is **TR19 7NR**. In St Just turn left at the clock tower (signposted 'Cape Cornwall'). Take first left and then bear right into Bosorne Road (signposted 'Cot Valley'). Follow this road out of St Just for half a mile until you reach some houses, then bear right. After passing the garden wall of The Quillet on your right, there is a track on your left which leads to the car park (see map below). Please park tidily, as the car park is also used by the occupants of Furzeburrow.



PLEASE TAKE CARE on the paths and steps approaching Rosvean, and the surrounding grass areas. There are numerous holes and pits dug by rabbits which are a trap for the unwary. You may see plenty of rabbits around Rosvean when you are there, and even sometimes a fox or badger.

ON ARRIVAL

The main entrance door is on the north side of the bungalow, and has a Chubb and a Yale lock. Once inside you may need to:-

- Switch on the electricity at the large switch immediately on the right.
- Turn on the water stopcock (outside, by the hosepipe).
- Check that the immersion heater switch (on the side of the airing cupboard) is on.
- Check that the fridge and freezer are turned on.

FACILITIES

Keys - for the shed and the bay-window door are hung by the kitchen door, as well as spare keys for the window locks. You may find the key to the bay window hanging on a hook above it.

Telephone - the Rosvean number is 01736 787006. Please pay the estimated cost of outgoing calls using the tin provided.

Wifi – mobile reception is unreliable, but we have wifi (the password is clearly displayed in the hall). There is no television.

Games and puzzles – there are a number of board games and jigsaw puzzles for all ages in the kitchen cupboard next to the fridge.

Washing machine – this is also a condensing tumble dryer. Powder etc. is kept in the cupboard above. There is a clothes line outside, and drying facilities in the kitchen and bathroom (a pull-out clothes line) if needed.

Cooking – there is an electric oven with grill and fan oven. The oven panels are self-cleaning, but please clean off any significant grease deposits thoroughly. There is also a microwave oven. Please do not use scourers on the non-stick pans!

Heating – the heater in the hall is kept on throughout the cooler months. In addition there are electric radiators in all the rooms, and an open grate in the sitting room.

Logs and coal - these are kept in a green storage bin outside the front door, but we do not supply them. You may wish to bring down a sack of logs and coal if the weather is likely to be cold (or they can be bought locally). Candles and matches are kept in the kitchen cupboard above the hatch.

Household supplies – please replenish supplies of tea, coffee, salt etc, and washing-up liquid, kitchen foil etc, to ensure that our next visitors have sufficient.

Food storage – there is a fridge and a worktop freezer in the kitchen, and ample cupboard space in the unit nearest the door. Please don't leave perishables or opened packets of food behind, unless in airtight containers. There is also a fridge in the shed (please leave the door ajar when you leave).

Bedding – the duvets and pillows were new in May 2018. Please do not use the beds without sheets, duvet covers and pillowcases. There are blankets and some spare pillowcases and sheets in the airing cupboard in the kitchen.

Cleaning equipment – there is a Henry vacuum cleaner in the wardrobe in the main bedroom, and brushes and dustpan in the broom cupboard in the kitchen. Cleaning materials are kept under the sink.

Crockery – there is ample cutlery and crockery, as well as pans and cooking utensils.

Dogs – there is a dog bowl and dish in one of the kitchen cupboards. Dogs are welcome, but please do not allow them to lie on bedding or furniture.

Shed – contains garden furniture which you are welcome to borrow. It also contains paint and vital maintenance equipment, so please keep it tidy and accessible. There is some beach gear in the cupboard opposite the shed door which you're welcome to borrow.

Outside hosepipe – this is useful for washing wetsuits and other beach gear.

Rubbish – black bin liners for the swing bin are kept in the drawer nearest the kitchen door. Put full bags in the green bin at the top of the grass path opposite the Count House. This is emptied on Mondays. All rubbish must be in black bags.

Recycling – unfortunately there are no public recycling facilities in St Just, and Cornwall's recycling arrangements are not fit for purpose, particularly for somewhere like Rosvean where everything has to be carried up to the road. The recycling instructions are displayed in the kitchen.

Breakages – please replace broken items with something similar where possible, otherwise tell us so that we can do something about it.

Faults – also, please tell us if anything needs the attention of a plumber or electrician.

Emergencies – please contact Stephen Trahair on 07785 723251, or Richard Trahair on 01722 780666. The keyholder Melanie Trahair-Davies at the Corner House (01736 786104) is very helpful and always happy to assist. The Rosvean number is 01736 787006.

SAFETY HAZARDS

The grass path from the car park to Rosvean can be slippery when it is wet, so please take care, and avoid walking where ground is sloping.

Please be aware that rabbits are plentiful around Rosvean, and while they may be cute they also present a hazard by digging holes in the paths and lawns. Please take great care when walking on grassy areas not to twist your ankle!

The edge of the front lawn drops away very suddenly beyond the edge of the grass. Keep small children away from those sections where the undergrowth is an insufficient deterrent.

The very overgrown area above the terrace where the washing line is hung is unsafe and should be avoided, as there are old mine workings very close to the surface. The house itself is built on a very substantial concrete 'raft' which descends to bedrock, so you can sleep soundly.

FIRE EQUIPMENT

If there is a fire the most important thing is to ensure the safety of the occupants. If you consider you can safely tackle the fire, there are two types of extinguisher on the side of the broom cupboard next to the kitchen door, together with a fire blanket. The fire blanket is for chip-pan fires and other small non-electrical fires. The extinguisher next to it is for electrical fires. For non-electrical fires use the red water-extinguisher above it.

There is also a hosepipe outside on the side of the shed. This may be useful for dealing with bush fires outside the property.

BEACHES

- Sennen: the biggest and most popular beach in the area, especially with surfers. Dogs not allowed. If you wish to use the car park by the beach café, set off early! Otherwise park at the top (Mayon Green) and walk down. Surfboards can be hired, and there is a surfing school.
- Gwenver: this is just to the north of Sennen and they are linked at low tide. Take the turning off the A30 marked Escalls and Trevedra to find the clifftop car park. There are no facilities on the beach, although there are lifeguards as the beach is subject to very strong side-currents at mid tides.
- Porthcurno: this is very popular as swimming is very safe and there is a car park, café and facilities nearby. Not recommended for surfing. The beach is not large, and gets very crowded in the height of the season. The Minack Theatre is nearby and can be visited during the day.

- Porthchapel: just past Porthcurno and the Minack is this very attractive beach (not advisable at high tide). Although there is no lifeguard swimming is safe. The car park is relatively close, as is the charming church of St Leven.

There are many other small beaches and coves which are accessible to the sure-footed visitor, although bear in mind that the amount of sand can vary dramatically from year to year, and that most disappear completely at high tide.

PLACES TO VISIT

Please visit our website at www.rosvean.co.uk for information about places to see, activities and things of interest. You will find brochures for various activities and attractions on the trolley in the sitting room. We particularly recommend:-

- Penlee House Gallery, Penzance: this often has an exhibition of Newlyn School paintings in addition to its permanent collection. Open Monday to Saturday 10.00 to 17.00 (16.30 out of season). There are concessions, and under 18s go free.
- St Michael's Mount: a strikingly romantic island with a Castle run by the National Trust. The Mount itself can be visited for free by walking along the causeway, or by boat when the tide is in. The Castle is well worth visiting just for the wonderful views.
- Geevor Mine: there is plenty to see here if you are interested in industrial history, including an 18th century underground working (Wheal Mexico) which is not for the claustrophobic.
- Gardens: there are several large gardens nearby with semi-tropical plants and trees which enjoy the mild winters – Tremenheere, Trengwainton, Trewidden, St Michael's Mount, and Trevarno near Helston.
- Cape Cornwall Golf & Leisure: this offers a golf course, a small heated pool, gymnasium and restaurant, and a ball pool for small children.
- Walking the coast path: one of the finest coastal walks in England is from Cape Cornwall south along the S W Coast Path to Sennen Cove, where there are cafes as well as the lifeboat station. Walking south from Rosvean, allow about 2-3 hours without stops. There is a bus back to St Just in the main season.

EATING OUT

There are many cafés, pubs and restaurants in the area which are recommended, including the Dog & Rabbit and the Star in St Just, the café in the car park at Cape Cornwall, Little Bo café at Sennen Cove, and the pub at Treen. For serious eating try the Gurnards Head near Zennor, Ben Tunncliffe at Sennen (formerly The Beach), and The Field House at Trewellard. The restaurant at Cape Cornwall Golf & Leisure has also been recommended.

THE MINACK THEATRE

Performances are booked up weeks in advance. If you wish to attend this remarkable theatre, we recommend that you book online well in advance. Go to <https://uk.patronbase.com/Minack/Productions>.

CLEANING

Our cleaner will be coming in between 12 and 4 pm on every change-over Friday. If you are arriving and departing on a Saturday (which may be possible out of the high season), you should make every effort to keep the floors clear on the Friday so as not to obstruct her work, and also remember that you are responsible for giving the house a final cleaning and tidying before you go.

BEFORE YOU GO

Please ensure you have completed your packing and that the bungalow is empty by 12 noon on the day of departure. Please also leave it tidy, with the furniture put back where you found it and the bedding left neatly on the beds. Leave the cleaner a note of anything she ought to know about.

FINALLY:-

- Shut and lock all **windows**.
- Ensure the doors of the **fridge, freezer** and the **washing machine** are open.
- Lock the **doors** of the bay window and shed.
- Leave all **internal doors** open to allow air to circulate.
- Lock the front door (both locks) and leave the keys as instructed by Mrs Trahair-Davies (or return them if you borrowed a set).
- Put any **rubbish bags** in the green bins at the top of the grass path opposite the Count House.

Please let us know if there were any problems when you arrived.

We hope you enjoy a peaceful and relaxing time at Rosvean.

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