

# BEACH RETREATS

This access statement does not contain personal opinions as to our suitability for those with access needs but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## **Access Statement for – 2 Porth Farm Cottages**

**Address** – Mawgan Porth, TR8 4BD

### **Introduction –**

Porth Farm Cottages are set back a few hundred metres from the village centre and sandy shorefront.

For bookings, please contact Beach Retreats on 01637 861005 or visit [www.beachretreats.co.uk](http://www.beachretreats.co.uk)

### **Pre-arrival Information**

Nearest Airport – Cornwall Airport Newquay is located 3.7 miles (8min drive) from the property.

Nearest train station is in Newquay and is located 5.4 miles (15min drive) from the property.

For information on local buses and fares visit

<https://www.gocornwallbus.co.uk/> and/or <https://www.firstbus.co.uk/cornwall>

The nearest mobility shop, Independent Living, can be found in Newquay, <https://independentlivingnewquay.com/> Tel: 01637 498015

## **Arrival & Parking**

From the A30 heading south, exit at Highgate Hill and take the 3rd exit signed A39 towards Wadebridge & Newquay. At the Halloon roundabout, take the third exit, continuing on the A39 towards Wadebridge. At the next roundabout take the 1st exit onto the A3059, signposted to St Mawgan and the Airport.

After about 1 mile pass the garage on the right hand side and take the next right turn, approximately 1/2 mile after this, to St Mawgan and the Airport. Go past the Airport and at the B3276 'T' junction, turn right towards Mawgan Porth. Follow this road into the village. After crossing the bridge by the beach, you will start to go up a hill.

At the top of the hill, just before the road turns to the left, you will see a collection of stone cottages on your right. Turn right into the little lane below the cottages there will be parking to the left hand side. 2 Porth Farm Cottage is the second house on the left within the courtyard.

From the car parking area, head towards the cottages and 2 Porth Farm Cottages is the second one on the left within the courtyard.

Turn right into the little lane below the cottages, there is parking to the left hand side.

## **Entrance to Property**

From the base of the estate to the front door, there are precisely 12 steps, each measuring approximately 5cm in height. Before the front door, there is a 13cm step, with the front double doors each having a width of 52cm. Upon entry, this leads directly into the kitchen/dining room area.

This classic cottage has been fully renovated with a real sense of innovation, resulting in a wonderful space with some of the cleverest storage solutions you'll ever see. The high ceilings extending into the eaves, along with skylights placed between the original beams, ensure that the rooms are flooded with natural light.

## **Kitchen /dining area**

Kitchen equipped with funky built-in storage and appliances including a fridge with icebox, dishwasher, gas hob, electric extractor, oven, and microwave oven.

- Kitchen/dining room table stands at a height of 75cm.
- Four table chairs, each measuring 46cm in height.
- Built-in fridge/freezer with the top shelf positioned at a height of 70cm.
- Kitchen cupboard top shelf is situated at 180cm in height above the counter tops.
- Kitchen countertops measures at 91cm in height.
- Height of microwave dials is 120cm.
- Distance between the kitchen countertop and the wall is 116cm.

### **Living area**

Open plan living area featuring a stunning modern Swedish wood-burning stove and views of the sea.

- Leather two-seater sofa and armchair both stand at a height of 43cm.
- Dark grey two-seater sofa is also 43cm in height.
- Single rocking chair has a height of 41cm.
- TV unit is positioned at a height of 55cm.
- For access to the outside area, there is an external step measuring 8cm in height.

### **Master bedroom**

Master bedroom featuring a king-size bed, contemporary built-in storage, a skylight, and patio doors opening onto a grassed area with a picnic bench. The ensuite includes an enclosed shower with an oversized 'rain shower' head, a W.C., basin, and a heated towel rail.

- Internal door width is 69cm, with a 16cm step down.
- Bed height reaches 56cm, and bedside tables reach 43cm in height.
- Single armchair height is 47cm.
- Wardrobe rail height is 195cm.
- Gap between the foot of the bed and the wardrobe is 37cm.
- Distance between the bed and the patio door is 46cm, and from the bed to the ensuite door is 42cm.
- Ensuite door width is 69cm.
- Sink height is 89cm, and the toilet seat is 46cm high.
- Entrance to the shower is 47cm wide, with a width of 69cm.
- Shower dials are positioned at a height of 125cm.

- The double patio doors open to the communal area, with each wing measuring 52cm in width. There are two steps down, with each step being 21cm high.
- The external lip to the patio is 4cm, while the external area measures 12cm in height.

## **Bedroom 2**

Double/twin room with zip and link beds (can be twin singles or one king size), contemporary built in storage and skylight.

- Due to the positioning of the beds when set as twins and the limited space in the room, there is a narrow opening when the doors are fully open. The door frame measures 64cm in width.
- Each bed has a height of 65cm.
- The height of the singular chair is 46cm.
- The width between the right-hand bed and the built-in storage unit is 47cm.
- There is an 85cm gap between the foot of the bed and the adjacent wall, and a 34cm gap between the bed and the wall with the window.
- The clothes rail stands at a height of 200cm.

## **Family bathroom**

Family bathroom equipped with a bath featuring a shower overhead, a W.C., basin, and a heated towel rail.

- Bath dimensions: Height - 48cm, Width - 56cm.
- Shower dial height: 130cm.
- Sink basin height: 87cm.
- Toilet height: 46cm.

## **Outside**

To the rear of the property is a communal garden for children's supervised playing. In front of the property is a gated communal courtyard area with picnic bench.

- Communal surf shower and laundry room which has coin operated washer and dryer. Table tennis room.