

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 "3 Karn Havos"

Address St Eval, Mawgan Porth, Cornwall, PL27 7UW

Introduction

3 Karn Havos is a brand new, luxury coastal house on a new development opposite the postcard perfect Bethruthan Steps beach, near Mawgan Porth in north Cornwall. It is laid out as upside down living in order to make the most of the views available.

For bookings, please contact Beach Retreats on 01637 861005 or visit www.beachretreats.co.uk

Pre-arrival Information

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 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 (B3276) through St Mawgan and all the way to Bedruthan Steps. You will see the National Trust car park to Bedruthan Steps on your left-hand side and almost immediately after you will see the Karn Havos development on the right-hand side.

Nearest Airport – Cornwall Airport Newquay is located 4.1 miles (10 min drive) north from Mawgan Porth.

Nearest train station is in Newquay and is located 5.2 miles (13 min drive) north from Mawgan Porth.

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

- There is a parking space just on the right as you enter the property. You will need to park and then walk round on the pavement to access No. 3, it is the last house on the front row.
- It is mostly large stone chippings and paving, fairly level with minimal low steps.

Entrance to Property

- The path leading to the front door is initially stone chippings and then it is paved.
- The key safe is on the wall on the left by the front door, it is the top of the two key safes and is 150cm high from the ground.
- Outside, to the left of the front door, is an external shower. The step down to the shower is 10cm.
- The front door to the property is 89cm and there is a small lip of 4cm into the property.
- The front door opens into the main hallway of the property.

Hallway & Stairs

- The hallway is large and easily accessible.
- The doors from the hallway lead to the 3 bedrooms, one family bathroom and the utility room.
- The hallway is lit by ceiling lights and has wooden, level floors.
- The stairs are in the middle of the hallway on the left-hand side.
- The stairs are a solid wood structure and measure 94cm wide. There are 14 stairs leading upstairs each measuring 21cm high and 24cm deep.
- The handrail is 99cm high.
- The stair lighting comes from ceiling lights and from the natural light from the open plan layout on the first floor.
- Please note it is not possible to use a stairgate in the property due to the layout of the stairs.
- The stairs lead to an open plan living space with dining area straight ahead, the sitting area to the left and the kitchen to the right.
- There is wood flooring throughout the living space.

Sitting Area

- The sitting area is located on the first floor and to the left at the top of the stairs.

- The sitting area has wood floors throughout and is well lit by ceiling lights and lamps. There is a rug which can be removed if necessary.
- There is a large sofa with a sitting height of 49cm and two soft chairs with a sitting height of 40cm.
- The gap between the shelving unit and the dining table is 152cm.
- There is also a coffee table which is 37cm high, a side table with lamp, a large TV unit which is 81cm high and a shelving unit, additionally there are two rattan chairs (which can be used outside) with a sitting height of 41cm.
- The sitting room leads to patio doors at the front of the property, the step up to the patio threshold is 2cm high and 1.5cm step down onto the patio. The threshold is 31cm wide and the door opening to the patio is 113cm wide.
- The balcony is 169cm wide (from the patio doors) and it has a glass screen with a metal handrail, this is 113cm high.

Kitchen Area

- The kitchen is located on the first floor and is to the right as you enter the living space.
- There is wood flooring throughout and the room is lit by ceiling lights.
- There is a central island in the kitchen area which houses the kitchen sink.
- The central island also acts as a breakfast bar and has 4 high stools, which are 70cm high to the seat.
- The lower kitchen cupboards are 90cm high and the highest kitchen cupboards/ shelves are 175cm high, but all items can be moved lower if required.
- The fridge, freezer, induction hob, oven and dishwasher are all integrated to the kitchen units.
- The fridge sits above the freezer and is 119cm at the lowest shelf and 173cm at the highest point.
- The oven is 125cm high and the microwave is 160cm high.
- The gap between the central island and the wall is 76cm.
- There is a small soft chair in the corner of the kitchen with a sitting height of 36cm.
- Patio doors lead from the kitchen onto a wood slatted terrace area overlooking the sea, there is a 2cm step up to the threshold and then a 0.5cm step down from the threshold. The threshold itself is 30cm wide. When the patio door is open the doorway gap is 122cm wide.

Dining Area

- The dining area is on the first floor and is straight ahead as you enter the living space.
- The large dining table is 76cm high.
- There are 8 dining chairs around the table and the height to the seats is 50cm.
- The gap between the wall and the table is 128cm.

Bedroom 1

- The master bedroom has a super king bed which can be made into two singles and is located on the ground floor at the end of the hallway
- The door is 76cm wide.
- The bedroom has wooden flooring throughout and is well lit with ceiling lights and bedside lamps.
- There is a rug on the floor which can be removed if necessary.
- The bed measures 70cm high.
- There are two bedside tables which are 55cm high.
- The room has a chest of drawers which is 80cm high.
- There are built in wardrobes across one wall of the room, the wardrobe rail is 197cm high, the top drawer in the wardrobe is 93cm high and the top shelf is 165cm high.
- There is space to move around the bedroom – the gap from the wardrobe to the bed is 66cm and from the bed to the patio doors is 88cm.
- Patio doors lead onto a paved patio area overlooking the sea, there is a 3cm step up to the threshold and then a 7cm step down from the threshold. The threshold itself is 47cm wide. When the patio door is open the doorway gap is 100cm wide.
- The ensuite shower room has a tiled floor throughout.
- The door to the ensuite is 75cm wide.
- The gap between the sink and the wall is 65cm.
- The shower door opens outwards and the gap to enter the shower is 57cm.
- There is a slight lip of 5cm on the floor as you enter the shower.
- The shower is a rainfall shower with a handheld unit, the handheld unit is 170cm high and the dials to the shower are 124cm high.
- The sink is 83cm high.
- The toilet has a sitting height of 47cm and the controls for the toilet are 95cm high.

Bedroom 2

- The second bedroom has a double bed. This room is located on the ground floor halfway down the hallway.
- The door to the bedroom is 76cm wide.
- The bedroom has wooden flooring throughout and is lit by ceiling lights and bedside lamps.
- The bed measures 68cm high.
- This bedroom also has 2 bedside tables which are 65cm high.

- There are built in wardrobes across one wall of the room, the top wardrobe rail is 198cm, the top drawer in the wardrobe is 67cm high and the top shelf is 92cm high.
- There is space to move around the bedroom – the gap from one wall to the bed is 76cm from the opposite wall to the bed is 58cm and from the wardrobe to the bed is 82cm.

Bedroom 3

- The third bedroom has a king size bed (which can be made into twin beds). This is located on the ground floor near the front door.
- The door to the bedroom is 76cm wide.
- The bedroom has wooden flooring throughout and is lit by ceiling lights and bedside lamps.
- The bed measures 67cm high.
- This bedroom also has 2 bedside tables which are 57cm high and a chest of drawers which is 79cm high.
- There are built in wardrobes across one wall of the room, the wardrobe rail is 198cm high, the top drawer in the wardrobe is 92cm high and the bottom rail is 97cm high, and the top shelf is 165cm high.
- There is space to move around the bedroom – the gap from the wardrobe to the wall is 101cm from the wall to the bed is 93cm and from the bed to the patio doors is 92cm.
- Patio doors lead onto a paved patio area overlooking the sea, there is a 3.5cm step up to the threshold and then a 9cm step down from the threshold. The threshold itself is 47cm wide. When the patio door is open the doorway gap is 105cm wide.
- The ensuite shower room has a tiled floor throughout.
- The door to the ensuite is 79cm wide.
- The shower is walk in with level access; the entrance gap is 85cm.
- The shower is a rainfall shower with a handheld unit, the handheld unit is 178cm high and the dials to the shower are 127cm high.
- The gap between the shower screen and the sink unit is 81cm.
- The sink is 83cm high.
- The toilet has a sitting height of 43cm high.

Family Bathroom

- The family bathroom is located on the ground floor halfway down the hallway on the right-hand side.
- The door is 79cm wide with level access.
- The bathroom has tiled flooring and is lit by spotlights.
- The shower is over the bath and the shower controls are on the wall 95cm high from the bath.

- The bath is 58cm high and the width of the bath lip is 9cm, the bath itself is 41cm wide, 111cm inches long.
- The gap between the wall and the bath screen is 155cm.
- The toilet has a sitting height of 47cm, and the controls are 95cm high.
- The sink is 84cm high.

Utility Room

- There is a good-sized utility room with a washer/dryer and boiler on the ground floor on the left, near the front door.
- The door is 72cm wide.
- The washer/dryer is 85cm to the top, this sits under built in units that are 93cm high.
- There are ceiling lights in the utility room.
- The gap between the built-in units and the wall is 77cm.

Outside Area

- There is a patio area on the ground floor facing the sea, located at the rear of the property - this can be accessed from the bedrooms however the main outside area is the large sun terrace accessed from the kitchen on the first floor.
- The sun terrace on the first floor is accessed via the patio doors in the kitchen area.
- There is a large corner seating area on the first-floor sun terrace, the seating height, excluding the cushions, is 33cm.
- The sun terrace has a glass screen with a metal handrail, this is 114cm high.