

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 The Shore"

Address: Mawgan Porth, TR8 4RX

Introduction

3 The Shore is a brand-new house, situated on a private lane just 100 metres from Mawgan Porth's sandy beach.

Mawgan Porth is a beach that gets it just right- a stretch of white sand, a swirling ocean and a handful of tasty eateries. Little feet can splash about in the trickling river and leave tiny footprints on the sand, perhaps joined by pawprints (as the beach is dog friendly all year round).

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 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, turn right, signposted St Mawgan. The turn in for The Shore is immediately on the left (just after the Pitch and Putt and before Europa Court). There are 2 allocated parking spaces for 3 The Shore to the right of the steps that lead up to the house. As the house is new, Sat Nav may not recognise the TR8 4RX postcode. If so, the next nearest postcode is for Europa Court: TR8 4BB.

For information on local buses and fares visit

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

<https://www.firstbus.co.uk/cornwall>

Arrival & Parking

There is allocated private parking for two vehicles.

Entrance to Property

- There are 12 steps from the parking to the property.
- The front door is 93cm wide leading into a big entrance hallway.
- There is a utility room on the right-hand side fully equipped with a washing machine and dryer.
- The staircase is on the left-hand side to the entrance and has 13 steps to the first floor.

Master Bedroom & Ensuite

Ground floor master bedroom with king size bed, double fitted wardrobe with chest inside, triple sliding doors leading out to the garden, and ensuite shower room with basin, WC, and heated towel rail.

- The bed stands at 74cm from the floor with the bedside tables reaching 60cm each.
- The gap between the bed and the En-suite is 96cm.
- The dressing table sits at 84cm from the ground.
- The chair sits at 44cm from the ground.
- The tall boy stands at 131cm tall.

- The bench is 45cm tall.
- In the ensuite the gap between the sink and the door is 70cm.
- The ensuite door is 75cm wide with the handle sitting 96cm tall.
- The toilet sits at 43cm tall with the sink sitting at 84cm tall.
- The shower entrance is 45cm wide and the dials sits at 116cm from the ground.
- There are built in wardrobes across one wall of the room, the wardrobe rail is 160cm high.
- The slide door leads to the balcony, there is 8cm external step.

Second Bedroom & Ensuite

Bedroom two with king size bed and two fitted wardrobes with chest inside, two side tables, view of the garden and raised patio, and an ensuite with a walk-in rainfall shower, WC, basin, and heated towel rail.

- The bed sits at 70cm tall with a gap of 75cm to the wall.
- The bedside tables are the same and reach 56cm tall.
- The single chair is 40 cm tall.
- The ensuite toilet sits at 43cm high with the sink sitting at 80cm tall.
- The ensuite door is 85cm wide with the handle sitting 96cm tall.
- The shower gap is 50cm in width and the dials sits at 114cm high.
- There are built in wardrobes across one wall of the room, the wardrobe rail is 160cm high.
- The door is 85cm wide with the handle reaching 96cm from the floor.

Third bedroom

Bedroom three with super king size zip and link bed, (can be made into two singles), double fitted wardrobe and chest of drawers.

- The bed sits at 70cm tall with a gap of 60cm to the wall and 91cm to the window wall when made as a super king.
- Each bedside table sits at 74cm from the floor.
- There are built in wardrobes across one wall of the room, the wardrobe rail is 160cm high.
- "Tall boy" chest of drawers is 131cm tall.

- The door is 85cm wide with the handle reaching 96cm from the floor.

Twin Room

Bedroom four with two single beds, fitted wardrobe with a four-drawer chest inside, two side tables and a view of the garden.

- The two single beds sit at 61cm tall with a gap of 40cm between the beds.
- Each bedside table sits at 60cm from the floor.
- There are built in wardrobes across one wall of the room, the wardrobe rail is 160cm high.
- "Tall boy" chest of drawers is 90cm tall.
- The door is 85cm wide with the handle reaching 96cm from the floor.

Family Bathroom

A spacious family bathroom that consists of a toilet, sink, and a shower over the bath.

- The sink sits at 79 cm and the toilet sits at 45cm.
- The bath is 64cm tall with a width of 63cm.
- The door is 85cm wide.

First floor

WC

- The sink sits at 77 cm and the toilet sits at 43cm.
- The bath is 64cm tall with a width of 63cm.
- The door is 85cm wide.

Kitchen

Custom designer kitchen created with modern living in mind with double electric oven, hob, fridge/freezer, dishwasher, Nespresso coffee machine and microwave.

- There is a fully equipped kitchen with an attached island sitting at 90cm tall along with 4 x stools reaching 64cm.
- The oven dials sit 148cm from the floor.

- Kitchen countertops 90cm in height.
- The fridge highest shelf sits at 140cm from the floor.
- The highest kitchen cupboards are 74cm high from the kitchen counter.

Dining area

Dining space features a table with eight chairs and two stools.

- The table reaches 77cm from the floor with 8 chairs that reach 45cm from the floor.

Living area

Living space features two sofas, a chair, side tables, a log burner and 43-inch TV.

- The living area consists of two sofas at 44cm from the floor, there is 3 coffee tables in with a height of 49cm.
- There is a large balcony at this property featuring outside furniture.
- There is a chair 47cm tall.
- Balcony doors lead from the kitchen/living onto a wood slatted terrace area overlooking the valley, there is a 2cm step up to the threshold and then a 0.5cm step down from the threshold.

Outside

- Large balcony accessible from the living room on the first floor.
- Balcony from living room features four chairs, coffee table, hanging egg chair and views of the headland.
- At the back of the house, there is an enclosed raised terrace that has 12 steps, an oval table, and eight chairs.
- Front lawn accessible from the master bedroom and the steps leading up to the property, with views of the valley.
- Outside hot shower.
- Wetsuit hanging space under the shed roof. Hangers provided.

Utilities

- Highchair and Travel Cot.
- Fan.
- Stairgates.
- Iron and ironing board.
- Hairdryer.