

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 – 4 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

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 and continue around the central grassy courtyard and behind the buildings. 4 Porth Farm Cottage is at the end on the left with a circular entrance.

When you arrive at the property, please drive to the end of the lane towards the grassed area and park there. From the car parking area, head towards the two cottages and 4 Porth Farm Cottages is the one furthest back with the curved wall.

No.4's space is at the back of the cottages. Please remember, there is only **ONE PARKING SPACE**. If you have more than one car, please find alternative parking for the other(s). Try the beach car park (you can arrange overnight parking) or local verges - watch out for restrictions!

Entrance to Property

- On entering the property there is a 13cm step to the front door, front door width is 83cm.
- Once entered, this opens straight into the kitchen/dining room area and stairs directly in front. To the left of the front door there is a side console table, 63cm in height.
- Internal door widths are 74cm.

Kitchen/living/dining area

Double height large farmhouse-style kitchen with a underheated slate floor, table, and chairs to seat 6, oven, hob, and extractor, feature pink Smeg fridge-freezer, microwave, washing machine, dishwasher and CD player with Bluetooth and DAB radio. Double patio doors opening onto communal lawned area.

Kitchen /dining area

- Kitchen/dining room table is 73cm in height.
- 6 table chairs, each 43cm in height.
- Smeg fridge/freezer, top shelf height is 120cm.

- Kitchen cupboard top shelf is 160cm.
- Kitchen counter tops are 94cm.
- Balcony doors to access outside area, there is a 10cm external step.

Bathroom/Utility cupboard

Located through the kitchen, washing machine can be found in here.

- Walk in shower, shower dials sit at 113cm.
- Toilet seat height is 55cm.
- Sink height is 88cm.

Living area

Cosy living room with oak floors, woodburning stove (wood provided with additional supplies in the communal wood store), Smart HDR TV, Wi-Fi and Tronsmart Bluetooth speaker.

- Light grey two-seater sofa is 40cm in height.
- Gap distance between the sofa to the wall is 83cm.
- Dark grey two-seater is 43cm in height.
- There is a 48cm gap between both sofas.
- Single armchair height is 47cm.
- Wooden bench height is 41cm.
- Doors to access outside area, there is an external step of 8cm.

Bedroom 2

Ground floor large double aspect bedroom with zip-and-link bed (available as twin or super king size bed), wardrobe and bedside tables. Stairs to galleried landing.

- Bed height (set as super king) is 64cm.
- From the foot of the bed to the wardrobe there is a 100cm gap.
- The far side of the bed, there is a 97cm gap to the wall.
- Single armchair height is 40cm.
- Wardrobe rail height is 184cm.
- Free standing bed side table height is 60cm.
- Window seat height is 51cm.

13 steps up to 1st floor, the stair width is 72cm and the stair rail height reaches 86cm.

Third bedroom

Twin room with two single beds.

- Narrow opening when the doors open due to location of the beds and size of room. Widest the doors will open to creates a 42cm gap.
- Bed heights are 62cm each.
- Tall boy height is 110cm.
- Width between the left-hand bed to the wall distance is 105cm.
- Clothes hanging hooks are 165cm in height.

Family bathroom

Family bathroom with rainfall shower over bath, basin, heated towel rail and WC.

- Bath height is 50cm and width is 63cm. Shower dials height reaches 112cm.
- Sink height is 83cm.
- Toilet height is 43cm.

Master Bedroom

Large double bedroom with king size bed and Velux windows with coastal and rural views.

- Bed height is 53cm.
- Foot of the bed distance to the door opening is 86cm. There is a large space either side of the bed to the walls.
- Wardrobe rail height is 154cm.
- Chest of drawers height is 118cm.
- Two freestanding bedside table heights are 52cm each.
- Wooden trunk height is 52cm.
- Single wicker armchair height is 52cm.
- Single chair height is 40cm.

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.