

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 "7 Karn Havos"

Address: St Eval, Mawgan Porth, PL27 7UW

Introduction

7 Karn Havos is a luxury 3 bedroom, 2 bathroom coastal house situated in Mawgan Porth in North Cornwall.

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 (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 3.9 miles (10 min drive) from the Karn Havos site.

For information on local buses and fares visit

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

Arrival & Parking

Your parking spaces are in the development car park positioned furthest to the left-hand corner of the site which is accessed via the entrance driveway. The 2 spaces are numbered "7". Level access from the car park to the property front door.

Entrance to Property

- The front door is 99cm wide leading into a big entrance hallway with the handle reaching 100cm from the floor.
- The console table in the hallway reaches 73cm.
- The coat hooks reach 113cm.

Second Bedroom

Second bedroom with chalet bunk (single above double bed) and a trundle, wardrobe and 42-inch TV with Xbox.

- This bedroom consists of a chalet bunk and pull-out trundle bed. The bottom bed reaches 49cm from the floor with the top one reaching 137cm.
- There are 5 steps to the top bunk.
- The TV unit is 39cm from the floor and 106cm from the bed.
- The door is 90cm wide with the handle reaching 100cm from the floor.
- The wardrobe rail height is 200cm.
- Access to the balcony, there is an external 17cm step.

Family Bathroom

- A spacious family bathroom that consists of a toilet, sink, and a shower over the bath.
- The sink sits at 85cm, and the toilet sits at 42cm.
- The bath is 59cm tall with a width of 62cm.
- The door is 90cm wide with the handle reaching 100cm from the floor.

Third bedroom

Third bedroom with a king size bed, two bedside tables, wardrobe, 42-inch TV and tall boy chest of drawers.

- The bed reached 56cm off the ground with the two freestanding bedside tables reaching 55cm.
- The gap between the end of the bed to the wall is 73cm.
- The gap from the bed to the wardrobe is 89cm.
- The gap between the bed and the window is 100cm.
- The tallboy chest of drawers sits at 130cm from the ground.
- The door is 90cm wide with the handle reaching 100cm from the floor.
- The wardrobe rail height reaches 200cm.

Master Bedroom

Master bedroom with king size bed, two bedside tables, 42-inch TV and chest of drawers.

- The bed stands at 54cm from the floor with the two freestanding bedside tables reaching 44cm.
- From the bottom of the bed to the tv unit there is a gap of 63cm.
- The chest of drawers stands at 103cm tall.
- The TV stand height reaches 69cm and there is a space between the foot of the bed to the stand of 63cm.
- Access to the balcony, there is a 17cm external step.

Ensuite

Master ensuite with a walk-in rainfall shower, heated towel rail, wash basin and WC.

- In the ensuite the gap between the shower and the sink is 89cm.
- The toilet sits at 42cm tall with the sink sitting at 85cm tall.
- The shower gap is 75cm with a width of 83cm and the dials sit at 116cm from the floor.
- The door is 90cm wide with the handle reaching 100cm from the floor.

Utility Room

- There is a fully equipped utility room with a washing machine, dryer, and basin. The countertop is 93cm from the floor.

- The door is 90cm wide with the handle reaching 100cm from the floor.

The stairs are a solid wood structure and measure 94cm wide. There are 14 stairs leading upstairs each measuring 21cm high and 23cm deep. The handrail is 99cm high.

Kitchen/living/dining area

This property consists of an upside-down living arrangement with a large open plan kitchen/dining/living area.

Kitchen

Kitchen features a fridge freezer, induction hob, oven, wine fridge, dishwasher, microwave, Smeg coffee machine, breakfast bar with four stools and sliding doors to the rear terrace.

- There is a fully equipped kitchen with an island in the middle sitting at 90cm tall along with 4 x stools each reaching 64cm.
- The oven dials sit 120cm from the floor with the microwave an extra 40cm above.
- The fridge sits above the freezer and is 119cm at the lowest shelf and 173cm at the highest point.
- The lower kitchen cupboards are 90cm high and the highest kitchen cupboards/ shelves are 175cm high.

Dining area

Dining space features a table with benches seating eight, which converts to a pool table.

- The table reaches 76cm from the floor with two benches and two seats at 47cm tall.

Living area

Living space features a 65 inch TV with Netflix, Amazon, Sky and BT Sport, a four seater sofa, two armchairs and sliding doors to the front, side and rear balcony.

- The living area consists of a large four-seater sofa at 42cm from the floor, a coffee table in the middle with a height of 36cm and the tv unit reaches 53cm tall.
- The two orange feature chairs sit at 40cm from the floor.

Outside

Large sun terrace accessible from the kitchen perfect for watching both the sunrise from behind and Cornwall's famous fiery sunsets straight in front of you over the ocean.

- There are 3 balconies at this property with a gas BBQ and outside furniture.
- There is a 8cm external step and a 3cm internal step from the property.