

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 – 10 Nanpean Barn

Address – 10 Nanpean Barn, Cape Cornwall, Sennen, TR19 7NL

Introduction

10 Nanpean Barn is a romantic converted barn building overlooking the beautiful Cape Cornwall.

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

Pre-arrival Information

From Exeter, take the A30 West to Penzance. From Penzance, follow the signs to St Just and Pendeen, taking the exit on to the A3071. Continue along the A3071 for 8 miles until you reach St Just. Drive through the centre of St Just and as you pass the town square, take the left exit on to Cape Cornwall Road (next to the clock tower). Continue along Cape Cornwall Road for 1 mile until you reach Cape Cornwall Golf Club entrance. Drive past this entrance and take the next left, along a gravelled drive. Nanpean Barn is directly ahead, please park in the space opposite the access drive. Stairs to number 10 Nanpean Barn are located next to the parking space.

Nearest Airport – Lands End Airport is located 3.2 miles (10 mins drive) or Cornwall Airport Newquay is located 44.9 miles (1hr 14min drive) from the property.

Nearest train station is in Penzance and is located 9.9 miles (20min 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

There is an allocated space for one car in the car park, marked with the number 10. There is also one additional visitors space at the top of the driveway, which is available on first come first serve basis.

Entrance to Property

From the car parking space, the property is the first at the top of the stairs. There are 20 steps from the parking lot.

- The front door width is 78cm.
- The hallway entrance width is 98cm.
- There is a coat hanger which sits at 144cm in height and additional space built into the wall for storage.
- Internal door widths are 78cm.

Master bedroom

Master bedroom on the first floor with king size bed, shelved wardrobe, two bedside cabinets a hanging rail and a Bose Bluetooth speaker.

- The bed height sits at 55cm and there is a gap either side of the bed to the wall, 40cm and 46cm wide.
- Two free standing bedside tables which both sit at 50cm.
- The wardrobe rails reach 194cm.

Family bathroom

Family bathroom on the first floor featuring bath with shower over, heated towel rail and WC.

- Sink height is 86cm.

- Toilet height is 42cm.
- The bath is 56cm tall and the has a width of 55cm. The shower dials sit at 97cm.
- There is a built-in toothbrush charger above the sink.

Kitchen/living/dining area

Open plan living, dining and kitchen area on the first floor, all with stunning sea and coast path views.

Kitchen

Kitchen with electric oven, induction hob, full fridge freezer, Smeg filter coffee machine, microwave, and dishwasher.

- The kitchen counters sit at 90cm and the height of the top shelf in the overhead cupboards are 114cm from the countertops.
- The fridge top shelf sits at 168cm in height.
- Microwave is 62cm above the countertops.
- Smeg coffee machine, instruction for appliance can be found on the tablet.

Dining

Dining space featuring table and two wooden benches.

- Dining table is 76cm in height with two wooden benches sitting at 45cm.

Living area

Living room featuring a three-seater and a two-seater leather sofa and 43-inch Smart TV.

- The two sofas both sit at 45cm in height and there is a 45cm gap between both.
- The foot pouffe sits at 44cm in height.

Outside

- Communal garden with wooden benches overlooking Cape Cornwall.
- Communal outdoor storage room, BBQ, Hoover, beach chairs etc can be found in here.
- Communal outdoor washer/dryer in storage room, £1 laundry charge.