

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 - "Winnow"

Address - 1 & 2 The Village, Watergate Bay, TR8 4AA, Cornwall

Introduction

Winnow is a modern 4-bedroom, 2-floor luxury eco-house located in ever popular Watergate Bay village in North Cornwall. The property occupies an elevated position up a hill behind Watergate Bay Hotel. The beach and nearest restaurants are within 300m walking distance down the hill.

For bookings, please contact Beach Retreats on 01637 861 005 or visit

www.beachretreats.co.uk

Pre-arrival Information

The nearest train station is Newquay 3 miles (15 min drive) south from Watergate Bay.

Nearest Airport - Newquay Cornwall Airport (NQY) is located 2 miles (5 min drive) north from Watergate Bay.

Local bus route 556 runs regular services between Newquay, Watergate Bay, Newquay Airport and Padstow. (For bus times and fares please visit http://www.firstgroup.com/ukbus/devon_cornwall/journey_planning/).

Taxis are available at Newquay train station or can be ordered at the airport on arrival. For pre-booking a taxi, we recommend Trenance Cars, tel 01637 262626. Accessible taxis are available on request from A2B taxi, tel 01872 272989.

The nearest mobility shop, Independent Living, can be found in Newquay, address 3 St George's Road, Newquay TR7 1RE. Tel 01637 498015. They also provide equipment hire.

Arrival & Parking

Watergate Bay Village parking can be found up Trevarrian hill, about 50m past the Watergate Bay hotel on the left-hand side.

Winnow has 2 allocated car parking spaces. Visitor spaces are available in the middle of the car park; these are filled on a first come first served basis.

Further up the hill on the left-hand side is a drop off point which also provides access to Winnow. Key collection details will be provided with your booking confirmation.

Entrance to Property

- The property is located on the top level of the development.
- A stairway on the right leads up from the car park to all properties. The first level access is step free, there are 16 steps from the first level to the middle level with handrails on both sides and a further 17 steps to the top level, no handrails.
- Step free access from the car park is available via a steep sloping pathway on the left-hand side of the building. The path is paved and is 120cm. There is an approx. 3 mwide gravelled stretch in the beginning of the pathway as you leave the car park.
- The drop-off point on the top level also offers step free access to the property; however, the surface of the drop off point is uneven (paving with gravel). Level pavement leads from the drop off point to the front door of the property, which is the last unit at the end of the row.
- The entry door to the property is 86cmwide and has a low threshold of approx. 3cm.
- The pathway outside of the property is lit by up lights and solar powered garden lights.

Entrance hall

- The front door opens into a 230cm entrance hall leading into an open plan kitchen/living area.
- The entrance hall floor is wooden with a built-in bristle mat.
- There are 3 hooks on the wall to hang coats and there is a side table which is 58cm high.

WC

- This room contains a small basin (height from the floor 80cm) and a toilet (seat height 41cm). The bathroom is well lit by a window and a spotlight.

Kitchen/ dining room

- Step free access from the hallway leads into a spacious open plan kitchen/diner and living area. The layout is level with wooden floors and wide spaces between furniture. All furniture can be moved.

- The open plan kitchen is part of the dining/living area and comes with a range of appliances (fridge-freezer, oven, induction hob, microwave, and a dishwasher).
- The oven is 86cm high and has a drop-down door.
- The height of the worktops, the hob and the basin are 90cm from the floor. The basin has a single lever mixer tap.
- Crockery & glasses are in the upper-level wall units at the height of 149cm but can be moved down into lower-level cupboards upon request.
- The lowest drawer in the fridge is at the height of 108cm, the top shelf at 177cm. The freezer is on the floor level.
- There is an island counter in the middle of the kitchen and the height of 90cm and has 4 wooden bar stools at the height of 68cm.
- The kitchen has wooden flooring and is well lit by spotlights and natural light.
- The dining area has a wooden table with 8 chairs. The height of the table is 73cm. The width of the table is 78cm and the length is 231cm.
- The dining area opens into the living area, leaving ample space around the table.

Storage

- Entrance to the utility room with the washing machine and the tumble dryer is from the kitchen. Both the washing machine and the dryer are on the floor level, both are front loading.
- There is a surf store/storage cupboard located outside the property with a wall mounted standing shower. The storage can be accessed by turning left when exiting the apartment and taking the ramp or the steps down.

Living room

- The living area has a rattan rug, a large sofa, an armchair, a low coffee table, shelving, and a gas fire.
- The sofa seating height is 43cm.
- The height of the coffee table is 48cm. The space between the sofa to the table is 58cm and the space between the coffee table to the tv unit is 149cm.
- The TV unit height is 40cm.
- There is a leather beach chair, and the seat height is 45cm. Next to this chair is a built-in seat in the wall, the height of this is 58cm.
- The armchair seat height is 45cm.

Lower level

The bedrooms are situated on the lower ground floor and can be accessed by an 88cm wide stairway leading down from the living area. There are 13 wooden steps down with a handrail running on the left-hand side. The steps are 20cm tall.

Bedroom 1

- Bedroom 1 is downstairs on the far right. The doorway has no threshold and is 76cm wide.
- The fittings include a built-in wardrobe, bedside tables, 1 chair and a wall mounted TV. All furniture can be moved.
- The bedside tables are 83cm tall.
- The height of the seat for the chair is 33cm.
- The space between the bed and the wall is more than 4m.

Ensuite

- From bedroom 1, there is a 77cm wide entrance that leads to the en-suite bathroom.
- The walk-in shower is step free with a slate tiled floor. The shower enclosure measures 87cm x 175cm with an opening of 58cm. The shower controls are at the height of 125cm.
- The toilet seat is 40cm high. The wash basin has a single lever mixer tap and is at the height of 80cm.
- The bath is 65cm high and 60cm wide at the top.

Bedroom 2

- Bedroom 2 is located downstairs on the immediate right from the stairs. The doorway has no threshold and is 76cm wide.
- The bedroom has a light, Cornwall theme.
- There is a bedside table with the height of 45cm.
- There is a small chair with wheels. The seat height is 35cm.
- There is a direct access from the bedroom to the patio through 87cm wide door. The step height is 17cm. The patio is shared with other bedrooms.
- The furniture consists of a built-in wardrobe, bedside tables and a wall mounted TV. All furniture can be moved.

Bedroom 3

- Bedroom 3 is located downstairs on the immediate left from the stairs. The doorway has no threshold and is 77cm wide.
- The furniture consists of a built-in wardrobe, 2 bedside tables and a wall mounted TV. All furniture can be moved.
- There is a small chair in the bedroom with a seat height of 45cm.
- There is direct access from the bedroom to the patio through 87cm wide door. The step height is 17cm. The patio is shared with other bedrooms.
- There is a fisherman theme to this bedroom.

Bathroom

- Bedrooms 2 and 3 share a Jack and Jill style bathroom. The bathroom floor is level with slate tiles.
- The bathroom has a walk-in shower measuring 155cm x 93cm with a 56cm opening. The shower controls are at the height of 125cm.
- The bath is 54cm high and 55cm wide.
- The toilet seat is 40cm high. There are 2 wash basins, one at each end of the bathroom, both have single lever mixer taps and are at the height of 80cm.

Bedroom 4

- Bedroom 4 is downstairs on the far left. The doorway opening is 77cm' wide and step free.
- The bedroom is decorated in yellow colours and has wooden flooring throughout.
- There is bedside table at the height of 68cm.
- There is a leather chair, and the seat height is 45cm.
- The bed is a 6ft king size with a height of 69cm from the floor to the top of the mattress and 25cm clear space underneath.
- The space between the bed and the wall is more than 4m.
- There is a direct access from the bedroom to the patio through an 87cm wide door. The step height is 17cm. The patio is shared with other bedrooms.

Ensuite

- From bedroom 4, there is a 77cm wide door leads to an en-suite bathroom.
- The walk-in shower is step free with a slate tiled floor. The shower enclosure measures 87cm x 175cm with an opening of 58cm. The shower controls are at the height of 125cm.
- The toilet seat is 40cm high. The wash basin has a single lever mixer tap and is at the height of 80cm.
- The bath is 65cm high and 60cm wide at the top.

Outside Area

- The property has a balcony on the top floor and a patio downstairs.
- The patio is 130cm wide and over 10m long with no furniture. The patio is shared by all 4 bedrooms.
- The balcony can be accessed step free via sliding doors in both the living and the dining area. The door opening is 193cm wide.