

# 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 – Barwick**

**Address** – Tredragon Road, Mawgan Porth, TR8 4DJ

### **Introduction**

Barwick is a spacious and beautiful three bedroomed family house with a separate two bedroomed apartment, above Mawgan Porth beach on the North Cornish coast. It is a short walk to Mawgan Porth: a curve of yellow sand, foamy blue water and just the right size handful of tasty eateries. Little feet splash about in the trickling river and leave tiny footprints on the sand.

For bookings, please contact Beach Retreats on 01637 861005 or visit [www.beachretreats.co.uk](http://www.beachretreats.co.uk)

### **Pre-arrival Information**

Nearest Airport – Cornwall Airport Newquay is located 3.8 miles (9min drive) from the property.

Nearest train station is in Newquay and is located 5.5 miles (16min 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**

Drive to Newquay airport, turn right at next junction, follow the road down and through Mawgan Porth. Turn left when you see the sign for the Scarlet Hotel and Spa (we are on the same road). Our house is on the right-hand side immediately after a cream painted small "parking lot". Barwick sign on the telegraph pole.

## **Entrance to Property**

Driveway is on a slope. There are two steps up to the property entrance on a wooden decked platform from the driveway, the height of the steps are 18 & 19cm.

- Front door width is 82cm.
- Once entered the property, opens into a large, long hallway.
- There is a coat hook which sits at 163cm tall.
- Internal door widths are 75cm.

## **Bedroom 3**

Third bedroom in the main house with king size zip and link bed (can be made into two singles), dressing room with rails, dresser, chest of drawers and two bedside tables. This bedroom is the first room on the righthand side as you enter the property.

- The bed height is 73cm and was set as a king during measurements.
- The bay window seat height is 52cm and the distance between the bed to the window wall is 33cm.
- The dressing table height is 90cm and the stool has an adjustable height.
- Two freestanding bedside table heights are 58cm each.
- The chest of drawer's height is 79cm.
- The single armchair height is 40cm.
- The dressing room wardrobe rail height is 146cm.

## **Kitchen/living/dining area**

Open plan living, kitchen and dining space on the ground floor with TV and sofas.

## **Kitchen**

Kitchen includes a range cooker with double oven and gas hob, large fridge freezer and two additional fridge drawers, dishwasher, microwave, wine fridge, bean to cup coffee machine and breakfast bar.

- Upon entering the kitchen and dining room area there is a utility area where the washing machine/dryer is located. The counter worktops are 90cm in height. The sink has a food condenser.
- Kitchen units sit at 72cm in height.
- The island height is 110cm and there are 6 bar stools are 78cm.
- The Welch dresser shelf height, where crockery is located, this is 175cm from the floor.
- The pantry cupboard top shelf height is 158cm.
- The fridge/freezer top shelf height is 127cm.
- De'Longhi Magnifica Evo coffee machine.

## **Dining**

Dining space features a family table and chairs seating eight.

- The dining table height is 74cm.
- There are eight dining table chairs, each have a 50cm seat height.

## **Cinema room**

Media room on the ground floor featuring a three-seater sofa and large TV, ideal for movie nights.

- Three-seater sofa height is 37cm.
- The TV unit sits at 47cm.
- There are two moveable beanbags.

## **Study**

Office on ground floor with a desk, chair and sofa bed.

- The desk height is 75cm.
- The office chair is 52cm.
- The sofa bed height is 63cm.
- There is a bookshelf located in this room; the height is 85cm.

## **Living area**

Sitting room on the ground floor with a new wood burning stove, two large sofas and chairs.

- Two grey chairs in the Bay window are 40cm each.
- The two sofa heights are 38cm.
- The large pouffe table is 35cm in height.
- Gap between both sofas is 58cm.

## **Family bathroom**

Family bathroom in the main house with walk in shower, heated towel rail, WC and double basin.

- Large overhead rainfall shower, shower dials reach 134cm.
- The toilet height is 52cm. There is a step to reach the toilet, this is 9cm.
- The bathroom sink height is 110cm.

## **Master Bedroom**

First bedroom in the main house with countryside views, super king size bed, stand alone and fitted wardrobes, dressing table, two bedside tables and TV.

- Bed height is 75cm.
- Two freestanding bedside table heights are 58cm.
- Chest of drawer height is 80cm.
- The single armchair height is 40cm.
- The dresser height is 123cm.
- The bench height is 43cm.
- The fitted wardrobe rails reach 175cm.
- The dressing table reaches 91cm with an adjustable barstool.
- Patio door distance from the bed is 98cm.
- To access the outside decking area, there is an 5cm internal and 19cm external step.

## **Ensuite Bathroom**

Ensuite to the first bedroom with jacuzzi bath, walk in shower, heated towel rail, WC, and basin.

- The jacuzzi bath height is 70cm and the width of the bath is 100cm.
- The walk-in rainfall shower dials reach 124cm.

- The sink reaches 94cm.
- The toilet height is 53cm.

## **Bedroom 2**

Second bedroom in the main house with views over the courtyard, with king size zip and link bed (can be made into two singles), chest of drawers and two bedside tables.

- Bed height is 63cm.
- The two freestanding bedside tables are 57cm.
- Chest of drawer height is 80cm.
- The distance between the wall to the bed is 55cm and the window gap is 80cm.
- Step outside to the courtyard is 9cm.

## **Outside**

Terrace to the front of the retreat with views over Mawgan Porth, featuring a brand-new hot tub, heated swimming pool (open from 1st of May to 1st of October) and cold outdoor shower, outdoor kitchen with barbecue and bar and garden furniture, the perfect space for summer evenings.

- Enclosed courtyard to the rear, accessed via bifold doors from the indoor dining area, with a dining table and chairs.
- Two steps down to hot tub decking area is 22cm and a further step of 22cm. The hot tub height is 96cm.
- There are 5 steps down to the pool.

## **Annex**

Self-contained separate apartment, perfect for families or groups of friends to spread out.

- To enter the apartment, follow the slope up the drive and find attached steps to the right-hand side. There are 8 steps up to the apartment front door.
- Front door width is 72cm.
- There is a 19cm external step into the apartment and 1cm internal.
- Once entered this opens into the kitchen/diner.

## **Kitchen/Diner**

- Dining table height is 75cm with seating for four. Chair height is 45cm.
- The kitchen countertops reach 92cm.
- The oven handle reaches 133cm.
- The fridge top shelf height is 185cm.

## **Lounge**

- Door width from kitchen/diner into the lounge is 76cm.
- The gap between the TV unit and the sofa is 60cm.
- The two-seater sofa height reaches 46cm.
- The two single arm-chair heights are 40cm.
- The coffee table height is 25cm.
- The TV unit reaches 84cm.

The door leading to the hallway is narrow the width of the door is 60cm, the hallway width is also 60cm.

## **Bedroom 2**

Second bedroom in the first-floor apartment with sea views, single bed, clothes rail, and bedside table.

- The single bed height is 62cm.
- The clothes rail reaches 146cm.
- Freestanding bedside table height is 57cm.

## **Master bedroom**

Master bedroom in the first-floor apartment with sea views, double bed, chest of drawers and two bedside tables.

- Bed height is 63cm.
- Distance between the bed and the door opening is 66cm.
- Two freestanding bedside table heights are 57cm.
- The foot of the bed to the wall is 80cm.
- Bed distance to the window wall is 49cm.
- Chest of drawers height is 77cm.

## **Bathroom**

Family bathroom in the first-floor apartment with shower, heated towel rail, WC and basin.

- The toilet height is 40cm.
- Sink height is 90cm.
- The shower entrance gap is 47cm and there is a 23cm step into the cubicle.
- The shower dials sit at 110cm.