

# 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** “The Beach House, Mawgan Porth”

**Address** Tredragon road, Mawgan Porth, TR84DQ

**Introduction**

A unique beach house over two floors, a short walk from Mawgan Porth beach in north Cornwall. This property consists of 6 Bedrooms and 4 Bathrooms.

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

After crossing the bridge by the beach, you will start going up a hill. Take the second left into Tredragon Road (signposted Scarlet Hotel) and continue along the road. The Beach House is roughly 250 meters along this road on your right-hand side.

Nearest Airport – Cornwall Airport Newquay is located 2.8 miles (7 min drive) from Mawgan Porth.

Nearest train station is in Newquay and is located 5.6 miles (16 min 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 is Independent Living and this is located in Newquay. <https://independentlivingnewquay.com/> Telephone; 01637 498015

### **Arrival & Parking**

- There is a carport and sloped driveway with parking space for up to six cars.

### **Entrance to Property**

- From the driveway, open the wooden gate to find there are wooden steps up to a balcony area, follow the steps up (set of 5 and then set of 14) to find the front door.
- The width of the front door is 83cm and hallway width is 100cm.

### **WC**

- The first thing you find after coming in the front door is a WC on the righthand side.
- The door width into the WC is 65cm.
- The Sink height is 82cm and the toilet height is 42cm.
- The distance from the door to the toilet is 64cm.

### **Kitchen, Dining and Living area**

- Living space located on the first floor, making the most of the amazing far-reaching views and natural light with its apex windows and double doors leading out to a spacious balcony. Seating 8-9 guests on the three-seater sofa, four-seater sofa and two chairs. Envious fully open plan kitchen and diner, complete with a cosy sitting area, perfect for entertaining. The seating area boasts fantastic sea views from the double sofa, bespoke corner sofa and two chairs.
- From the hallway into the open plan space, there is a wooden gate, the width of the gate is 31cm.
- The kitchen and dining room area is a large open plan space.

- The kitchen counter heights are 89cm. The sink is integrated into the counter space.
- There is a large oven built into the kitchen counter, the height of the handles for the oven is 71cm.
- There is a Smeg fridge with small freezer box inside. The height of this is 91cm. There is an under-counter fridge and under counter freezer as well.
- The height of the glasses in the bar area is 35cm from the kitchen worktop.
- The height of the dining table is 77cm and there are 10 chairs around the dining table. The height of the chairs is 44cm each from the ground to the seat.
- In the same space as the kitchen/dining room there is a work desk and alternative seating areas.
- The height of the desk is 74cm and the desk chair height is 42cm.
- There is a small blue sofa with matching chairs and the height of these is 46cm and the coffee table height is 45cm.
- There is a built-in blue sofa style seating and the height of this is 44cm.

### **First floor Living room**

- Leading on from the open plan kitchen/dinning space, there is the living room, the width into the room is 43cm.
- When entering the living room, you will find some built in seating along the back wall. The height of this is 54cm.
- There are 2 main sofas in the living room, and these are matching. The height of these is 44cm and they face each other. There is a large coffee table in the middle of the sofas area and the height of this is 45cm.
- There are 2 matching wicker chairs in the living room and the height of these is 34cm.
- There are patio doors leading out to the outside decking area, there is a lip inside of 6cm and then to outside is a 13cm lip.

### **Ground floor Living room**

- From the first-floor hallway, there is 13 steps down to the ground floor.
- The ground floor living room includes a log burner, TV, sofa, and chair.
- The sofa height is 38cm.

- The rectangle coffee table height is 40cm. The smaller, black, circular shaped coffee table height is 36cm.
- The height of the separate chair is 40cm.

Hallway between bedrooms, width is 79cm.

### **Master bedroom**

- The master bedroom on the ground floor beautifully furnished with large sliding doors leading out to the front decking, sea views, super king size bed and two chairs.
- Door width 70cm
- The height of the bed is 60cm.
- The height of the two chairs is 39cm each from the ground to the seat.
- The height of the rail in the wardrobe is 102cm.
- Chest of drawers' height 112cm.
- Outside decking through the patio, the lip outside is 5cm.

### **Ensuite**

- The toilet height is 42cm and the sink height is 84cm.
- The distance from the ensuite door to the toilet is 98cm.
- The gap into the shower is 116cm.
- Height to shower controls 115cm.

### **Bedroom 2**

- The second bedroom has a superking bed that can be split into twins if needed. The height of the bed is 68cm.
- The distance from the bed to the wall is 40cm and the distance from the bed to the radiator is 40cm.
- The height of the chest of drawers is 82cm.
- The distance from the foot of the bed to the drawers is 99cm.
- The height of the rail in the wardrobe is 102cm.

### **Ensuite**

- The distance from the door to the sink is 78cm and the height of the sink is 86cm.
- The toilet height is 42cm.

- There is a 21cm step up into the shower. The width when getting into the shower is 44cm and the width once in the shower is 70cm.
- The height of the dials is 104cm.

### **Bedroom 3**

- Bedroom three with front facing view, super king zip & link bed (can be made into two singles), bedside tables, lamps, and chair.
- The height of the bed is 60cm. The height of the two freestanding bedside tables is 65cm.
- The distance from the foot of the bed to the chest of drawers is 80cm.
- The distance from the bed to the window is 74cm.
- The chest of drawers' height is 90cm.
- The height of the bedroom chair is 36cm.

### **Bedroom 4**

- Bedroom four with front facing view, super king zip & link bed (can be made into two singles), double wardrobe, bedside tables, lamps, and chair.
- The height of the bed is 64cm. The distance from the bed to the window is 44cm and the distance from the opposite side of the bed to the glass unit is 86cm.
- The height of the glass/wood unit is 120cm.
- The height of the bedside tables is 48cm.
- The height of the bedroom chair is 42cm.
- The highest rail in the wardrobe is at 190cm.

### **Bathroom**

- Family bathroom with luxurious free-standing bath, handheld shower over, large mirror, heated towel rail, sink and toilet.
- The toilet height is 42cm and the sink height is 86cm.
- The height of the bath is 60cm and the width of the bath is 62cm.

### **Utility/Shower room**

- The counter tops height is 90cm.
- The washing machine and dryer is stacked on top of each other. The height of the washing machine is 80cm and the height of the dryer is 170cm.

- There is a shower room leading from the utility room.
- The height of the sink is 82cm.
- The gap into the shower is 50cm and the width once in the shower is 67cm. The height of the dials is 117cm.

### **The Cedar Lodge/Garden**

- Leading out of the living room and kitchen area on the first floor, you will find a hallway/walkway which leads to the garden area. There is a bench in this walkway and the height of the bench is 44. There is then a door leading to outside, the width of this door is 75cm.
- From the main house you will walk along a decking area and down 2 x 14cm steps, this will lead you to more decking with the swimming pool on the left, hot tub on the right and the Lodge directly in front.
- When entering the lodge there is a 5cm lip up when crossing the front door and the width is 76cm.

### **Lodge- Kitchen/Dining/Living space**

- There is an open plan kitchen and living space along with dining table.
- The height of the kitchen counter tops is 89cm. The oven handle height is 99cm.
- The height of the dining table is 76cm and there are 4 chairs around the table. The height of the chairs is 45cm each.
- The height of the sofa is 46cm and the coffee table height is 40cm.

### **Lodge- Bathroom**

- The distance from the bathroom door to the toilet is 94cm.
- The distance from the toilet to the shower entrance is 50cm.
- The toilet height is 42cm and the sink height is 84cm.
- The width when entering the shower is 36cm and this opens up to 73cm once in the shower. The height of the shower dials is 150cm and there is a 2cm lip up into the shower.

### **Lodge- Bunk room**

- The height of the bottom bunk is 45cm and the top bunk height is 145. There is a ladder with 5 steps up to the top bunk.
- The chest of drawers height is 84cm.
- The height of the bedroom chair is 45cm.
- In the wardrobe, the height of the rail is 160cm.

### **Lodge- King, Zip/link bedroom**

- The height of the bed is 60cm. The distance from the bed to the wall is 50cm and the distance from the bed to the wall is 50cm.
- The height of the wooden storage at the foot of the bed is 62cm.
- The height of the bed side tables is 62cm each.