

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 “Crooklets View”

Address “10 Crooklets, Bude, EX23 8NE”

Introduction

Crooklets View is a 6 bedroom, 3 bedroom property that sleeps up to 12 people. It has parking and accepts pets.

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

Pre-arrival Information

From the A39 westbound take the A3072 signposted Bude Continue straight onto Bencoolen Rd. At the roundabout, take the 2nd exit onto The Strand. Turn right towards Belle Vue. Turn left onto Belle Vue Turn right to stay on Crooklets Rd Turn left onto Maer Down Rd. Crooklets House will be on the left after approx. 100 metres opposite Bol Y Maer apartments.

Nearest Airport – Cornwall Airport is located 44.4 miles (1 hour 13 min drive) from the Bude.

Exeter Airport is located 62.6 miles (1 hour 22 min drive) from Bude.

Nearest train station is in Okehampton and is located 29.9miles (55min 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>

Arrival & Parking

There are two car parking spaces at the rear of the house and there is an unmade road in front of the house for further parking.

Entrance to Property

- Large entrance hallway with tessellated flooring and hooks for coats.
- The gate is 102cm wide with 3 steps before at 14cm, 14cm and 12cm and 4 steps after at 15cm, 16cm, 17cm and 20cm.
- The porch door is 92cm wide.
- The porch area is 139cm wide with a small lip of 3cm where the floormat sits.
- The coat hooks reach 170cm from the floor.
- The front door is 81cm wide with a step of 6cm tall.
- The hallway is 140cm wide and narrows next to the stairs to 72cm wide.
- The side unit reaches 72cm tall.

Living space

- Large living space on the ground floor with sea views from the front and a rear courtyard view, with two corner sofas seating 12, coffee table, sideboard, feature electric mood fires and a 52 inch TV.
- The living room door is 79cm wide.
- The sofa on the left side of the room is 44cm from the floor.
- The footstool is 48cm tall and the single chair is 42cm tall.
- The coffee table sits 46cm from the floor with the tv unit reaching 42cm tall.
- The sofa on the right side of the room is 44cm tall with the footstool reaching 48cm.

Kitchen

- Large open plan kitchen diner on the ground floor, with table seating 12, range oven, fridge freezer, microwave, dishwasher, cocktail bar, Nespresso coffee machine, utility room with washer/ dryer and doors leading out to the rear patio.
- The kitchen door is 74cm wide with a 4cm tall step.
- The countertops reach 92cm tall with the top shelf in the cupboard above reaching an additional 92cm.

- The microwave sits 20cm on top of the countertop.
- The oven is 85cm from the floor.
- The top shelf in the fridge reaches 190cm tall.

Dining Area

- The dining table is 75cm tall and has 12 chairs that reach 44cm from the floor.
- The patio door has a 3cm tall step.
- The cocktail area has a shelf that is 60cm above the countertop.

Terrace/Outside

- Small enclosed courtyard space to the rear with a round table and two chairs.
- There is an external step of 7cm on the patio doors.
- There are 7 steps of 20cm leading up to the back gate.
- The back gate is 73cm wide.
- There are 10 steps leading down to walkway towards the back gate.

Utility Room

- The utility door is 74cm wide and has a step of 12cm to gain entry.
- There is an iron & board, Hoover, mop & bucket, washer/dryer, dustpan & brush, and a highchair.
- The countertop is 92cm tall.

There are 14 steps at 20cm each to the first floor.

Family Bathroom

- Family bathroom on the first floor with rainfall walk in shower, WC, and basin.
- The bathroom door is 74cm wide.
- The toilet reaches 45cm in height and the sink is 84cm tall.
- The shower step is 5cm high with the entrance being 73cm wide.
- The width of the shower is 89cm and the dials reach 120cm from the floor.

Family Shower Room

- Third family shower room on the first floor with a rainfall walk in shower, basin, and heated towel rail.
- The door is 74cm wide.
- The sink is 84cm tall.
- The shower step is 5cm in height and the entrance is 70cm wide.
- The width of the shower is 75cm and the dials reach 131cm from the floor.

There are 2 steps to the next segment on the 1st floor at 20cm each.

1st bedroom on right

- Second bedroom on the first floor with super king zip and link bed (can be made into two singles), hanging rail, two side tables, original fireplace, feature chair and chest of drawers.
- The door is 79cm wide.
- The bed sits at 66cm high with the bedside tables reaching 70cm each.
- The clothes rail reaches 146cm tall with the chest of drawers reaching 85cm tall.
- The chair is 44cm from the floor.
- The distance from the bed to the fireplace is 61cm, 81cm to the drawers and 108cm to the radiator.

The chest of drawers on the landing sit 94cm from the floor.

2nd Bedroom on right

- Master bedroom on the first floor with sea view, super king zip and link bed (can be made into two singles), dressing table and chair, chest of drawers, two bedside tables, feature fireplace and freestanding wardrobe.
- The door is 79cm wide.
- The bed is 66cm high with the bedside tables reaching 55cm each.
- The wardrobe rail reaches 180cm tall with the chest of drawers reaching 96cm tall.
- The dressing table is 75cm tall and the chair is 42cm.

- The distance from the bed to the wardrobe is 108cm, 90cm to the drawers and 107cm to the dressing table.

3rd Bedroom

- Third bedroom on the first floor with sea view, bunk beds and chest of drawers.
- The door to the bunk room is 74cm wide.
- The bottom bunk sits at 45cm from the floor and the top bunk sits an additional 95cm above with 4 steps on the ladder.
- The chest of drawers reaches 108cm tall.
- The distance from the bed to the drawers is 33cm and 67cm to the window.

There are 12 steps of 20cm each to the second floor.

Second Family Bathroom

- Second family bathroom on the third floor with freestanding claw feet bath, separate rainfall walk-in shower, basin, WC and heated towel rail.
- The door is 74cm wide.
- The toilet is 45cm and the sink is 84cm tall.
- The bath is 58cm high and 62cm wide.
- The shower step is 10cm high and the entrance is 46cm wide.
- The width of the shower is 72cm and the dials reach 122cm.

There are 3 steps leading to the next segment of the 2nd floor to the bedrooms at 20cm each.

1st bedroom on right 2nd floor

- Fifth bedroom on the second floor with a super king zip and link bed, chest of drawers, original feature fireplace, two side tables, hanging rail and feature chair.
- The bedroom door is 74cm wide.
- The bed sits at 66cm high, and the bedsides reach 58cm each.
- The clothes rail reach 146cm tall.
- The chest of drawers reaches 77cm tall with a chair sitting at 45cm tall.

- The distance from the bed to the clothing rail is 80cm and 50cm to the fireplace from the bed.
- The fireplace has a 7cm step.

2nd Bedroom on right 2nd Floor

- Fourth bedroom on the second floor with sea view, super king zip and link bed (can be made into two singles), two side tables, freestanding wardrobe, chest of drawers, original feature fireplace, dressing table and chair.
- The bedroom door is 74cm wide.
- The bed is 66cm tall with the bedside tables reaching 55cm each.
- The chest of drawers reaches 77cm and the wardrobe rail is 174cm tall.
- The dressing table is 75cm tall with the chair sitting 46cm.
- The distance from the dresser to the bed is 95cm.

The wardrobe on the landing is for storage of additional duvets and pillows.

3rd Bedroom 2nd floor

- Sixth bedroom on the second floor with a sea view, bunk beds and drawers.
- The door to the bunk room is 74cm wide.
- The bottom bunk sits at 45cm from the floor and the top bunk sits an additional 95cm above with 4 steps on the ladder.
- The chest of drawers reaches 108cm tall.
- The distance from the bed to the window is 112cm, 43cm to the drawers and 100cm to the radiator.