

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 - Heron House

Address - Heron House, 38 Trevean Way, Fistril, TR7 1TW

Introduction

Heron House is an impressive, detached waterfront house with direct access to the Gannel estuary. It showcases coastal glamour across seven bedrooms, seven bathrooms, an outdoor pool, hot tub, games room and private gym.

For bookings please contact Beach Retreats on 01637 861 005 or visit www.beachretreats.co.uk

Pre-arrival Information

From the A30 Westbound take the A39 turning signposted to Newquay / Newquay Airport. Take the third exit off the roundabout and continue down the dual carriage way to the Halloon roundabout. Take the second exit onto the A392 towards Quintrell Downs.

In Quintrell Downs go straight over the roundabout taking the second exit towards Newquay. Continue on the A392 straight over the next two roundabouts.

At Trevemper roundabout take the second exit remaining on the A392. Take the first exit at the next roundabout (the boating Lake will be on your right). Continue along the Gannel Road to the Mountwise roundabout. Take the first exit onto Pentire Road and continue for approx. 700 metres. Turn left onto

Pentire Crescent and then take the third left onto Penmere Drive. After approx. 300 metres turn right onto Trevean Way. Continue to follow the road around to the left and Heron House will be on your right after approx. 300 metres.

Nearest Airport – Newquay airport is located 7.2 miles (21 min drive).

Nearest Train station – Newquay train station is located 1.9 miles (7 min drive).

The nearest mobility shop, Independent Living: 3 St George's Rd Newquay Cornwall TR7 1RE <https://independentlivingnewquay.com/>

Arrival & Parking

- Large private tarmacked sloping driveway with parking for six cars and a large garage for additional guest parking.

Entrance to property

- This property features a keyless entry system. Please enter the house via the single side door to the left of the front door. Walk down the hallway. The door to the right will give you access into the house and the door to the left access to the garage and the gym. To open the door, press the bottom left of the keypad on the door and enter the key code, followed by the open button.
- The entrance way is 109cm wide and leads down to the entrance hallway.
- The first door on the left leads to the garage.
- The doorway is 74cm wide.
- The door to the right in the garage leads into the gym, there is also another door leading back out to the hallway from the gym.

Hallway, Garage & Gym

- Shoe/coat rack on the left of hallway (moveable) has a height of 112cm.
- Coat rack to wall gap is 66cm.
- Door inside garage to the right goes into the gym.
- Lip into the gym is 3cm.
- The gym is a square room 267cm x 284xcm.
- Gap between exercise bike and treadmill is 74cm wide.

- Gym door leads back into the entrance hallway.
- Hallway seating/storage to wall gap is 112cm.
- Doorway into kitchen lip is 9cm.
- Stair tread is 20cm and the width of the stairwell is 66cm.
- Hallway width is 91cm.

Kitchen

Fully equipped modern kitchen with large T shaped marble breakfast bar and six stools, with pretty drop lights above. Kitchen includes an induction hob, two separate ovens, full height fridge, two wine fridges, pod coffee machine and filter coffee machine, cocktail making kit, Quooker tap for hot, cold, filtered, sparkling and boiling water, Garbage Disposal Unit sink, two dishwashers and extractor.

- Large open plan kitchen, dining room and living space.
- Wooden floor.
- Large T shaped marble breakfast bar with 6 adjustable height stools
- Stool lowest height is 66cm.
- Kitchen counters height is 93cm with the cupboard top shelf above being 68cm.
- The island height reaches 95cm.
- Morphy Richards filtered coffee machine.

Pantry

Large separate pantry with American style fridge freezer and single fridge with inbuilt TV screen, and microwave.

- Large separate pantry with American style fridge freezer and single fridge with inbuilt TV screen, and microwave.
- Door width is 74cm
- American fridge freezer, with the top shelf reaching 150cm.
- The countertop reaches 92cm with the cupboard top shelf being 68cm above.
- There is a Kenwood KMIX and a blender available for use.

Office

Office room with desk and printer and views over the river, perfect for working away from home.

- Door width is 74cm.
- Desk height is 79cm
- Desk chair seat height is 51cm

Dining area

Dining space made for dinner parties with two large oak tables which can be joined together or split in half for more spacious dining, additional breakfast table, with 15 chairs and two benches for extra seating.

- Large extendable dining table with a height of 76cm.
- Each chair seat height is 48cm.
- Table fully extended length is 272cm.
- Width of table is 180cm.
- Two bench seat height of 46cm.
- Small round dining table to the left of large table.
- Small dining table height is 99cm.
- Chairs around table seat height 48cm x4.
- Gap between dining table and sofa is 58cm.
- The side unit height is 81cm.
- Gap between unit and large dining table is 213cm.

Living Space

Large and comfortable living space with a 10 seater sofa, two swivel chairs, two coffee tables, living flame remote control fire, 65 inch Smart picture frame TV and piano.

- The 10-seater sofa height of seat is 46cm.
- Coffee table is 36cm high and is moveable.
- Both swivel chairs have a height of 46cm.
- Coffee table is 48cm high.
- Fireplace with shelf at 124cm in height.
- Gap between end of sofa and stairs is 180cm.
- The piano has a height of 75cm, and the stool sits at 61cm.

w/c

Cloakroom with WC, basin and heated mirror with backlight.

- Door width is 74cm.
- Toilet seat height 46cm.
- Toilet flush 99cm.
- Sink height 81cm.

Games room

Games room on the ground floor with corner sofa, full size pool table, 65 inch Smart TV, Xbox X and DVD player.

- Door width is 74cm.
- Pool table height 88cm
- Pool table length 219cm and width 126cm
- Blue stools seat height at highest 77cm x2
- High table height 108cm
- Console table height 84cm
- Highest shelf on bookcase 168cm
- Sofa seat height 43cm
- Side table height 51cm (moveable, next to sofa)

Utility room

Utility room with washing machine, tumble dryer and sink, with access to the garden.

- Door width is 74cm.
- Washing machine and tumble dryer are under counter
- Countertop height 36cm
- Counter to shelf 70cm

Bedroom One

Bedroom one also leads to a separate self-contained kitchen with an oven, hob, extractor, washer/dryer, kettle and sink, perfect for grandparents and extended family.

- Door width is 74cm.
- Ground floor bedroom
- Bed height 69cm (can be made into two singles or one super king)
- Bed side table height 71cm x2
- Chest of drawers height reaches 91cm.
- There is a sofa available at the bottom of the bed, the seat height 46cm.
- Built in wardrobe rail height reaches 178cm.
- Wardrobe top shelf 178cm.
- Two single doors leading out to balcony
- Balcony door width 74cm x2
- Balcony furniture – 2 single chairs and a coffee table (moveable)

Ensuite

Ensuite to bedroom one with walk in rainfall shower, heated towel rail, heated mirror with backlight, Sonos speaker, WC and basin.

- Door width is 74cm.
- Walk in rainfall shower
- Width entrance of shower 76cm
- Shower controls 130cm
- Sink height 81cm
- Toilet seat height 46cm
- Toilet flush 99cm

Kitchen

Bedroom one also leads to a separate self-contained kitchen with an oven, hob, extractor, washer/dryer, kettle and sink, perfect for grandparents and extended family.

- Door width is 74cm.
- Counter height 89cm.
- Washing machine under counter
- Counter to top shelf in cupboard 85cm
- Wall to counter width 81cm
- Door to access has an external step of 30cm and an internal lip of 2cm.

12 steps down to the lower ground floor.

Bedroom Two

Bedroom two on the lower ground floor with super king size zip and link bed (can be made into two singles), built-in wardrobes, chest of drawers, two bedside tables, 43 inch Smart TV, Sonos speaker and direct access to the terrace and pool.

- Door width is 74cm.
- Bed height 69cm (can be made into two singles or one super king)
- Two freestanding bed side table heights reach 71cm.
- Two chest of drawer's height is 91cm.
- Walk in wardrobe available. Highest shelf in wardrobe is 140cm and the rail height reaches 178cm.
- Sofa at bottom of bed
- Sofa seat height 46cm

Ensuite

Ensuite with walk in rainfall shower, heated towel rail, heated mirror with backlight, Sonos speaker, WC and basin.

- Door width is 74cm.
- Walk in rainfall shower
- Width entrance of shower 76cm
- Shower controls 130cm
- Sink height 81cm
- Toilet seat height 46cm
- Toilet flush 99cm

Bedroom Three –

Bedroom three on the lower ground floor with super king size zip and link bed (can be made into two singles), chair, dresser and chest of drawers, with views of the pool.

- Door width is 74cm.

- The bed height reaches 72cm.
- There are two freestanding bedside tables which reach 58cm.
- The gap between the foot of the bed and the wall reaches 37cm.
- The bedside to the wall has a gap of 39cm and 27cm.
- Chest of drawer's height reaches 79cm, and there is a gap of 95cm to the bed.
- The desk height reaches 76cm with the chair height reaching 38cm.
- Floor to window ledge 86cm.
- Floor to window handle 145cm.

Bedroom Four

Bedroom four on the lower ground floor with a super king size zip and link bed (can be made into two singles), built-in wardrobes, dresser, chest of drawers, two bedside tables, 43 inch Smart TV and Sonos speaker.

- Door width is 74cm
- Bed height 69cm (can be made into two singles or one super king)
- Built in wardrobe rail height 178cm
- Highest shelf in wardrobe 140cm
- Chest of drawers' height 91cm
- Two bedside table heights reaching 71cm.
- Chair in corner of room with a height of 47cm.

Ensuite

Ensuite with freestanding bath, walk in rainfall shower, heated towel rail, heated mirror with backlight, Sonos speaker, WC and basin.

- Door width is 74cm.
- Freestanding bath height 58cm.
- Walk in rainfall shower.
- Width of shower entrance 76cm.
- Shower controls reach 130cm.
- Sink height is 81cm.
- Toilet seat height is 46cm.
- Toilet flush height is 99cm.

Bedroom Five

Bedroom five on the lower ground floor with a super king size bed, built-in wardrobes, dresser, chest of drawers, two bedside tables, 43 inch Smart TV, Sonos speaker and sliding door to the garden and terrace with countryside views.

- Door width is 74cm.
- Large chunky super king size bed with underbed storage.
- Bed height 55cm.
- Bed frame is 9cm deep.
- Built in wardrobe rail height is 178cm.
- Highest shelf in wardrobe is 140cm.
- Dressing table height is 80cm.
- Stool height reaches 48cm.
- Chest of drawers height is 95cm.
- Two freestanding bedside tables reach a height of 75cm.
- Sliding doors leading out to the garden and terrace.
- Single chair height is 40cm.

Ensuite

Ensuite with freestanding bath, walk in rainfall shower, heated towel rail, heated mirror with backlight, Sonos speaker, WC and basin.

- Door width is 74cm.
- Freestanding bath height is 60cm.
- Bath width is 62cm.
- Walk in rainfall shower.
- Width entrance of shower 76cm.
- Shower controls reach 117cm.
- Double Sink height is 84cm.
- Toilet seat height is 43cm.
- Toilet flush height is 107cm.

Located in the hallway between bed 5 and 6 is a large unit reaches 74cm in height and this narrows the hallway to 63cm.

Bedroom Six

Bedroom six on the lower ground floor with super king size zip and link bed (can be made into two singles), built-in wardrobes, dresser, chest of drawers, two bedside tables, 43 inch Smart TV and Sonos speaker.

- Door width is 74cm.
- Bed height 69cm (can be made into two singles or one super king).
- Single chair height (pulls out into a single sofa bed) seat height 41cm.
- When pulled out as single bed 28cm height.
- Built in wardrobe rail height is 178cm.
- Highest shelf in wardrobe is 140cm.
- Chest of drawers height reaches 91cm.
- Chest of drawers height is 95cm.
- Sideboard reaches 75cm.
- Two free standing bedside tables with a height of 57cm.

Ensuite

Ensuite with double walk in rainfall shower, heated towel rail, heated mirror with backlight, Sonos speaker, WC and basin.

- Door width is 74cm.
- Double walk in rainfall shower.
- Width entrance of shower 76cm.
- Shower controls reach 117cm.
- Toilet seat height is 43cm.
- Toilet flush height is 107cm.
- Sink height is 81cm.

Bedroom Seven

Bedroom seven on the lower ground floor with super king size zip and link bed (can be made into two singles), built-in wardrobes, dresser, chest of drawers, two bedside tables, 43 inch Smart TV, Sonos speaker and both garden and countryside views.

- Door width is 74cm
- Bed height 69cm (can be made into two singles or one super king).
- Built in wardrobe rail height reaches 178cm.
- Highest shelf in wardrobe is 140cm.

- Chest of drawers height is 91cm.
- Tallboy drawers reach 115cm.
- Two freestanding bedside tables with a height of 71cm.
- The distance between the wardrobe and bed gap is 56cm.

Ensuite

Ensuite with double walk in rainfall shower, heated towel rail, heated mirror with backlight, Sonos speaker, WC and basin.

- Door width is 74cm
- The ceiling is low on entrance, the lowest point is 91cm.
- Double walk in rainfall shower.
- Width entrance of shower is 76cm.
- Shower controls reach 117cm.
- Toilet seat height is 43cm.
- Toilet flush height is 107cm.
- Double sink height reaches 84cm.

Family Bathroom

Family bathroom with walk in rainfall shower, heated towel rail, heated mirror with backlight, WC and two basins.

- Door width is 74cm
- Walk in rainfall shower
- Width entrance of shower 76cm
- Shower controls 117cm
- Double Sink height 84cm
- Toilet seat height 43cm
- Toilet flush height 107cm
- Door to sink width 99cm

Outside

Large outdoor garden which is gated and enclosed for privacy, with direct access to the Gannel river just footsteps away.

The artificial lawned garden includes a free form heated swimming pool, six-person hot tub, sun loungers and benches – the dream space for summer days and warm evenings.

- Large patio doors over one wall leading out onto the deck from the open plan living space.
- 3cm lip to go outside to balcony.
- Width of patio door 302cm.
- Width of balcony 297cm.
- Balcony glass height 112cm tall.
- Seat height for the outdoor seating reaches 41cm.
- Coffee table height 36cm.
- 14 steps leading down to the garden.
- Step length 104cm.
- Step height 22cm.
- Step width 26cm.
- Width of walkway to balcony, leading to poolroom patio door 114cm.
- Pool room balcony width 211cm.
- Step down into garden 25cm.
- Pool fence height 114cm.
- Large outdoor gated and enclosed garden.
- Artificial lawned grass.
- Large undercover patio.
- Countertop to pizza oven 34cm.
- Large, decked balcony.
- Pizza oven counter height 90cm.
- Electric BBQ counter height 92cm.
- Hot tub steps width 30cm x2.
- Height of hot tub steps 17cm.
- Hot tub height from floor 90cm.
- Outside shower.
- Shower control height 125cm.
- Outside tap height 95cm.
- Bench in outside shower.
- Bench height 45cm, length 162cm.