

# 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 "Lobster Pot"**

**Address** Tregidier, Trevean Lane, St Merryn, Porthcothan, PL28 8PR

## **Introduction**

A cosy cabin made for two, set off the beaten track, offering a unique and romantic hideaway for couples. Lobster Pot has 1 bedroom and 1 bathroom.

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 take the Cornwall Services junction onto B3274 to Victoria, Roche & St Columb. Continue on the B3274. At the next roundabout (St Columb) take the 4th exit onto A39 to Wadebridge. At the next roundabout (Winnards Perch) take 1st exit B3274 towards Padstow. In 3 miles turn left towards Rumford and St Merryn, continue on this road (over the small crossroads) for 2.1 miles. Turn left on the road signposted Porthcothan & Treyarnon with a red post box on the corner. Continue for approximately 1 mile and the cabin entrance is on your right.

The entrance is signposted with the cabin name and has white pillars and a fallen pine tree on the right-hand side.

Nearest Airport – Cornwall Airport Newquay is located 7.4 miles (17 min drive) from Porthcothan.

Nearest train station is in Newquay and is located 10.1 miles (24 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, Independent Living can be found in Newquay.

[Independent Living, Newquay | Mobility Aids & Vehicles - Yell](#) Tel: 01637 498015

### **Arrival & Parking**

- There is a large carparking area on arrival which is shared between Lobster Pot and the neighbouring property, Strandline. There is space for 2 cars for Lobster pot guests.
- The drive is stone chippings all over and mostly flat and level.

### **Entrance to Property**

- Once parked, there is an arrow sign for lobster pot pointing towards a gate. Through the gate, which sits at 102cm, will bring you into the private outdoor space for Lobster pot and the entrance into the property.
- The entrance is a glass door, the width of the door is 68cm but can be opened as a double door.
- The threshold height for the patio doors is 7cm internally and 4cm externally.
- All internal doors are 75cm.

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

- Intimate living room with a log burner, two-seater sofa, armchair, 32-inch television, Netflix, Freeview, DVD player, selection of DVDs, DAB radio and SONOS Sound Bar. Open plan kitchen/diner and living area with double patio doors leading to the garden area.
- The kitchen includes an electric hob and oven, fridge/freezer, dishwasher, microwave, Dolce Gusto pod coffee machine and toaster.
- Wooden dining table and chairs for up to four guests (book Strand Line next door for larger groups).
- The height of the dining table is 72cm.
- There are 2 chairs at the dining table and the height of the chairs is 48cm each.
- In the kitchen area, there is a fridge freezer, with the largest part being the fridge and a smaller freezer at the top. The height of the tallest shelf is 130cm.

- The kitchen counter height is 90cm. The oven and sink are integrated into the counter.
- In the living area, the height of the sofa is 40cm.
- There is a single chair in the living area and the height is 40cm.
- The height of the coffee table in front of the sofa is 48cm.
- There is a lip up to the log burner of 7cm.

### **Master bedroom**

Large bedroom with a sumptuous zip and link super king-sized bed, 400 thread count sheets, two bedside tables with lamps, wardrobe, single chair, vanity desk and mirror.

- The bedroom has a zip/link bed which can either be set as a super king-sized bed or a set of twin beds. At the time of measuring, the bed was set as a super king.
- The height of the bed is 60cm.
- There is a bedside table on either side of the bed, they are both 62cm in height.
- On the left side of the bed, there is a 39cm gap from the bed to the wall. On the right side of the bed, there is a 38cm gap from the bed to the wall.
- The height of the dressing table is 78cm. The height of the chair for the dressing table is 52cm.
- The height of the wardrobe rail is 160cm.

### **Bathroom**

Luxurious bathroom with a large deep bath with shower over, heated towel rail, WC, basin, and enclosed cupboard with a washing machine.

- The bathroom leads off from the bedroom.
- The height of the sink is 90cm.
- The height of the toilet is 42cm.
- The height of the bath is 62cm and the width of the bath is 60cm.
- There is a washing machine in the bathroom, under a countertop which is at 90cm.
- Wicker chair in the bathroom, which has a height of 40cm.

## **Outside**

- A stunning private and enclosed Derek Jarman themed garden with flintstone chips and a coastal decor.
- Large decking area with table and chairs for two guests, perfect for alfresco dining under the fairy lights and stars on a clear night.
- Relax and read a book on the bench at the bottom of the garden, where the last of the summer sun shines, or rock in the wooden rocking chair on the decking.
- Quirky outdoor kitchen and gas BBQ with a plancha grill. Great for a Cornish BBQ with prawns and burgers.