

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 - "Oakfield"

Address - Rosecare, St.Gennys, Bude, Widemouth Bay, EX23 0BE

Introduction

Oakfield is a three-bedroom oak-framed contemporary house with stunning design features in every room and a striking sense of light and space.

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

Pre-arrival Information

From the A30 heading south, take the first exit after Launceston sign posted, North Cornwall, Wadebridge & Camelford (A395/A39). Follow signs for Bude for 6 miles. As you enter Wainhouse Corner take the first turn left signposted Rosecare. Follow the road until you get to Rosecare and Oakfield is the last house in the hamlet on the left-hand side. There is a slate sign embedded in the stone wall. Ample parking available at the property's private grounds.

Nearest Airport – Cornwall Airport Newquay is located 32.9 miles (52 min drive) from Widemouth Bay.

There is no train station near to Widemouth Bay. If travelling from the north on the London Paddington to Penzance line, you would need to alight at Exeter St David and get the 6 or 6A bus which takes you to Bude. If looking to travel on train in Cornwall, you would need to drive for around 1 hour to Liskeard station to access Cornwall's main branch line.

For information on local buses and fares visit

<https://www.gocornwallbus.co.uk/> and/or <https://www.firstbus.co.uk/cornwall>

For mobility shop hire, please see <https://www.hireamobilityscooter.co.uk/> or <https://www.visitbude.info/blog/hire-a-wheelchair-in-bude/>

Arrival & Parking

- There is a gate across the private drive.
- On the private drive there is room for several cars.

Entrance to Property

- The private drive leads up to the property and there is a path leading up to the front door.
- The key safe is located by the front door.
- The width of the front door is 90cm.

Hallway

- The Entrance and hallway leading to all rooms and kitchen is very spacious and wide.
- There is a side console table in the entrance area and the height of this is 78cm.
- Inside the property, all internal door widths are 77cm.
- Inside the property, all internal door handles are at 98cm from the ground up.

Kitchen/living/dining area

- Very spacious kitchen/dining area with double-aspect floor-to-ceiling glass including French doors opening onto the south-facing terrace with panoramic views.

Kitchen Area

- The kitchen island and matching counter tops are both at 90cm in height.
- The kitchen is spacious with plenty of room to walk around the kitchen island.
- The highest shelf in the fridge freezer is 159cm from the ground.
- The oven and sink are both integrated into the kitchen counter.

Dining Area

- There is a Welsh dresser containing plates and glasses and the height of the top shelf is 170cm.
- The height of the dining table is 77cm.
- There are 6 dining chairs and the height of these are 49cm each.
- There is also a sofa in this open space and the height of this is 40cm.
- There are glass patio doors leading to the garden space. The door handle is at 110cm, there is a 4cm lip on the floor on the inside of the door and when you step out there is a 18cm drop down. The door width is 65cm but opens out to double doors if needed.

Ground floor living room -

- The living room is very spacious and includes a log burner and floor-to-ceiling windows incorporating French doors.
- The height of sofa is 46cm. There is also a large sofa chair and the height of this is 45cm.
- The coffee table height is 56cm.
- There is an internal glass door leading to the entrance hall and the door width is 95cm.
- There are glass patio doors leading to the garden space. The door handle is at 110cm, there is a 4cm lip on the floor on the inside of the door and when you step out there is a 18cm drop down. The door width is 65cm but opens out to double doors if needed.

First floor living space -

- Leading on from the ground floor living room, there are wooden steps to the first floor. There are 13 steps all together.
- There are 2 matching sofas and the height of both is 43cm.
- There is a storage table in the middle between the 2 sofas and the height of this is 46cm.
- There are 2 matching coffee tables and the height of these is 55cm.

Utility room

- The counter tops in the utility room are 92cm.
- There is a washing machine and tumble dryer under the counter. There is also a sink integrated into the countertop.

WC

- The height of the toilet is 45cm.
- The height of the sink is 88cm.
- The width of the room is 102cm.

Master bedroom

- Spacious ground floor master bedroom accessed via feature bookcase door, with double-aspect full-length, full-width windows with fantastic views plus French doors onto the terrace. Super king-size bed and two large built-in wardrobes
- The height of the bed is 65cm.
- The bedside table height is 70cm.
- The height of the chest of drawers is 95cm.
- There is a dressing table with a stool. The height of the table is 74cm and the height of the stool is 42cm.
- There are 2 built in wardrobes, both identical. The height of the wardrobe rail is 170cm for both.
- There is a chaise lounge chair and the height of this is 33cm.
- There are glass patio doors leading to the garden space. The door handle is at 110cm, there is a 4cm lip on the floor on the inside of the door and when you step out there is a 18cm drop down.

Ensuite

- The height of the sink is 86cm.
- The height of the bath is 62cm and the width is 64cm.
- The height of the toilet is 43cm and the height of the bidet is 43cm.
- There is a 19cm step up into the shower and the width to enter the shower is 66cm. The dials are at 114cm from the shower floor up.

Double bedroom

- Ground floor double bedroom with built in wardrobe. Ensuite with bath and shower and a 'jack and jill' style entry as there is a door leading from the bedroom as well as a door leading from the main hallway.
- The height of the bed is 58cm.
- The bedside table height is 62cm.
- The height of the chest of drawers is 98cm.

- There are 2 built in wardrobes, both identical. The height of the wardrobe rail is 170cm for both.

Jack and Jill ensuite

- The height of the bath is 48cm and the width is 54cm.
- The height of the sink is 87cm and the height of the toilet is 43cm.
- There is a 25cm step up into the shower and the width of the gap entering the shower is 50cm. The height of the dials is 85cm.

Twin bedroom

- This bedroom has twin beds. The height of the beds is 45cm each and there is 70cm gap between the beds.
- There is a bedside table between the beds and the height of this is 60cm.
- There is a dressing table and stool. The height of the table is 73cm and the stool is 38cm.
- The distance from the dressing table to the foot of the bed is 69cm.

Outside

- Outside there is a table and 6 chairs. The height of the table is 70cm and the height of the chairs is 42cm.
- There is a hot tub. The step up to the decking is 28cm and the height of the hot tub from the decking is 55cm.