

# 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 “Porth Beach House”**

**Address “Porth Bean Road, Porth, TR7 3LU”**

### **Introduction**

Porth Beach House is a 5 bedroom, 3 bathroom property that will sleep up to 10 people. It has access to parking, accepts dogs and is located 20 meters away from Porth beach.

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 onto the A392 towards Newquay at Highgate Hill. Continue to follow signs for Newquay as far as the roundabout at Quintrell Downs. Here take the third exit (the A3058 signposted Porth) and continue into Newquay along Henvy Road until you reach the mini-roundabout. Turn right towards Watergate Bay and Porth (B3276).

Drive along this road (Alexander Road) for approx. 250 yards then turn left into Porth Beach Road. Drive along this road with the beach on your left, then take the lane on the left just after the Quarterdeck apartments on the corner. The cottage is located just on the left with a slate sign.

Nearest Airport – Cornwall Airport Newquay is located 4.5 miles (11 min drive) from

Nearest train station is in Newquay and is located 1.4 miles (6 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>

### **Arrival & Parking**

The owners of the private land to the left of Porth Beach House have provided two spaces for guests. These are marked with small signs as you drive down on the left in the former garages. To maintain our relationship with the neighbours, please do not park anywhere else apart from these two spaces, even to unload. Please use nearby on-road parking for any other cars.

The two parking spaces have a height restriction of approximately 2 metres, so please remove roof boxes, and it is approximately 5.6 metres wide.

### **Entrance to Property**

- There are 3 steps of 22cm, 17cm and 20cm that lead up to the main gate. Once inside the gate there is a further 4 steps that lead up to front door, they are 16cm, 16cm, 22cm and finally 9cm.
- The front door is 87cm wide.
- The porch has a wooden seat - handy for taking off boots at the end of a long beach walk. The height of the bench is 52cm.
- The hallway width is 128cm.

### **Ground Floor Bedroom**

- Third king size bedroom on the ground floor with wrought iron double bedstead, window seat, chest of drawers and decorative wood burner set in a traditional open stone fireplace with former bread oven.
- This bedroom is located to the left of the front door upon entry.
- There is a step down into the bedroom of 18cm.
- The bed is 75cm tall with the bedside tables reaching 70cm each.
- There is a 74cm gap from the bed to the fireplace and 90cm from the bed to the chest of drawers.
- The chest of drawers sits 132cm tall.
- The wardrobe rail is 192cm from the floor.
- There is a chair that sits 45cm tall.

- The window seat height is 59cm.

### **Ensuite**

- Ensuite with shower enclosure, heated towel rail, WC, and basin.
- There is a 16cm step into the ensuite.
- The toilet is 46cm and the sink is 79cm tall.
- There is a 12cm step into the shower with the shower entrance being 60cm wide.
- The shower dials reach 121cm.

### **Dining room**

- Open plan dining room with slate floor, large wooden table, banquette seating and chairs, and hanging lamps.
- The dining table is 78cm from the floor with 3 chairs at 43cm tall and a long corner bench that sits 47cm from the floor.
- There is a rocking chair found in this room, the chair height sits at 37cm.

### **Kitchen**

- Airy kitchen with large range style oven and gas hob, microwave, dishwasher, American style fridge/freezer and patio doors leading to the enclosed furnished patio area at the rear of the property.
- The kitchen door width leading into the stairwell is 69cm wide.
- The kitchen counter tops are 93cm tall with the oven handles reaching 76cm.
- The cupboards above the counter tops reach an additional 86cm to the top shelf.
- The fridge top shelf is 155cm from the floor.
- Patio doors leading out to the enclosed patio area there is an 4cm internal step and 8cm external.

### **Cloakroom with WC**

- Cloakroom with WC and basin.
- The door width is 76cm.
- The toilet is 46cm and the sink is 80cm tall.
- The distance between the toilet and the sink is 80cm.
- The smallest width of the room is 64cm.

There are 11 steps to the first floor.

### **Living room**

- First floor living room with fantastic views of the beach and sea. Banquette seating at the end of the room so that you can relax and enjoy the vista.
- Two comfortable sofas and a lounge chair for relaxing in front of the wood burner on chilly evenings, rustic wooden coffee table, 50-inch smart TV with Freeview and WiFi.
- The sofa is 41cm in height and the width between both sofas is 70cm.
- Coffee table height is 46cm tall.
- There is an additional chair sitting at 41cm tall and a footrest standing at 38cm tall.
- There is a 5cm step up into the look out area.
- The window seating is 47cm from the floor.

### **Bedroom 1**

- Second king size bedroom on the first floor with wrought iron bedstead, two bedside tables and window seat.
- First bedroom located on the right-hand side next to the living room.
- The bed is 70cm tall with the bedside tables reaching 70cm each.
- The space surrounding the bed is 75cm from the bottom of the bed to the wall and 41cm from the bed to the window.
- The chest of drawers is 90cm.
- The wardrobe rail is 155cm tall.
- The window seat is 33cm from the floor.

### **Bedroom 2 – Bunk Room**

- Cabin room with bunk beds, window seat and dresser – perfect for the children.
- The bottom bunk is 45cm from the floor with the top bunk sitting 140cm from the floor. There are 4 steps up the ladder to the top bunk.
- The chair height is 40cm and the window seat is 33cm from the floor.
- The chest of drawers is 90cm tall.
- The distance from the bed to the chest of drawers is 106cm.

## **Master Bedroom**

- Master bedroom on the first floor with lovely wrought iron king size bedstead, two bedside tables, window seat, shelves with storage, full length mirror.
- The bed is 66cm tall with the bedside tables reaching 70cm each.
- The area between the foot of the bed and the wall is 95cm.
- The window seat is 33cm tall.
- The distance from the bed to the ensuite is 102cm.
- The bed to the window is 40cm.

## **Ensuite**

- Jack & Jill ensuite, shared with twin bedroom, with shower enclosure, heated towel rail, basin, and WC.
- There is a 8cm step into the Jack & Jill bathroom.
- The toilet is 46cm and the sink is 80cm tall.
- The shower dials reach 122cm and the width of the shower is 75cm.
- There is a 10cm step up to the twin room.
- The width of the ensuite is 102cm.

## **Twin Room**

- Twin bedroom with two single beds, bedside table and window seat and Jack & Jill ensuite shared with the master bedroom.
- The beds reach 60cm in height and have a gap of 46cm between them.
- The bedside table is 54cm tall.
- The gap between both beds is 42cm.
- The distance from the bed to the wardrobe is 45cm.
- The window seat is 40cm from the floor.

## **Family Bathroom**

- Family bathroom with WC, basin, heated towel rail and shower over the bath.
- The toilet is 46cm tall with the sink sitting at 89cm tall.
- The bath is 55cm in height and 67cm wide.
- The shower dials reach 110cm.