

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 - Romanov

Address - Trenance, Mawgan Porth, Newquay, Cornwall, TR8 4DA

Introduction:

Situated in an elevated location, Romanov offers one of the best views over Mawgan Porth.

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

Pre-arrival Information:

Nearest Train station: Newquay 6.1 miles (17 min drive)

Nearest Airport: Newquay Cornwall Airport (NQY) is located 3.1 miles (9 min drive)

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, <https://independentlivingnewquay.com/> Tel: 01637 498015

Arrival, parking and key collection

From A30 south bound, exit at Highgate Hill, take 3rd exit for A39 Wadebridge & Newquay

At Halloon roundabout, take 3rd exit, continuing on the A39 towards Wadebridge
At the next roundabout take 1st exit for A3059, signposted to St Mawgan and Airport

After approx. 1 mile you will pass the garage on the right-hand side
Approx 1/2 mile after this, take the next right turn to St Mawgan and the Airport.
Go past the Airport and at the B3276 'T' junction, turn right towards Mawgan Porth.
Follow this road into the village, cross the bridge by the beach, and start to go up
the hill.

Keep following this road up the hill and round to left until you reach Bedruthan
Steps Hotel Turn into the hotel car park and follow the road to the right, passing
the hotel entrance. Follow the lane until you see Romanov on the left-hand side,
with 2 parking spaces.

Entrance to the property

- Entrance to the property is via a gated sloping pathway. The gate is 90cm/35" wide leading to 7 steps which are 20cm high and 3cm deep.
- The front door of the property is 75cm wide with a 25cm lip and leads into the hallway. There is also a light outside the front door.

Hallway, stairs, and landings

- The hallway consists of a granite floor and is 100cm wide. There is a ceiling light in the main hallway. There is an archway that leads into the living room which is 70cm wide.
- The hallway is a 'T' shape. The main part of the hallway has a bathroom on the 1st left and a bedroom on the 1st right. At the end of the hallway, you can turn left to access a bedroom with stairs on the right-hand side leading to a further bedroom.
- If you turn right at the end of the main hallway you can access a further bedroom and a staircase down to the lounge and kitchen.

Living/dining area and kitchen

Living Room

Spacious living space with high ceilings and original beams, large corner sofa,
contemporary electric fire, 42" TV with Sky + HD, DVD player, and large picture window with
beach and sea views.

- The living room area is situated downstairs.
- The door width is 80cm wide with 5 steps that measure 15cm high and 75cm wide. The handrail is 95cm high.
- There is a 6-seater corner sofa. Sofa height reaches 39cm.
- The coffee table height is 51cm.

- Distance from the back of the sofa to radiator at the bottom of the stairs 89cm
- Distance from the corner of the sofa to the kitchen diner's door when open – 78cm
- The kitchen and dining area is level access from the living room with a door width of 75cm.

Kitchen area

Fully equipped kitchen with induction hob, fan extractor, electric oven, microwave, under counter fridge, dishwasher, DAB radio, phone, breakfast bar and three stools.

- The kitchen is fitted with tiled flooring, ample spotlights and additional ceiling lights above the dining table and worktop.
- The fitted worktops which host an electric hob and sink are 90cm high.
- There is an undercounter fridge which is 90cm high, the lowest shelf is 29cm high and the highest shelf is 60cm high.
- The lowest cupboard shelf is 18cm high and the highest cupboard shelf is 190cm high.
- The oven is 60cm high with a microwave above which reaches 120cm high. The crockery can be moved if required.

Dining room

Dining area with large, long table and 12 chairs.

- The dining room table is 77cm high with a space of 66cm underneath the table. There are 8 chairs that fit comfortably around the table with 2 spare chairs available. There are also 3 bar stools that fit around the breakfast bar.
- There is a gap of 46cm from the end wall to the table and a gap of 73cm from the door to the table.
- Patio doors lead out to the rear of the property with a door width of 123cm and a 25cm lip.

Master bedroom

'Upper-deck' master bedroom with views over Mawgan Porth, private balcony, king size bed, two bedside tables, freestanding wardrobe, chest of drawers, sofa, TV and DVD player.

- Bedroom 1 is at the end of the left-hand side of the hallway and is accessed by 8 steps. The steps measure 80cm wide, 26cm deep and 20cm with a handrail at 90cm high.
- The king-size divan bed is 65cm high with a gap under the bed of 4cm.
- The gap between the far wall and the bed is 30cm and 180cm to the doorway.
- The master bedroom is furnished with neutral carpets and spotlights.
- The balcony doors are 90cm wide with a 10cm lip and lead onto a well-lit balcony that is 150cm wide by 5m long.

En-suite

En-suite with electric shower, WC and hand basin.

- The doorway to the en-suite shower room is 73cm wide.
- The toilet is 40cm high and the wash basin is 80cm high.
- The half crescent shower is 80cmx 80cm with a door width of 50cm. The control panel to operate the shower is 110cm high.

Bedroom 2

Lower ground floor bedroom with super king size bed, sea views, two bedside tables and built-in wardrobe.

- Bedroom 2 is accessed via the downstairs living area, kitchen, and utility room.
- The doorway leading to the bedroom is 72cm wide with one step that measures 20cm high and 66cm wide.
- The king size divan bed is 65cm from the floor to the top of the mattress with a small gap of 4cm underneath the bed.
- The gap from the wardrobe to the bed is 55cm, wall to the bed is 73cm and patio doors to the bed is 128cm.
- There is a small set of drawers which can be moved as well as 2 bedside tables with additional lamps.
- The patio doors are 85cm wide with a 10cm lip.

Bedroom 3

Twin bedroom with bedside drawers and hand basin.

- Located off the hallway on left-hand side – door width 74cm.
- Two single beds – height 45cm with a gap beneath measuring 20cm.

- The beds are situated up against either wall with a very small gap between both beds. There is a gap to the right of the bed to wall of 29cm and a gap to the left of the bed to the radiator reaches 23cm.
- The gap between the bed and the end wall is 144cm.
- Chest of draws height reaches 80cm.
- The bedside table's height is 54cm.

Bedroom 4

Ground floor third bedroom with king size bed, two bedside drawers, freestanding wardrobe, full length mirror, and chest of drawers.

- Bedroom 4 is at the end of the right-hand side hallway through a door which is 75cm wide.
- The king size divan bed is 65cm high from the bottom of the bed to the top of the mattress. There is a small gap of 4cm underneath the bed.
- The bedroom is also equipped with a chest of drawers, 2 bedside tables, double wardrobe, and free-standing mirror.
- The gap from the bed to the first wall is 150cm and to the second wall is 110cm.
- The gap from window to the bed is 90cm.

Bedroom 5

Second twin bedroom with bedside table, dresser, and chest of drawers.

- Bedroom 5 is situated 1st right off the main hallway.
- The 74cm wide doorway leads to a carpeted room with a single ceiling light.
- The twin beds are 45cm high with a gap beneath them of 28cm.
- There is a 45cm gap between the beds and a gap from the door to the bed is 66cm.
- There are 2 reading lights on the wall above the bed.

Bathroom

Family bathroom with bath, overhead shower, WC, hand basin and heated towel rail.

- The first bathroom is situated 1st left off the main hallway.
- The bathroom has level access with a 74cm wide door.

- The bathroom has a single ceiling light and tiled floor.
- The wash basin is 80cm high and the toilet is 43cm high.
- The bath is 150cm long and 60cm wide.
- The overhead shower control panel is situated at 75cm high.

Second bathroom

Second bathroom with large rainfall shower, WC and hand basin.

- The second bathroom is accessed via the downstairs living area, kitchen, and utility room.
- The doorway is 66cm wide with a 4cm lip.
- The toilet has a height of 40cm, and a wash basin stands at 80cm high.
- The walk-in shower is 135cm x 77cm with the control panel at a height of 110cm.

Utility Room and storage

Utility area with washing machine, tumble dryer, and large American fridge freezer with ice on tap.

- The utility room is accessed via the kitchen with a door width of 74cm.
- There is an American style fridge freezer which stands at 168cm tall.
- The width of the fridge is 46cm and the freezer is 33cm wide.
- The hand basin, washing machine and tumble dryer are 90cm high.

Outside Area

Large patio area with sea views, private hot tub, cast iron table and chairs, barbeque, and steps leading down to the garden.

- The outdoor patio and decking area at the rear of the property can be accessed via the utility room with a door width of 83cm.
- The patio has a large table with 9 chairs.
- There are 3 small steps that lead to the hot tub with a further 20 steps that lead down to the garden area. The steps are mixed sizes.
- There is a wrought iron, spiral staircase that leads up to the master bedroom, consisting of 11 steps which measure 20cm high and 60cm wide.

- At the front of the property there is a pathway on both sides that will also take you to the outdoor area at the back of the property.
- The narrow path on the left-hand side of the property has 4 small steps and the path on the right-hand side is a slight slope.