

# 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 “Sandpipers”**

**Address “4 Coast Guard Hill, Port Isaac, PL29 3SA”**

### **Introduction**

**Sandpipers is a 3 bedroom, 1 bathroom property that can sleep up to 4 people. It has parking and is located 220meters from the beach.**

For bookings please contact Beach Retreats on 01637 861005 or visit [www.beachretreats.co.uk](http://www.beachretreats.co.uk)

### **Pre-arrival Information**

#### **Directions To Your Holiday Home:**

From the A30 heading south, take the first exit after Launceston sign posted, North Cornwall, Wadebridge & Camelford (A395/A39). Follow signs for Wadebridge on the A39 and take the first right turn signposted Port Isaac and Delabole (B3314).

Follow the signposts into Port Isaac and continue on New Road, which will take you into the village. Follow the signs for the harbour.

After passing the Co-op the road swings round to the right, take the turning on the left (Back Hill) which goes down into the village. Please take care when driving through the centre of Port Isaac as the roads are very narrow and can be busy with pedestrians. Where the road meets Fore St. (you will see The Old School House in front of you), turn right and follow the road up the hill until you

see the 'no through road' on the left, take this road then bear right and drive past 4 garages you will find Sandpiper Number 4 Coastguard Cottages first of the four cottages on the right.

Nearest Airport – Cornwall Airport is located 20.4 miles (38 min drive) from the Port Isaac.

Nearest train station is in and is located 19 miles (38 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**

There is parking in front of the garage for 1 car.

### **Entrance to Property**

From the garage there are 2 steps at 24cm each before you get to the bottom of the stairs that lead to the property. From the base of the steps there are 10 steps each at 16cm that lead up to the front door. There is a handrail from the bottom of the stairs to the top at 95cm in height. From the patio side there are 3 steps to the base of the stairs each at 16cm each. From the patio there are 13 steps of 16cm that head around to the back of the house.

- The door is 82cm wide with the handle reaching 106cm tall.
- There is a step into the property of 20cm.
- The porch area is 90cm wide.
- There is a small 4cm step into the door.
- The door is 81cm wide and the handle is 110cm tall.
- There is an 84cm distance from the radiator to the stairs in the hallway.

### **Master Bedroom**

Bright master bedroom with king size bed, bedside tables, table lamps, chest of drawers, 22inch TV with Freeview & DVD, mirror, plush pink and blue cushions and furnishings, and large windows with views over Port Isaac.

- The bedroom door is 68cm wide with the handle sitting at 108cm tall.

- The bed is 58cm tall with the bedside tables reaching 64cm each.
- The wardrobe rail is 170cm tall.
- The dresser comes to 80cm tall.
- The distance from the bed to the window is 80cm, 47cm to the dresser and 70cm to the wardrobe.

### **Second Bedroom**

Second bedroom with double bed, double wardrobe, dressing table, mirror and two windows with stunning sea views.

- The door is 68cm wide and the handle reaches 108cm tall.
- The bed is 60cm tall with the bedside tables reaching 66cm each.
- The drawers reach 100cm tall.
- The wardrobe rail is 154cm in height.
- The space between the bed and the wardrobe is 66cm, from the bed to the drawers is 60cm and 65cm to the radiator below the window.

### **Third bedroom**

Third bedroom with single truckle bed, bedside table, fitted wardrobe, standing lamp and garden views.

- The door is 68cm wide with the handle reaching 108cm from the ground.
- The bed sits 62cm high with the truckle underneath reaching 32cm from the floor.
- The bedside is 65cm tall.
- The wardrobe rail reaches 155cm tall.

### **Bathroom**

Luxurious family bathroom with a bath and rainfall shower above, separate handheld shower, heated towel rail, wash basin, large mirror and WC.

- The door is 68cm wide and the handle is 108cm from the floor.
- The toilet is 46cm tall with the sink reaching 86cm tall.
- The bath is 54cm in height and 68cm wide.
- The dials reach 125cm from the floor of the bath.

There are 15 steps leading upstairs each at 16cm tall.

## **Living room**

Living space with a three-seater sofa, armchair, footstool and coffee table, and a feature working fireplace.

- The living room door is 69cm wide and the handle is 106cm tall.
- The sofa base is 44cm in height with the footstool reaching 42cm tall.
- The single blue chair is 40cm from the base to the floor.
- The coffee table is 40cm tall.

## **Kitchen/Dining area**

Dining space features a 6-seater table with contemporary Eames-style chairs. The space is also decorated with local artwork.

Fully equipped modern and stylish kitchen with oven, hob and extractor fan, toaster, kettle, microwave, wine rack, double sink and under counter fridge with compartment freezer and a washer/dryer.

- The dining table is 76cm tall with 6 chairs reaching 46cm tall each.
- The TV unit is 34cm tall.
- The kitchen door is 68cm wide and the handle is 108cm tall.
- The countertops reach 90cm tall and the top shelf is an additional 94cm.
- The distance from the kitchen island to the wall is 60cm.
- The oven dials reach 80cm from the floor.
- The fridge is an undercounter fridge with a small compartment for the freezer.

## **w/c**

Additional upstairs cloakroom with WC and sink.

- The door is 60cm wide with the handle reaching 108cm tall.
- The toilet is 46cm tall with the sink reaching 85cm tall.

The hallway is 85cm wide from the kitchen to the stairs.