

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 – Sandandsea

Address – Sandandsea, Porth Bean Road, Porth, TR7 3LU

Introduction –

Hidden at the end of a quiet lane, just 50 metres from Porth beach, sits “Sandandsea”, a beautiful contemporary cottage.

For bookings, please contact Beach Retreats on 01637 861005 or visit 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 Henvver 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 on the right-hand side at the end of the lane.

Nearest Airport – Cornwall Airport Newquay is located 6.3 miles (13 min drive) from the property.

Nearest train station is in Newquay and is located 1.6miles (6min 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,

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

Arrival & Parking

Parking is available for up to 2 cars on the private driveway. Please take care not to park in the road or in front of the brown gate as this is used for access by neighbouring properties. There is a step up to the front door, this is 7cm in depth.

Entrance to Property

- The front door width is 78cm and there is a step of 7cm to gain entry.
- Internal door widths are 76cm.

Kitchen/living/dining area

Kitchen

Professional open plan kitchen with microwave, two fan ovens, steamer oven, instant hot water tap, handheld rinse tap, food disposer, dishwasher, two drinks fridges, tall fridge/freezer, gas hob, electric hot plates, and downdraft extractor.

- Kitchen countertops and island height are 93cm.
- Island extra height is 106cm in height, there are 4 bar stools which are each 78cm in height.
- Fridge top shelf is 103cm in height from the floor.
- Microwave and oven dials sit at 170cm in height.
- Step outside to the outside courtyard is 14cm in depth, there is an outdoor pool table located here.

Dining

Open plan dining area with long table and benches. Seating for eight people.

- Dining table height is 75cm.
- The corner bench around the table is 45cm in height and the single bench is the same height.
- The single chair height is 43cm.

Utility Cupboard

Located in the utility cupboard is a highchair, washer/dryer machine, iron, and ironing board, aironer, hairdryer and a travel cot can be found in here also. The height of the countertop surface is 85cm.

Living area

Large sitting room with log burner, corner sofa, large bean bags, 40-inch Smart TV with Freeview, DVD player, DVDs, games.

- Single sofa height is 46cm.
- Corner sofa height is also 46cm.
- Coffee table height is 34cm.
- Large open plan living area with wooden flooring.

Family bathroom

Wet room on the ground floor with walk in shower, WC, basin, and heated towel rail.

- Sink height is 84cm.
- Toilet height is 43cm.
- Shower entrance width is 80cm.
- Shower dials sit at 103cm in height.

Downstairs W/C

Cloakroom on the ground floor with WC and basin.

- Toilet height is 44cm.
- Sink basin height is 87cm.

13 Steps upstairs to the first floor, each step is 24cm.

Master Bedroom

Light-filled master bedroom with a king-size bed, two bedside tables, built in wardrobes, armchair and doors which open out to a patio with views over Porth beach.

- Bed height is 59cm.
- The bedside tables are 45cm in height.
- Armchair height is 38cm.

- The built in wardrobe rail height is 193cm in height and the shelf is 140cm.

Ensuite Bathroom

Master ensuite with walk in shower, WC, and basin.

- Sink basin height is 83cm in height.
- Toilet height is 44cm.
- Shower entrance gap is 48cm, dials sit at 121cm and the step into the shower is 3cm.

Bedroom 2

Second bedroom with a king-size bed, two bedside tables, freestanding wardrobe and ensuite.

- Bed height is 58cm.
- Bedside table height is 44cm.
- Distance from the bed to the wall is 55cm.
- Floating desk height is 76cm.
- The wardrobe rails height is 175cm.

Ensuite

Second ensuite with walk in shower, WC, and basin.

- Toilet height is 44cm.
- Sink basin is 46cm.
- The shower entrance width is 49cm, the dials sit at 130cm in height and there is a 3cm step into the shower.

Bedroom 3

Third bedroom with two single beds, beside table, built in wardrobe and sea glimpse.

- Both bed heights are 70cm and there is an 85cm gap between both beds.
- The bedside table height is 45cm.
- Freestanding wardrobe rail height is 208cm.
- Distance from the wardrobe to the bed is 80cm.

Bedroom 4

Fourth bedroom with two single beds, bedside drawers, chest of drawers and door which opens out to a small, secluded patio at the back of the property.

- The bed heights are 44cm with a trundle underneath. Gap distance between the beds is 91cm.
- Bedside table height is 64cm.
- Chest of drawer height is 98cm.
- The single chair is 43cm in height.
- Access to the outside onto the balcony there is a 12cm internal step and 19cm external step.

Office

Office desk and chair with sliding wooden doors. Access to the patio decking with two deck chairs. To access the balcony, there is an 8cm internal step and 2cm external.

Outside

Newly refurbished front garden with faux grass and patio tiles, curved bench seating, charcoal BBQ and dedicated BBQ area, and outdoor sofa with table and stools for outdoor dining or relaxing. Outdoor surf shower.

There is a 20cm step outside to the courtyard area.