

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 – Sea Dragon

Address – Dobbin Road, Trevone, PL28 8QW

Introduction

Sea Dragon is a detached four bedroom retreat in the pretty village of Trevone, with a picturesque, away-from-the-crowds beach.

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

Pre-arrival Information

Nearest Airport – Cornwall Airport Newquay is located 12.5miles (22min drive) from the property.

Nearest train station is in Newquay and is located 12.6 miles (33min 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

From the A30 heading south, take the first exit after Launceston signposted North Cornwall Wadebridge & Camelford (A395/A39) turn right from the A39 to B3314 to Port Isaac/Delabole. Drive through St Endellion and follow signs to Wadebridge. Drive along this road until you see a right turn to Padstow, drive through Little Petherick and St Issey and turn right at the junction to Padstow (B3276). Take the left turn signposted to Harlyn and Trevone and continue along this road for 1 mile. As you approach the hamlet of 'Windmill', take the right turn on to Trevone Road, sign posted Trevone Beach. Continue along Trevone Road and take the left turn on to Dobbin Road, just after the village hall. Continue along Dobbin Road (do not take Dobbin Lane), Sea Dragon is the second house on the left, after passing the entrance to Well Parc Hotel.

Entrance to Property

The driveway is on a slope.

- The property front door is 84cm wide.
- Once through and into the hallway, there is a bench reaching 135cm and the coat hooks reach a height of 165cm.
- All internal doors are 87cm.

Bedroom 4

Fourth bedroom on the ground floor with double bed, freestanding wardrobe, dresser, two bedside tables, 32 inch TV.

- The bed height reaches 58cm.
- The side unit has a top shelf height which reaches 160cm.
- The distance from the unit to the bed is 65cm.
- The hanging rail height reaches 175cm.
- Two freestanding bedside tables both reaching 45cm.
- There is a sitting bench with a height of 45cm and the space between the bench and the foot of the bed is 62cm.
- Dressing table and stool, the height of the table is 67cm and the stool reaches 50cm.
- The space around the bed to the far window wall is 87cm.
- Hair dryer available.

Kitchen/living/dining area

Spacious living areas on the ground floor which flow seamlessly into the garden.

Dining

Separate dining room with wooden table and eight chairs, gas feature fire.

- Dining room table height is 76cm.
- The 8 dining room chairs each reach 44cm.
- There are three alternative seating options. Blue armchair which reaches 40cm. Sea green armchair reaches 44cm and the grey armchair that reaches 40cm.
- Console table which has a height of 77cm.

Between the dining room and into the kitchen, there are wide opens doors with a width of 150cm.

- There is a desk area with a bookshelf above.
- The desk height reaches 80cm and the chair reaches 64cm.
- The shelf above the desk is 63cm.

Kitchen

Fully equipped kitchen with double oven, gas hob, fridge freezer with water dispenser, dishwasher, filter coffee machine, milk frother, central island with three stools, Bluetooth Megaboom speaker and Sonos speaker. Separate utility room on the ground floor with washer/dryer and mini fridge.

- Kitchen countertops reach 90cm.
- The cupboard top shelving height reaches 123cm.
- There is a Smeg coffee machine which accepts filtered coffee.
- There are two ovens, the top oven height reaches 120cm.
- The island height reaches 92cm with 3 non-adjustable bar stools reaching 70cm.
- The fridge top shelf height reaches 190cm.
- Bay window seat has a height of 60cm.

- Off the kitchen is a separate utility room, the countertops reach 90cm and there is a microwave available on the work top and a drinks fridge.

Living area

Living space with three sofas, pouffe, coffee table, 32 inch TV, Swedish Jotul log burner and bi-folding doors to the pretty garden.

- Single wicker chair height reaches 45cm.
- The grey sofa reaches 41cm.
- The dark blue sofa height reaches 38cm and there is a 68cm gap between this and the grey sofa.
- The footstool height reaches 33cm.
- The coffee table has a height of 44cm.
- There is a single wicker chair with a height of 39cm.
- Side table reaches 59cm.
- The blue sofa height reaches 33cm.
- The logs in the living room are for display only.

Family bathroom

Family bathrooms with a walk-in shower, heated towel rail, WC and basin.

- The sink height is 85cm.
- The toilet seat reaches 42cm.
- There is a 5cm step into the shower with a 50cm entrance width. The shower dials reach 130cm.
- There is an accessible shower chair available for use.
- There is an overhead shower and an adjustable head.

There are 14 steps upstairs to the first floor

- On the landing, there is a bookshelf and a desk, the desk has a height of 72cm with a stool reaching 50cm.

Third bedroom

Third bedroom on the first floor with twin 3 foot wide beds, built in wardrobe, chest of drawers, two bedside tables, Juliette balcony.

- Both bed heights are 63cm and there is a 36cm gap between the beds.
- The wardrobe rail height reaches 183cm and there is a gap between the wardrobe to the bed of 102cm.
- There is an additional hanging rail which has a height of 130cm.
- One free standing bedside table which reaches 58cm and a second that reaches 78cm.
- Chest of drawer's height which reaches 80cm and has a gap of 48cm from the foot of the bed.
- Distance from the Juliette balcony to the bed is 70cm.
- A dressing table and stool are available, the table reaches a height of 76cm, and the stool is 44cm.

Master Bedroom

Master bedroom on the first floor with superking size bed, built in wardrobe, dresser, chest of drawers, two bedside tables and sea views.

- The master bed height reaches 76cm.
- Two bedside tables reaching 52cm.
- The distance from the bed to the ensuite is a 78cm gap.
- The distance around the bed to the window is 72cm.
- Large pouffe which has a height of 39cm.
- Dressing table and stool, which has a height of 81cm and a 43cm stool.
- Chest of drawers with a height of 89cm.
- Bench seating which has a height of 48cm.

Ensuite Bathroom

Master ensuite with bath, single shower, heated towel rail, WC and basin.

- Bath height reaches 62cm, with a width of 62cm and a length of 155cm.
- The toilet seat height reaches 43cm.
- The sink basin reaches 86cm.
- The single shower has an entrance width of 86cm.

- There is a step of 17cm into the shower and the dials reach 99cm.

Master Dressing/Office room

Separate dressing room/office space with two-seater sofa and a desk.

- Large built-in wardrobes with a rail height reaching 187cm.
- The desk height reaches 77cm with a chair reaching 45cm.
- Sofa height reaches 42cm.
- There is an additional side table/desk which reaches 49cm.
- Side unit has a height of 78cm.

Family bathroom

Family bathroom with walk-in shower, heated towel rail, WC and basin.

- Sink basin reaches 85cm.
- The toilet seat reaches 43cm.
- There is a 50cm shower entrance width with a 7cm step inside the cubicle. The dials reach a height of 115cm.

Second bedroom

Second bedroom on the first floor with king size bed, freestanding wardrobe, dresser, two bedside tables, Juliette balcony.

- The bed height reaches 61cm.
- Two free standing bedside tables reach 51cm.
- The space around the bed from the radiator has a gap of 40cm and from the balcony a space of 55cm.
- There is a bench available, this has a height of 46cm.
- The dressing table height reaches 72cm with a chair reaching 41cm.
- The wardrobe rail height reaches 157cm.

Outside

Pretty private garden with plants and cosy seating areas. Features a covered veranda with fairy lights, garden swing set, outdoor dining table, Weber charcoal

kettle BBQ (available May - September, to be used on the slate provided). The perfect space for summer evenings.

- To access the outdoor area, there is an internal 4cm and external 6cm step.
- The outdoor dining table has a height of 78cm seating 6 guests, with a chair height of 44cm.
- The swinging bench has a height of 54cm.
- There is a step of the decking area of 16cm.
- Outdoor shower available.