

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 “Seaside House”

Address “15 Trewetha Lane, Port Isaac, PL29 3RN”

Introduction

Seaside House is a 3-bedroom, 3 bathroom property that can sleep up to 6 people. It allows pets and is only 200 meters away from the sea.

For bookings, please contact Beach Retreats on 01637 861005 or visit 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 Trewetha Lane, take a left on Trewetha Lane and then keep right at the fork.

Nearest Airport – Cornwall Airport is located 20.1 miles (35 min drive) from the property.

Nearest train station is in and is located 22.5 miles (37 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 house is on the right hand side with parking immediately in front for two cars. Additional car parking is available in the local car park all within a short walking distance of the house.

Entrance to Property

There is a slope that leads up to the main entrance to the property, this has a railing that is 110cm high and the path is 100cm wide. From the slope there are 2 steps heading towards the door each of 17cm and a third step of 15cm to enter the property.

- The front door is 83cm wide with the door handle reaching 108cm high.
- The porch area is open and spacious.
- The porch door is 80cm wide with the handle sitting at 90cm tall.

Living room

Elegant living room with a three-seater sofa, four-seater sofa, footstool, 42" TV, Freeview, DVD/Blu-Ray Player, and local artwork.

- The living room door is 76cm wide with the handle sitting 130cm high.
- The single seater sofa reaches 45cm high with both two-seater sofa's reaching 42cm each.
- The distance from the single seater to the two-seater is 36cm however this can be moved.
- The footstall is 30cm tall.
- The round and square side tables are 47cm tall.
- The tv stand reaches 50cm tall.
- There is a 4cm lip around the fireplace.

Dining area

Beautiful dining room with a wooden table and seating for six guests which also features the dual sided wood burner for cosy nights in.

- The side table is 79cm high.
- The side unit is 87cm tall.
- The dining table is 76cm tall with 6 chairs reaching 46cm each. There is an additional chair for the dining table which sits at 46cm tall.
- The chair in the corner is 40cm tall from the floor to the base.
- The base of the fireplace is 7cm off the floor.

Kitchen

Modern, fully equipped kitchen with large central kitchen island, three breakfast stools, electric oven and grill, electric hob, wine cooler, microwave, toaster, dishwasher, fridge/freezer, and dual sided wood burner. Velux windows offer plenty of light throughout the kitchen. Back door leading to the large garden.

- The countertops reach 90cm with the top cupboards reaching 172cm from the floor.
- The oven/microwave dials reach 164cm from the floor.
- The top shelf in the fridge and freezer both reach 145cm tall.
- The kitchen island stands 90cm tall with 3 stools reaching 72cm each.
- The back door is 82cm wide with the handle sitting 106cm tall.
- There is a 12cm step down to get outside from the kitchen.

Downstairs Shower room

Second family shower room with shower, wash basin and WC on ground floor.

- The bathroom door is 69cm wide with the handle sitting at 100cm tall.
- The toilet is 48cm tall with the sink reaching 85cm.
- There is a small step into the shower of 8cm, the entrance to the shower is 49cm wide.
- The width of the shower is 77cm wide and the dials reach 122cm tall.
- The distance from the toilet to the sink is 18cm and from the toilet to the shower is 66cm.

There are 13 steps at 19cm each from the ground floor to the top floor.

Bathroom

Family shower room with walk-in shower, wash basin and WC on first floor.

- The door is 70cm wide with the handle reaching 130cm tall.
- The toilet is 44cm tall with the sink reaching 79cm.
- There is a small step of 4cm to enter the shower with the entrance of the shower being 60cm wide.
- The width of the shower is 80cm and the dials reach 110cm tall.
- The distance between the shower and the toilet is 26cm.

Second bedroom

Bedroom two with king size bed, bedside tables, lamps, chest of drawers and 28 inch Freeview TV.

- The door is 76cm wide with the handle sitting 130cm from the ground.
- The chair is 45cm from the base to the floor.
- The drawers reach 98cm tall.
- The bed is 53cm tall with the bed sides reaching 56cm each.
- The wardrobe rail is 180cm tall.
- The distance from the bed to the wall is 50cm, to the drawers is 70cm and to the window is 50cm.

The hallway is 84cm wide from the banister to the radiator.

Twin room

Bedroom three with two single beds, bedside table, lamp, chest of drawers, wardrobe and 32" Freeview TV.

- The door is 76cm wide and the handle is 130cm from the floor.
- The beds are 52cm tall with a distance of 96cm between them.
- The bedside table in the middle of both beds is 75cm tall.
- The wardrobe rail reaches 164cm tall.
- The drawers reach 90cm tall.
- The gap between the open door and the bed is 80cm.

Master bedroom

Master bedroom with king size bed, bedside tables, lamps, 32-inch Freeview TV, double integrated wardrobe, mirror, and local artwork throughout.

Luxury en-suite with bath, handheld shower over, walk-in shower, heated towel rail, wash basin and WC.

- The door is 76cm wide and the handle reaches 130cm tall.
- The bed is 54cm tall with the bedsides reaching 60cm each.
- The footstool is 44cm tall.
- The wardrobe rail reaches 206cm in the right hand side and 150cm in the left hand side.
- The distance from the bed to the footstool is 110cm, to the wardrobe is 64cm and the wall is 64cm.
- The ensuite door is 75cm and the handle is 135cm tall.
- The toilet is 42cm tall and the sink is 86cm.
- The bath is 58cm in height and 78cm wide with the dials reaching 60cm from the bottom of the bath.
- There is a small step of 9cm to get into the shower and the entrance is 50cm wide.
- The shower is 80cm wide and the dials reach 103cm tall.

Outside

There are 29 steps each at roughly 20cm each leading to the top of the garden from the side of the kitchen. There is a railing that goes halfway up at a height of 100cm.