

# 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 "Strand Line"**

**Address** Tregidier, Trevean Lane, St Merryn, Porthcothan, PL28 8PR

## **Introduction**

A cosy cabin sleeping four guests (sorry no under 7s), set off the beaten track and offering a unique self-catering stay. Strand Line has 2 bedrooms and 2 bathrooms.

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

## **Pre-arrival Information**

From the A30 take the Cornwall Services junction onto B3274 to Victoria, Roche & St Columb. Continue on the B3274. At the next roundabout (St Columb) take the 4th exit onto A39 to Wadebridge. At the next roundabout (Winnards Perch) take 1st exit B3274 towards Padstow. In 3 miles turn left towards Rumford and St Merryn, continue on this road (over the small crossroads) for 2.1 miles. Turn left on the road signposted Porthcothan & Treyarnon with a red post box on the corner. Continue for approximately 1 mile and the cabin entrance is on your right.

The entrance is signposted with the cabin name and has white pillars and a fallen pine tree on the right-hand side.

Nearest Airport – Cornwall Airport Newquay is located 7.4 miles (17 min drive) from Porthcothan.

Nearest train station is in Newquay and is located 10.1 miles (24 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>

The nearest mobility shop, Independent Living can be found in Newquay.

[Independent Living, Newquay | Mobility Aids & Vehicles - Yell](#) Tel: 01637 498015

### **Arrival & Parking**

- There is a large carparking area on arrival which is shared between Strand Line and the neighbouring property, Lobster Pot. There is space for 2 cars for Strand Line guests.
- The drive is stone chippings all over and flat and level.

### **Entrance to Property**

- Once parked, there is an arrow sign for Strand Line pointing towards a path. Down the path this will bring you to a gate. Through the gate will bring you into the private outdoor space for Strand Line and the entrance into the property.
- The entrance is a glass door, the width of the door is 68cm but can be opened as a double door. There is a 14 external step into the property and a 4cm internal lip.

All internal door widths are 75cm wide.

### **Kitchen/living/dining area**

Spacious open plan kitchen/diner and living area with all the mod cons you would expect. Kitchen with an electric hob and oven, fridge/freezer, dishwasher, microwave, Dolce Gusto pod coffee machine, cafetiere and toaster. A large wooden dining table seats up to six guests (guests can also book Lobster Pot cabin next door if travelling in a larger group).

- Once entered the property, there is an open plan kitchen, dining and living space.
- The height of the dining table is 75cm.
- There are 5 chairs around the dining table and the height of these are 45cm each.
- There is a side unit opposite the dining table and the height of this is 87cm.

- In the kitchen, the countertop height is 90cm. The oven and sink are integrated into the countertop.
- There is a kitchen island separating the kitchen area and the dining area. The height of the island is 96cm.
- The highest shelf in the fridge freezer is 130cm.
- In the living area there is a side unit, the height of this is 96cm.
- There are 2 matching sofas. The height of the sofas is 42cm.
- The height of the coffee table is 41cm.
- The patio doors have a threshold height of 7cm internally and 4cm externally.

### **Master bedroom**

- The master bedroom has a superking bed. The height of the bed is 70cm.
- There is a bedside table on either side of the bed. The height of these is 60cm each.
- On the left-hand side of the bed, there is a 60cm gap from the bed to the wall.
- On the right-hand side of the bed, there is a 64cm gap between the bed to the window.
- From the bottom of the bed to the chest of drawers there is a space of 103cm.
- The height of the chest of drawers is 84cm.
- The height of the single chair is 40cm.
- In the wardrobe, the highest rail is at 149cm.

### **Ensuite**

En-suite with a deep bath, shower over, heated towel rails, wash basin and WC.

- The height of the sink is 90cm.
- The height of the toilet is 41cm.
- The height of the bath is 58cm and the width of the bath is 62cm.

### **Second bedroom**

- The second bedroom has a zip/link bed which can either be set to a super king bed or a set of twins. At the time of measuring, the bedroom was set as twins.

- The height of both beds is 68cm.
- The gap between the beds is 108cm.
- The height of the bedside tables is 62cm.
- The height of the chest of drawers is 90cm.
- The height of the single chair is 38cm.
- The height of the wardrobe rail is 140cm.
- There is a gap of 103cm from the bottom of the bed to the chest of drawers.
- The gap between the bed to the window wall is 67cm and to the ensuite wall, there's a 58cm gap.

### **En-suite**

Second en-suite with a deep bath, shower over, heated towel rail, wash basin, WC and washing machine.

- The height of the sink is 90cm.
- The height of the toilet is 41cm.
- The height of the bath is 58cm and the bath width is 62cm.
- There is a washing machine in the bathroom, under a 90cm countertop.

### **Outside**

- Large private and enclosed garden with decking, flintstone chips, shrubs with rustic and coastal decor.
- There is a large round wooden table and chairs for up to four, perfect for alfresco dining.
- A further two benches are provided, one at the bottom of the garden where the last of the summer sun shines.
- Quirky outdoor kitchen and gas BBQ with plancha grill.