

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 – The Beacon

Address – 2 The Lookout, Black Rock, Marine Drive, Bude, Widemouth Bay, EX230AG

Introduction

The Beacon is a five bedroomed terraced seafront retreat with incredible views of Widemouth Bay. It is part of a brand-new development, The Lookout: five innovative eco-homes directly on the Widemouth Bay coastline. Each Lookout retreat is designed to blend seamlessly into the surrounding rural environment, harmonising with the natural ebb and flow of the coastline. With planted grass roofs, individual curved patio areas planted with wildflowers, and eco features such as air source heat pumps, these retreats offer sustainable holidaying in one of Cornwall's most untouched stretches of coast.

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 36.7miles (56min drive) from the property.

Nearest train station is in Bodmin and is located 31.6miles (55min 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 sign posted, North Cornwall, Wadebridge & Camelford (A395/A39). Follow signs for Bude when you reach the A39 and Widemouth Bay will be sign posted as a left hand turn. Pass the Widemouth Manor and turn right. You will see the Atlantic View development on your left hand side as you approach the beach, the Lookout development is the next left. There are 2 allocated parking spaces in front of the property.

Entrance to Property

From the parking space, there are 5 steps down to the property's front door, each 13cm in height.

- The front door is 101cm wide with an external lip of 5cm.
- The hallway width is 138cm, located in the hallway is a console table reaching 75cm.
- All internal door widths are 84cm.

Bedroom 5

Fifth ground floor bedroom with double bunk beds (single on top), bean bag chair and ensuite with walk in rainfall shower, WC and basin.

- The bottom bed height is 40cm and the top bunk height is 100cm from the floor. There are 4 steps reaching the top bunk, with a step height of 30cm each.

Ensuite

- Ensuite door width is 60cm.
- The sink height is 84cm.
- Toilet seat height reaches 44cm.
- The shower entrance width is 63cm and the dials reach 105cm. There is a small lip of 4cm into the shower cubicle.

Bedroom 4

Fourth ground floor bedroom with king size zip and link beds (can be made into two singles), hanging rail, en suite with walk in rainfall shower, WC and basin.

- The statement was completed as a king.
- The bed height reaches 70cm.
- The distance between the hanging rail and the foot of the bed is 60cm.
- The hanging rail height is 176cm.
- The two free standing bedside tables reach 49cm.

Ensuite

Ensuite features a walk-in rainfall shower, WC, basin, mirror and heated towel rail.

- Ensuite door width is 60cm.
- The sink height is 84cm.
- Toilet seat height reaches 44cm.
- The shower entrance width is 63cm and the dials reach 105cm. There is a small lip of 4cm into the shower cubicle.

To access the lower ground, there is 1 step up reaching 20cm and then 5 steps to the lower ground each 20cm in height. Located in the lower ground hallway is a console table reaching 80cm.

Family bathroom

Family bathroom with bath, walk-in rainfall shower, WC, heated towel rail and basin (shared by bedrooms two and three).

- The shower entrance gap has 47cm width.
- The shower dials reach 102cm.
- The toilet seat height is 42cm.
- The sink height reaches 85cm.
- The bath has a height of 57cm and a width of 67cm.

Bedroom 3

Third lower ground floor bedroom with king size bed, hanging rail, and door to the patio with sea views.

- The bed height reaches 72cm.
- There are two free standing bedside tables both reach a height of 59cm.
- The hanging rail height is 176cm.
- The gap distance between the foot of the bed to the wall is 86cm.
- The gap distance between the patio doors to the bed is 103cm.
- There is access to the patio, with an external step of 6cm.

Bedroom 2

Second lower ground floor bedroom with king size bed, hanging rail, and door to the patio with sea views.

- The bed height reaches 70cm.
- There are two freestanding bedside tables, both reach 48cm.
- The hanging rail height is 176cm.
- The gap distance between the foot of the bed to the wall is 98cm.
- The gap distance between the patio doors to the bed is 95cm.
- There is access to the patio, with an external step of 6cm.

Master Bedroom

First lower ground floor bedroom with king size bed, hanging rail, and door to the patio with sea views. En suite with walk in rainfall shower, WC, basin and heated towel rail.

- The bed height is 70cm.
- There are two free standing bedside tables, both reach 60cm.
- The hanging rail height is 176cm.
- There is a distance between the foot of the bed to the wall which has a gap of 97cm.
- There is a 100cm gap between the bed to the patio doors.
- There is access to the patio, with an external step of 6cm.

Ensuite

- Ensuite door width is 60cm.
- The sink height is 84cm.
- Toilet seat height reaches 44cm.
- The shower entrance width is 63cm and the dials reach 105cm. There is a small lip of 4cm into the shower cubicle.

To access the first floor, there are 9 steps each with a depth of 20cm.

Kitchen/living/dining area

Upstairs open plan living, dining and kitchen space, leading out to a large balcony with sea views.

Kitchen

Fully equipped kitchen, with cosy snug seating next to the central island, making for the perfect socialising space where wave watching, cooking and good conversation flow.

- Both the kitchen worktops and island height reach 90cm.
- There are 3 barstools, each 47cm.
- The fridge top shelf height reaches 167cm.
- The top oven height reaches 115cm and the lower oven is 110cm from the floor.
- There is a Magimix coffee machine available.
- Height to access the cosy snug is 87cm.

Dining

Large central dining table seating 10, with feature hanging lights.

- The dining table height is 78cm with the 10 dining chairs reaching 47cm.
- There is a console table which has a height of 74cm.

Living area

Living space features two sofas, two armchairs, coffee table, lamps and TV.

- The two sofa heights reach 44cm and the two armchairs reach 42cm.
- The coffee table is moveable and has a height of 40cm.

Outside

- Balcony with uninterrupted sea views, rattan sofa, two chairs and coffee table.
- Architecturally designed curved patio which blends with the surrounding greenery and looks towards the ocean.
- To access the large balcony area on the first floor, there is a 3cm external lip.