

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 Croft”

Address – North Corner, Coverack, The Lizard, TR12 6TF

Introduction

The Croft is a beautiful four bedroom detached retreat close to Coverack, a fishing village and cove in The Lizard Peninsula. The property features a footpath that leads directly to the shore.

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

Pre-arrival Information

From Exeter, take the A30 Westbound to Chiverton Cross Roundabout, Blackwater. Continue Westbound on the A30 after Chiverton Cross Roundabout, in the direction of Redruth and Penzance. After 2.5 miles, take the first exit signposted Scorrier and continue straight on the A3047 and the A393, following signs towards Helston for 2.8 miles. When you reach the roundabout offering two roads (left to Lanner and Falmouth A39 and right to Helston) take the right turning towards Helston B3297 and continue for 0.5 miles. At the traffic lights, turn left on to the B3297 towards Helston and continue for 10 miles. As you reach Helston, follow directions towards the Lizard and RNAS Culdrose. Once you have passed Culdrose air field on your left, follow the road around the military base until you reach the roundabout, then take the first exit on to the B3293. Continue on the B3293 for 8 miles, then take the right exit on the bend signposted Coverack B3294. Continue along the B3294 for 1 mile, you will descend into Coverack village. At the bottom of the hill directly in front of the beach, take the last road on the left before the road bends.

Continue for 200 metres, The Croft is the third house on the right with the sloping drive. Please park on the drive and be mindful of the slope, especially in low bearing vehicles.

Nearest Airport – Cornwall Airport Newquay is located 46.1miles (1hr 23min drive) from the property.

Nearest train station is in Newquay and is located 24miles (43min 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

Large drive with parking for at least four cars please be mindful of the slope, especially in low bearing vehicles.

Entrance to Property

There is a 9cm step up onto the entrance porch. The front door has a 5cm external step and 8cm internal and the door width is 90cm with the handle situated at 135cm in height.

- Once entered the property, this opens into a wide hallway.
- There is a large coat cupboard, the rail reaches 168cm.
- The shoe bench reaches 43cm.
- The console table sits at 88cm.
- Internal door widths are 78cm and the handle reaches 80cm.

w/c

Separate, additional WC on the ground floor.

- Toilet seat reaches 42cm and the sink height is 80cm.

Open plan living area

Dreamy sea views from every room, offering endless opportunities to reconnect with nature.

- In the open plan area between the dining room and living room, there is an open sitting area with two chairs, coffee table and cocktail drinks unit situated in the bay window with views out to the sea.
- The two chairs reach 37cm.
- The coffee table height is 40cm and the drinks unit sits at 90cm.

Living room

Light filled living room on the ground floor, with sea views, log burner, Smart TV, Sonos speakers, four seater sofa, two seater sofa, two armchairs, and patio doors opening up to the garden terrace.

- The two-seater sofa height reaches 47cm and the 4 seater reaches 40cm.
- Both armchairs reach 42cm.
- The large glass coffee table reaches 41cm.
- To access the garden terrace there is a 5cm internal lip and 24cm external step, then a further 3 steps each 15cm.
- From the terrace to the main grassed garden, there is a further 9 steps each 23cm.

Dining

Dining area off the kitchen with large table seating eight.

- The dining table is a large round wicker table which consist of 8 chairs. The table height reaches 78cm and the chairs reaching 55cm.
- There is a 7cm lip up to the fireplace surrounding.
- Access to the patio from the dining area, there is a 9cm internal lip and 17cm external step, followed by 3 steps each 15cm.

Kitchen

Fully equipped kitchen on the ground floor, featuring sea views, Aga electric oven, induction hob, dishwasher, Sage coffee machine and Sonos speakers. Pantry on the ground floor comprising second dishwasher, American fridge with separate freezer, microwave, and Ninja blender.

- The kitchen countertops each reach 93cm.
- From the kitchen countertops to the cupboards, the distance to the top shelf is 103cm and bottom shelf is 53cm.
- Freestanding fridge/freezer, the top shelf height is 170cm and the freezer top shelf is 160cm.
- Side unit height is 93cm.

- The width of the pantry is 100cm.
- De'longhi Authentica Cappuccino coffee machine.
- The pantry countertops reach 94cm, the distance to the cupboard top shelf is 95cm and the bottom shelf is 48cm.

Utility

Utility room featuring washing machine and tumble dryer.

- The utility countertops reach 94cm.
- Hoover, mop, bucket, iron, and ironing board can also be found in here.

Conservatory

Conservatory situated between the kitchen and the dining room.

Two wicker chairs, coffee table and foot pouffe with access to the outdoor patio area.

- The two chairs are each 36cm.
- The coffee table height is 44cm.
- The side unit height is 50cm.
- Pouffe height is 25cm.
- There is a 9 internal lip and 17cm external step outside to the patio area.

First floor

- There are 16 steps up to the first floor, each step is 16cm in depth. The handrail reaches 82cm. At the top of the stairs on the landing there is a side unit reaching 80cm.

Second bedroom

Second bedroom on the first floor with sea views, private balcony, king size bed, two bedside cabinets and freestanding wardrobe.

- The bedroom door width is 76cm which a door handle height of 102c.
- The king bed height reaches 56cm.
- There are two freestanding bedside tables which each reach 40cm.
- The dressing table reaches 78cm with the stool reaching 50cm.
- The wardrobe rail height reaches 170cm.
- The gap between the ensuite to bed is 80cm.
- The space from the bed to the wall is 90cm.

Ensuite

En-suite bathroom featuring rainfall shower and WC.

- The toilet height reaches 41cm and the sink reaches 87cm.
- There is a 4cm step into the shower, the entrance gap is 53cm, the width of the cubicle is 73cm and the dials reach 117cm.

Master bedroom

Master bedroom on the first floor with sea views, private balcony, super king size bed, two bedside cabinets, walk in wardrobe with drawers and hanging space.

- The bed height reaches 53cm.
- The two freestanding bedside tables are each 57cm.
- The dressing table height is 72cm and the stool height is 42cm.
- The single wicker chair reaches 40cm.
- The circular side table height reaches 57cm.
- The distance from the radiator to the bed is 120cm.
- The space between the bed to the fireplace is 110cm.
- The walk-in wardrobe, the railing height reaches 135cm and the entrance is 70cm. The drawers in the wardrobe reach 90cm.

Ensuite

En-suite bathroom featuring free-standing bath, walk in shower, underfloor heating, and WC.

- The toilet height reaches 45cm and the sink sits at 88cm.
- The bath has a height of 60cm and a width of 56cm. The bath dials sit at 60cm.
- The shower entrance has a width of 58cm, and the cubicle width is 96cm. The dials reach 115cm.

Third bedroom

Third bedroom on the first floor with sea views, super king size bed, two bedside cabinets, dresser, and freestanding wardrobe.

- The bed height reaches 70cm.
- The two freestanding bedside tables are both 49cm.
- The dressing table height reaches 76cm and the stool is 44cm.
- The freestanding wardrobe rail reaches 170cm.

- There is a 45cm space between the bed to the window and 76cm from the bed to the wall.

Ensuite

En-suite bathroom featuring rainfall shower, heated towel rail, underfloor heating, and WC.

- The toilet seat has a height of 42cm.
- The sink height reaches 84cm.
- There is a 1cm step into the shower, the entrance and shower width are 77cm and the dials reach 138cm.

Located on the landing before the staircase to the second floor, there is a side unit which reaches 65cm.

Second floor

- 13 steps, railing height reaches 90cm.
- Top of the landing on the second floor, there is an additional side unit reaching 77cm.

Fourth bedroom

Fourth bedroom on the second floor with sea views, superking zip and link bed, two bedside cabinets and walk in wardrobe with drawers and hanging space.

- The zip and link beds were set as twins during this statement.
- The bed heights are each 60cm, there is a large space situated around the beds.
- Freestanding bedside table are each 25cm.
- Single storage stool reaches 40cm.
- The built-in wardrobe rails reach 135cm.
- Above the bed is a pitched ceiling.
- The corner shelving unit height reaches 90cm.

En-suite bathroom

En-suite bathroom comprising freestanding bath with shower over, WC and underfloor heating.

- Toilet height reaches 42cm.
- Sink height reaches 61cm.

- The bath height is 64cm and width is 61cm.
- The overhead shower dials reach 80cm.