

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 – Old Store

Address – The Old Store, Portloe, The Old Store, TR2 5QU

Introduction

A skilfully converted house featuring beautiful wooden beams and a galleried landing with a mix of traditional and modern materials.

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 21.9 miles (40min drive) from the property.

Nearest train station is in Truro and is located 13.4 miles (30min 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

The Old Store lies in the centre of Portloe. From the A30 into Cornwall, take the A39 towards Truro at the Carland Cross roundabout. As you reach Truro, turn left at the Waitrose traffic lights onto the A390 heading towards St. Austell.

After around 4 miles, take a right turn on to the A3078 towards Tregony. As you pass through the village of Bessy Beneath, take a left turn signposted The Nare Hotel, Portloe and Veryan. From here follow the signs for Portloe and you will enter the village from the north, passing the public car park on your right. Use this car park for a second car if you are travelling in more than vehicle.

You will arrive in the centre of the village with the harbour and the Lugger Hotel on your left. Go past the church on your right and follow this road around 100 metres up the road where The Old Store is on your left with the under-croft parking space (height 214cm). There is a pub car park just up the hill should you wish to turn around and reverse into the car port.

Entrance to Property

The front door access to the property is in the car port.

- Front door width is 99cm.
- There is a 4cm internal step and 6cm external.
- The entrance hallway width is 100cm.
- From the radiator, the hallways narrowest point is 84cm.

Downstairs W/C

- Internal door width is 67cm.
- The toilet height reaches 42cm.
- The sink height reaches 86cm.

Dining room

Spacious dining area with large wooden table and seating for eight guests and Bose sound dock, perfect for entertaining.

- Dining room table reaches a height of 78cm.
- There are 6 chairs located around the table, each with a seat height of 45cm.
- Side unit height reaches 85cm.

Kitchen

Open plan kitchen and dining area on the ground floor. The fully equipped kitchen comprises of electric oven, grill, hob, dishwasher, coffee, toaster, cafetiere and fridge/freezer.

- Kitchen countertops reach 90cm.
- The cupboard top shelf height from the countertops is 78cm and the bottom shelf reaches 48cm.
- There is an undercounter fridge with a 1 drawer top freezer compartment.
- Through the kitchen, there is a utility room.
- Utility room with second fridge, washer/dryer, sink and door to outside storage area.
- Countertops reach 93cm.
- The cupboard top shelves height from the countertops is 77cm and the bottom shelf height reaches 47cm.
- To access the outdoor courtyard, there is a 10cm external step and 4cm internal lip.

First floor

- There are 12 steps up to the first floor, each step height is 18cm with the handrail reaching 93cm.

Living area

Striking galleried living area on the first floor complete with 2 x three-seater sofas, log burner for cosy winter nights, coffee table and door leading out to the timber terrace with views over the village, sea in the distance and Dodman Point.

- The blue three seater sofa reaches 42cm and the grey three seater height is 38cm.
- The coffee table height is 45cm and moveable.
- The fireplace surround has a 4cm lip.
- The TV unit height is 45cm.
- The outdoor patio area there is a 9cm external lip and 4cm internal lip.

The hallway bridge to access the bedrooms, the width is 83cm the handrail height is 100cm.

Third Bedroom

Third bedroom with double bed, hanging rail, bedside tables, and lamps.

- The double bed height is 52cm, the space around the bed from the window wall is 60cm, the bed to the wardrobe rails is 100cm and the foot of the bed to the wall is 54cm.
- The hanging rail height reaches 160cm.
- Two freestanding bedside tables are each 55cm.

Second Bedroom

Second bedroom with double bed, chest of drawers, hanging rail for clothes, bedside tables, and lamps.

- The double bed height reaches 52cm.
- There are two freestanding bedside tables, each reaching 70cm.
- Chest of drawer height is 72cm.
- Hanging rail height is 160cm.
- The space around the bed, the gap between the window wall to the bed is 85cm, the foot of the bed to the wall is 98cm and the space from the bed to the hanging rail is 60cm.

Family bathroom

Family bathroom with bath and shower over, wash basin and WC.

- The toilet height is 42cm.
- The sink height reaches 86cm.
- The bath height is 55cm, width is 55cm and the overhead shower dials reach 45cm.

Master Bedroom

Master bedroom with beautiful wooden beams, luxurious king size bed, chest of drawers, hanging rail, bedside tables, and en-suite shower room.

- The master bed height reaches 64cm.
- There are two freestanding bedside tables, each 70cm in height.
- The chest of drawer height reaches 90cm.
- The height of the hanging rail is 166cm.
- Space around the bed, the gap between the window wall is 76cm and the ensuite wall is 118cm.

Ensuite Bathroom

En-suite with shower, wash basin and WC.

- The toilet height reaches 42cm.
- The sink height reaches 80cm.
- To enter the shower cubicle, there is a 15cm steps, the entrance width is 50cm and the cubicles width is 60cm. The dials sit at a height of 120cm.

Outside

- Courtyard accessible from the lounge with bistro table, two chairs and a sea and village view.
- There is a 10cm external step and 4cm internal step from the kitchen outside to the courtyard.
- There are 4 steps up from the courtyard area through a gate, each with a 9cm height.