

# 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 Palm House**

**Address** – The Palm House, Gwel-An-Mor, Mawgan Porth, TR8 4DW

**Introduction** The Palm House is an incredible detached retreat overlooking Mawgan Porth, with stunning sea views, a hot tub, sauna and yoga studio. This retreat is just a short walk to the sand of Mawgan Porth beach.

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

## **Pre-arrival Information**

Nearest Airport – Cornwall Airport Newquay is located 3 miles (8 min drive) from the property.

Nearest train station is in Newquay and is located 5.9 miles (17 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, <https://independentlivingnewquay.com/> Tel: 01637 498015

## **Arrival & Parking**

Drive to Newquay airport, turn right at next junction, follow the road down and through Mawgan Porth. Turn left on to Gwel-an-Mor road and The Palm House is immediately on the left.

## **Entrance to Property**

The driveway has a gentle slope and there are 3 x steps 17cm high leading to the front door entrance to the property.

The door has a step of 17cm into the property and is 79cm wide leading right into the kitchen.

## **Kitchen**

Kitchen with electric oven, American fridge, separate freezer, dishwasher, microwave, coffee machine, and breakfast bar with three stools.

- The kitchen worktop surrounding the island is 90cm in height.
- The integrated fridges top shelf has a reach of 174cm and top shelves in the cupboards 196cm from the floor.
- There is a De'Longhi Coffee machine.
- The island consists of a worktop height of 92cm and includes a breakfast bar area with 3 x bar stools at 68cm.
- The dining area is directly adjacent to the kitchen in an open plan setting.
- The table has a height of 75cm, there are 4 x chairs at 46cm and a bench style seat along the length of the table which is 46cm high.
- Side sofa facing the table/garden is 42cm.
- There are over sized large bifold patio doors leading to the patio area/garden.

## **Utility Room**

Utility room on the ground floor with washing machine and tumble dryer.

- The utility room worktop is 85cm.

## **Ground floor W/C**

WC on the ground floor with basin.

- The ground floor WC opposite the utility room consists of a sink at 92cm high, toilet height at 40cm and door handle of 96cm.

## **Hallway**

The large hallway has a chest of drawers 95cm high and a chair 45cm high.

Leading around to the front of the property is the main lounge.

## **Living area**

Living space on the ground floor with sea and countryside views, an open fire, large Smart TV and sliding patio doors.

- The doors are 72cm wide and immediately to the left is an office area with desk 292cm long and 79cm high.
- There are 2 x chairs at 49cm high and a shelf at 80cm in height, book shelf at 80cm and a 2 person seat at 46cm.
- The lounge is sunken with 4 x steps down at 18cm each. The width between banister and wall is 94cm wide and banister height is 92cm high
- Opposite the steps down is a games cabinet at 116cm high
- There are 2 x chairs at 45cm and 2 x sofas at 35cm high, accompanied by a 40cm coffee table and 2 x round side sofa tables at 56cm
- There is a shelf under the TV which is 88cm from the floor
- Below the banister is the log store bench seat which is 44cm high
- Within the lounge area there are 3 x extra large opening doors out on to the patio outside of the property. There is a small step of 10cm out of all 3 doors.

## **Entrance to Property (Side entrance)**

Just outside of the lounge is the side entrance to the property.

There is an internal doorway into the porch which is 76cm with the one door and 160cm if both doors are open. There is a 46cm gap between the bench and door frame of the internal door.

There is a bench along the wall of the porch which is 135cm long and 45cm high and the main external door is 86cm wide.

## **Ground Floor Bedrooms Hallway**

- There are 3 x steps at 19cm high adjacent to the staircase into a hallway with 3 x bedrooms and family bathroom
- The gap between the staircase and wall is 79cm

### **Family bathroom**

Family bathroom on the ground floor with bath and shower overhead, WC and basin.

- The shared family bathroom consists of a sink at 89cm high. Toilet sits at 40cm.
- Bath height which is 54cm and 57cm wide.
- The shower dials are 80cm high from the bottom of the bath

### **Second Bedroom**

Second bedroom on the ground floor with king size bed, built-in wardrobe and chest of drawers.

- The bed height is 52cm with the foot of the bed to wall gap of 126cm.
- There are 2 x bed side tables 32cm in height.
- There is also a chest of drawers at 85cm high.
- There is a 70cm gap between the bed and radiator cover.
- The wardrobe is behind the door and the rail height to the shelf is 99cm
- There is a large door to external areas of the property with a 25cm step outside.

### **Fourth Bedroom**

Fourth bedroom on the ground floor with two bespoke single bunk beds (sleeping four) fitted along the wall with steps leading to the top bunks, built-in wardrobe.

- The top bunks are both 163cm in height.
- There are 6 x steps to get to the top bunks which are 24cm high.
- The bottom bunks are both 62cm high.
- In the room there is a large hanging chair from the ceiling where the height of the seat is 40cm.
- The wardrobe has no rail, just shelving and the top shelf reaches to 163cm from the floor.
- There is a dressing table and chair 80cm high dressing table with a 40cm dresser chair.

### **Single Bedroom**

Third bedroom on the ground floor with single bed, freestanding wardrobe, chest of drawers.

- In the single bedroom there is a 50cm high bed which against all walls.
- There is a bedside table at 32cm
- The wardrobe rail is 83cm high and there is a large shelf on top which is 146cm.
- There is also a chest of drawers at 96cm high

### **First floor**

The stairs have a wooden stair gate at the bottom, there are 16 steps in total and each are 18cm high, 72cm wide and the banister height is 83cm.

### **Office/Lounge Upper floor**

At the top of the stairs is an open plan lounge/office area.

The fixed desk is 175cm long and 85cm high with an office style chair at 55cm

There is a bookshelf above the length of the desk which is 101cm above the desktop.

The tv cabinet is 76cm, the chair is 46cm, coffee table 35cm and there is a large sofa at 46cm

### **Master Bedroom**

Master bedroom suite on the first floor, with a superking size bed, built-in wardrobe and sea views. The master room has its own separate dressing room and sitting room.

- Once through the small hallway to the master bedroom you will find a super king size bed at 54cm in height.
- Two freestanding bedside tables at 42cm and a book cabinet at 90cm.
- There is a dressing table at 78cm, and dresser chair is 43cm.
- There is a large walk-in-wardrobe with an 82cm gap with multiple rails and shelving. The highest rail reaching 154cm from the wardrobe shelf and the lowest rail being 112cm.
- In the middle of the room there are 2 chairs which are 42cm high. The highest shelf within the wardrobe is 160cm from the floor.

## **Ensuite Bathroom**

Master ensuite with freestanding bath, rainfall shower, heated towel rail, WC and twin basins.

- The master ensuite has a double sink basin at 98cm.
- Toilet sits at 40cm and separate walk-in shower with dials at 113cm.
- At the back of the ensuite there is a large free-standing bathtub at 57cm high and 80cm wide.

## **Outside**

Outside yoga studio/snug room, with a sofa, sink, shower and fridge, the perfect space for yoga, exercise or just somewhere a little quieter.

- The entrance doorway is 68cm, there is a sofa at 50cm
- There is a bar top at 90cm and 2 x bar stools at 65cm
- The kitchenette countertop is 90cm and the top shelf reach is 85cm from the countertop.
- The shower room within the studio consists of a sink at 90cm, toilet height that sits at 48cm and there is a gap of 65cm to get into the walk-in shower. The shower dials are 104cm high and it is a handheld moveable shower head.

Back patio and garden with hot tub and sauna, table with seating for 12 and beautiful sea views.

- The hot tub has 3 x steps at 26cm high with the top step getting in and out of the hot tub of 58cm.
- The sauna door entrance is 56cm with the higher of the 2 bench seats at 64cm high and lower of 50cm.

There are 7 steps from the patio to the raised grass garden – each step ultra-wide and 18cm high.

Toward the side of the house there are 2 x steps to get around the house from the patio and they are 18cm high with a width of 118cm between the wall and the flower bed pots.