

# 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 Watchtower**

**Address** – 3 The Lookout, Black Rock, Marine Drive, Bude, Widemouth Bay, EX230AG

### **Introduction**

The Watchtower is a sumptuous, light-filled end of terrace retreat directly on the Widemouth Bay shoreline. Part of a brand-new development, The Lookout, The Watchtower is one of 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](http://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 113cm, located in the hallway is a console table reaching 75cm.
- All internal door widths are 84cm.

### **Bedroom 4**

Fourth bedroom with a triple bunk bed including a double base and 3 foot single on top, bean bags, bedside tables and ensuite.

- Single freestanding bedside table height is 55cm.
- 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.
- The two stools are each 46cm in height.
- There are patio doors which have a 16cm external step.

### **Ensuite**

All rooms feature an ensuite, each with unique decorative tiles. Ensuited feature walk-in rainfall shower, WC, basin, mirror and heated towel rail.

- The 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 3**

Third bedroom with 3-foot zip and link beds (can be made into two singles), two bedside tables and ensuite.

- This bedroom can be set as either a king bed or two twins. The statement was completed as set as a king.
- The bed height is 63cm.
- Both bedside tables reach 57cm each.
- The hanging rail height is 176cm.
- The single chair height is 41cm.
- There is an external step of 16cm from the patio doors.

### **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 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.

### **Second bedroom**

Second bedroom featuring a king size bed, two bedside tables, hanging rail, pouffe and ensuite.

- The bed height reaches 68cm.
- The distance around the bed, the foot of the bed to the hanging rails is 114cm and from the bed to the patio doors is 138cm.
- Two freestanding bedside tables both reach 59cm.
- Single chair reaches 42cm.
- The hanging rail height reaches 174cm.
- There is a 6cm external step from the patio doors.

### **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.

### **Master Bedroom**

Master bedroom with a king size bed, hanging rail, pouffe, two bedside tables, and ensuite.

- The bed height reaches 70cm.
- There are two freestanding bedside tables that reach 62cm.
- The hanging rail height is 174cm.
- There is a gap between the foot of the bed to the wall of 116cm.
- The single chair height is 46cm.
- There is a 6cm lip external to the patio doors.
- Located in the master bedroom is a utility, which contains the washing machine, iron and ironing board.

### **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.
- Bath height is 54cm and the width is 63cm.

To access the first floor, there are 9 steps each 20cm in height

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

Upstairs open plan living space with doors leading out to the sea view balcony.

## **Kitchen**

Fully equipped kitchen with luxury appliances and features for an elevated cooking experience should you choose to dine at home. Kitchen includes double oven, induction hob, Quooker hot water tap, wine fridge, microwave, dishwasher, toaster, and central island with three wooden bar stools.

- 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.

## **w/c**

Upstairs WC with basin.

- Door width is 61cm.
- Toilet height is 42cm.
- Sink height reaches 85cm.

## **Dining**

Large central natural wood dining table, benches and chairs seating eight, with feature hanging lights.

- The dining room table height is 88cm, with 4 dining chairs each reaching 49cm and two benches both 46cm in height.

## **Living area**

Living area with two sofas, two armchairs with footstools, coffee table, TV, side tables and lamps, the perfect place for relaxing indoors with the sea still in your eyeline.

- The two blue sofa heights reach 44cm.
- There are two blue armchairs, both chair heights reach 41cm.
- The coffee table is moveable, and the largest one has a height of 40cm.
- The side table unit between the living and dining room area both has a height of 76cm.

## **Outside**

Balcony with uninterrupted sea views. Patio features dining table and six chairs and views of the ocean.

- There is a 16cm step to access the patio from the ground floor bedrooms.
- There is a 3cm internal step to access the balcony.