

# 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 Mouse House

**Address** – The Mouse House, 3 Cave Lane, Cornwall, Mousehole, TR19 6SW

**Introduction** – The Mouse House is a detached four bedroomed retreat with beautiful views across Mounts Bay in the peaceful fishing village of Mousehole.

For bookings, please contact Beach Retreats on 01637 861 005 or visit [www.beachretreats.co.uk](http://www.beachretreats.co.uk)

## **Pre-arrival Information**

From Penzance: At the Branwell Lane Roundabout (next to Tesco) continue along the A30, following signs for Lands End. Drive straight over the first three roundabouts. After the third roundabout, continue for 0.5 miles and then take the left turn for Newlyn and Mousehole, on to the B3315. Follow the road until you reach the crossroads in the centre of Newlyn. Turn right on to Chywoone Hill B3315 and continue for 1.5 miles. Drive through the small hamlet of Sheffiled and take the left fork in the road, signposted Mousehole, Castallack and Ragannis. Follow this lane for 0.4 miles, then take the left turning signposted Mousehole, on to Ragannis Hill.

Follow this road and descend down Raginnis Hill into Mousehole. At the bottom of the hill, turn right on to St Clements Terrace and continue to end of this lane. The parking for The Mouse House is located just past the garages on the right hand side. Please park in the designated space.

Nearest Airport – Newquay airport is located 43 miles (1hr 11 min drive) from Mousehole.

Nearest train station is in Penzance and is located 3.7 miles (13min 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 to the property**

From the car parking spaces via a steep slope with steps along the right. Take a small pathway at the top, on the left along the front of the houses. You will come to an iron gate signposted "The Mouse House."

- There are 18 concrete steps of varying height up to retrieve your keys.
- On the way up these steps, to the left you'll see a sun deck up a 30cm step with 4 loungers at 25cm from the ground.
- There are 3 wooden steps down to the reading room which contains cushions and a bbq as well as 2 seats of 45cm height.
- At the top of the steps there are a further 2 x 17cm steps up to the key safe. The front door is to the left up 3 more steps to the front door each of 17cm depth.
- There is a large step up to the front door of 26cm into a porch area.

### **Entrance**

- The front door width is 75cm then a further step into the open plan kitchen of 12cm.
- The coat hooks are 170cm from the floor

## **Kitchen**

Fully equipped kitchen on the ground floor with range oven, induction hob, full size fridge freezer, dishwasher, microwave, Nespresso coffee machine, large wooden island with two stools.

- There is a small 2cm step into the kitchen area the distance from the island to the wall is 92cm on the right and 86cm on the left.
- The kitchen island height is 92cm. There are 2 stools at 62cm.
- The counter height beside the cooker is 88cm. The counter beside the sink is 90cm. The glass shelf is 85cm above the countertops.
- The highest shelf in the fridge is 172cm from the ground and in the freezer is 70cm.

## **Utility**

Utility room on the ground floor with washing machine, tumble dryer, extra fridge and drying rack.

- There is a side stable door which is 85cm wide with a lip of 4cm out to the utility room.
- There is a step up in of 12cm. Out of the utility area you can access the back garden via many uneven steps. The garden is not enclosed.
- The width of the entrance is 69cm.
- The gap between the boiler and the wall is 52cm.
- There is a washer and tumble dryer (dials are 75cm high) with a countertop above at 94cm.

## **Dining area**

Open plan dining room and kitchen space on the ground floor with gorgeous views and bi-fold doors looking out to the sea, with table and eight chairs, plus a Bose Bluetooth speaker.

- The dining table is 77cm high with 8 leather chairs that sit at 52cm.
- The gap between the table and shelves is 93cm wide and from the island to the dining table is 90cm.

- Access to the front terrace is through a bi-folding door over a 10cm threshold with 2 steps at 26cm.

### **Living area**

Cosy living area on the ground floor with comfy sofas, 40 inch TV, log burner and ocean views, perfect for relaxing evenings gazing across the moonlit water.

- The doorway into the living room is 70cm.
- The seat height of the corner sofa is 39cm. The 3 seater sofa is 48cm high and the coffee table is 44cm.
- The seat height of the cuddle chair is 44cm.
- The console table is 69cm high.

### **Bedroom 4**

Fourth bedroom on the ground floor with cabin style bunk beds, hanging rail and WC ensuite.

- The bunk room is accessed via the living area up 2 steps of 4cm each.
- The height of the bottom bunk bed is 68cm. The top bunk reaches 175cm from the ground and from the mattress to the ceiling is 70cm.
- The bunk ladder has 7 rungs each with a gap of 20cm.
- The bedside table is 51cm.
- The hanging rails are 105cm and 200cm from the ground.
- The adjoining wc is over a 5.5cm step through a 50cm wide door.
- The height of the toilet is 40cm and the small basin is 78cm high.
- There is access to the back garden via a stable door in the bunk room.

### **First floor**

There are 14 stairs of 20cm depth, and the width of the stairway is 75cm. The height of the banister is 80cm.

### **Second bedroom**

On the first floor with sea views, superking size bed, built in wardrobe, Bose speaker, ensuite with walk in shower, WC, basin and heated towel rail.

- The height of the bed is 64cm with bedside tables at 50cm.
- The chest of drawers is 80cm and are 75cm from the bedside.
- The foot of the bed is 90cm from the ensuite door.
- The gap between the window and the bedside is 110cm.
- The hanging rails is 178cm from the floor.

### **Ensuite**

- The doorway is 60cm wide.
- The height of the toilet is 42cm wide. The toilet area is 65cm wide.
- The height of the sink is 83cm.
- The walk in shower entrance is 86cm wide and the shower dials are 140cm from the floor.

### **Master bedroom**

On the first floor with sea views, superking size bed, built in wardrobe, Bose speaker and ensuite with walk in shower, WC, basin and heated towel rail.

The doorway into the spacious bedroom is 76cm wide.

- The height of the bed is 66cm with bedside tables at 44cm.
- The rocking chair seat is 45cm.
- The dressing table is 74cm high with a stool at 38cm.
- The hanging rails are 159cm from the floor.

### **Ensuite**

- The doorway is 72cm wide.
- The height of the sink unit is 90cm.
- The height of the toilet is 44cm.

- The entrance into the shower is 90cm wide. The shower dials are 140cm high.

### **Third bedroom**

On the first floor with twin beds, built in wardrobe, chest of drawers, 30-inch TV.

- The doorway into this snug bedroom is 62cm wide.
- The height of the beds is 68cm with a bedside table between at 54cm.
- The gap between the beds is 76cm.
- The gap between the foot of the bed and the wardrobe is 50cm. Inside, the hanging rail is 148cm from the floor.
- The height of the chest of drawers is 93cm.

### **Family bathroom**

Family bathroom on the first floor with bath and shower overhead, WC, basin and heated towel rail.

- The doorway is 69cm wide.
- The height of the bath is 52cm with a width of 57cm and the length 145cm.
- The height of the dials is 50cm. The height of the sink is 82cm beside the toilet at 43cm.

### **Outside**

Garden with peaceful reading room, four sun loungers on the wooden deck and round table with eight chairs on the paved patio for dinners in the sun. Lovely tree shaded lawn to the side of the house on several levels.

- The wicker outdoor dining table is 76cm high with 8 dining chairs at 45cm.