



R E T R E A T S

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 "2 Porth Farm Cottages"

2 Porth Farm Cottages, Mawgan Porth, TR8 4BP, CORNWALL

Introduction

2 Porth Farm is a beautiful period cottage set within the popular beach resort of Mawgan Porth. The beach and the nearest public house and shop are within five minutes' walk down the hill.

For bookings please contact Beach Retreats on 01637 861 005 or visit www.beachretreats.co.uk

Pre-arrival Information

The nearest train station is Newquay 5 miles (15 min drive) south from Mawgan Porth.

Nearest Airport - Newquay Cornwall Airport (NQY) is located 2 miles (5 min drive) south from Mawgan Porth. Local bus route 556 runs regular services between Newquay, Watergate Bay, Newquay Airport and Padstow. (For bus times and fares please visit http://www.firstgroup.com/ukbus/devon_cornwall/journey_planning/).

Taxis are available at Newquay train station or can be ordered at the airport on arrival. For pre-booking a taxi we recommend Trenance Cars, tel 01637 262626. Accessible taxis are available on request from A2B taxi, tel 01872 272989.

The nearest mobility shop, Independent Living, can be found in Newquay, address 3 St George's Road, Newquay TR7 1RE. Tel 01637 498015. They also provide equipment hire.

Arrival, Parking and Key Collection

The cottage is located in Mawgan Porth. When driving from the airport or Watergate bay and reaching the village, cross the bridge by the beach and drive up a hill. At the top of the hill, just before the road turns to the left, you will see a collection of stone cottages on your right. Turn right into the little lane below the cottages there will be parking to the left hand side. 2 Porth Farm is the second cottage on the left within the courtyard.

The car parking surface is uneven and gravelled. The parking area is not lit.

Key collection details will be provided with your booking confirmation. Access to the keys is not step free and has uneven surface.

Entrance to Property

A gravel road leads up to a small gate (opening 95cm/3'1") that opens into the courtyard where the cottage is located. An uneven grassy path and 13 narrow slate steps lead from the gate to the property entrance on the left hand side. The steps are roughly 15cm/6" high, there are no hand rails.

The courtyard is not lit but there is a wall mounted light by the entrance.

Entrance to the cottage is through 99cm/3'3" wide double doors which open into the open plan sitting/dining area. There's a bristle mat by the door and a 12cm/4.7" tall step down to the floor.

Sitting Room and Dining Area

The sitting/dining area has wooden flooring and a low pile rug.

The fittings include a 2-seater sofa, an armchair, a coffee table, a wood burner and a TV stand. There are wide spaces around the furniture, all of which can be moved.

The dining area has a 73cm/28.7" tall wooden table with 68cm/26.7" clear space underneath and 4 chairs without armrests. The dining area is open plan with ample space around the table.

The furnishing and floors have good colour contrast; the room is lit by skylights, windows and pendant lights.

Kitchen

The kitchen is located just off the dining area and has level access.

The kitchen has contemporary fitted units including oven, hob, microwave oven, fridge with a freezer box and a dishwasher.

The oven is 75cm/29.5" high with a drop down door and has a gas hob. The microwave is located on the worktop on the right hand side and is at the height of 91cm/3ft.

Built in storage and worktop/food preparation area surrounds the kitchen on 3 sides with 107cm/3'6" space in between. The height of the worktops and the hob is 91 cm/3ft. The basin has a single lever mixer tap. Crockery & glasses are located in the wall units at the height of 140cm/4'7" but can be moved down into lower level cupboards upon request.

The fridge is located on the floor level with a small freezer compartment on top.

The kitchen has wooden floor and is well lit by a skylight, a window and spotlights.

Bedrooms

BEDROOM 1

Bedroom 1 is on the left hand side from the entrance. The sliding door to the bedroom is 69cm/27.1" wide and has a 16cm/6.3" step.

The bedroom is decorated in neutral colours and has wooden flooring.

The bed is a 5ft king size with the height of 55cm/21.6" from the floor to the top of the mattress with 28cm/11" clear space underneath. The widest space next to the bed is 90cm/2'11".

The fittings include 2 bedside tables, built in wardrobes and a chair with no arms.

The bedroom is well lit by a window, spotlights and 2 bedside lights.

100cm/3'3" wide French doors open from the bedroom onto the courtyard. The threshold is 13cm/5.1" tall and there are two 22cm/8'6" steps down to the patio.

A sliding 72cm/28.3" wide door leads to an en-suite bathroom.

EN-SUITE BATHROOM

The en-suite bathroom has a walk-in shower and a toilet.

The bathroom and the shower enclosure have slate tiled floor.

The shower opening is 40cm/15.7" wide and step free. The shower enclosure measures 69cm x 106cm/2'3" x 3'5". The shower controls are at the height of 120cm/3'11".

The toilet seat is 43cm/16.9" high. The wash basin has a single lever mixer tap and is at the height of 89cm/35".

The bathroom is decorated in neutral colours and well lit by a skylight and 2 ceiling lights.

BEDROOM 2

Bedroom 2 is on the right from the entrance. The door opening is 64cm/25.2" wide and step free. The bedroom is decorated in neutral colours and has wooden flooring.

The zip-link bed can be made up either as two 75cm/30" wide beds or a double. The height of the beds is 65cm/25.6" from the floor to the top of the mattress with no space underneath. The widest space in the room is 60cm/23.6" (when made into single beds).

The furniture consists of built-in cupboards and a chair.

The room is well lit by a window, spotlights and a wall mounted light.

Bathroom

The family bathroom is on the far left from the entrance. The sliding door to the bathroom is 72cm/28.3" wide and has a 17cm/6.7" tall step down.

The bathroom fittings include a toilet and a bath with an overhead shower.

The bath is 48cm/18.9" high and 55cm/21.6" wide and has a handles on both sides. The shower controls are at the height of 130cm/4'3" from the bottom of the bath.

The toilet seat is 41cm/16.1" high. The wash basin has a single lever mixer tap and is at the height of 88cm/34.6".

The bathroom has slate tiled floor. The room is decorated in neutral colours and well lit by a window and spotlights.

Utility Room & Storage

There's no secure outdoor storage space.

The cottages have a shared communal laundry room with a coin operated washing machine and a tumble dryer. Access to the laundry is through a 70cm/27.5" wide door with a 14cm/5.5" threshold. The laundry room and the shower have a slate tiled floor.

Outside Area/Terrace

There's a small terrace in front of the property that can be accessed either through the main entrance or the French doors in Bedroom 1. The terrace has uneven grass and slate surface. There's a small picnic bench.

Guests can also enjoy the communal spaces including children's play area behind the cottages and an open air surf shower.

Additional Information

The property is non-smoking. The apartment has underfloor heating and a wood burner.

Non-allergenic bedding can be provided on request.

The property is pet friendly.

The nearest hospital with minor injuries unit is located in St Thomas Road in Newquay, TR7 1RQ. Telephone 01637 834 800, opening hours 08:00 – 22:00 daily.

The nearest A&E with 24hr service is located at Royal Cornwall Hospital (Treliske) in Truro, TR1 3LJ, telephone 01872 253 111.