



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 "Buryan"

20 The Village, Watergate Bay, TR8 4AA, CORNWALL

### Introduction

Buryan is a modern 4-bedroom, 2-floor luxury eco-house located in ever popular Watergate Bay village in North Cornwall. The property occupies an elevated position up a hill behind Watergate Bay Hotel. The beach and nearest restaurants are within 300m walking distance down the hill.

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

### Pre-arrival Information

The nearest train station is Newquay 3 miles (15 min drive) south from Watergate Bay.

Nearest Airport - Newquay Cornwall Airport (NQY) is located 2 miles (5 min drive) north from Watergate Bay. 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/](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

Watergate Bay Village parking can be found up Trevarrian hill, about 50m past the Watergate Bay hotel on the left hand side.

Buryan has 2 allocated car parking spaces. Visitor spaces are available in the middle of the car park; these are filled on a first come first served basis.

Key collection details will be provided with your booking confirmation.

## Entrance to Property

The property is located on the first level of the development.

Step free access from the car park is available via a steep sloping paved pathway on the right hand side of the building.

The entry door to the property is 81cm/31.9" wide and has a low threshold of approx. 3cm/1.2".

The pathway outside of the property is well lit by uplights and solar powered garden lights.

## Hall, Stairs and Landing

The front door opens into a 230cm/7'6" wide entrance hall which leads into an open plan kitchen/living area. The entrance hall floor is wooden with a built in bristle mat and the area is well lit by a window and spotlights.

A 78cm/30.7" wide door on the left leads to the cloakroom.

## Cloakroom

The cloakroom has step free access and contains a small basin (height from the floor 82cm/32.3") and a toilet (seat height 43cm/17"). The bathroom is well lit by a window and a spot light.

## Sitting Room and Dining Area

Step free access from the hallway leads into a spacious open plan kitchen/diner and living area. The layout is level with wooden floors and wide spaces between furniture. All furniture can be moved.

The living area has a rattan rug, two 4-seater sofas, 2 armchairs, a low coffee table, shelving and a gas fire. The area is well lit by pendant lights, 2 wall mounted lights and a floor lamp. All décor is in neutral colours.

The dining area has a wooden table with 8 chairs without armrests and 2 chairs with armrests. The height of the table is 74cm/29.1" with 62cm/24.4" clear space underneath.

The dining area opens into the living area, leaving ample space around the table.

There are floor to ceiling windows in the dining/living area with sliding doors to the balcony.

The furnishing and floors are neutral in colour; the room is lit by floor to ceiling windows, spotlights and pendant lights.

## Kitchen

The open plan kitchen is part of the dining/living area and comes with a range of built-in appliances (fridge-freezer, oven, induction hob, microwave and a dishwasher).

The oven is 76cm/30" high and has a drop down door. The microwave is built into a wall unit at the height of 154cm/5ft.

The height of the worktops, the hob and the basin is 90cm/35.4". The basin has a single lever mixer tap. Crockery & glasses are located in the upper level wall units at the height of 154cm/5ft but can be moved down into lower level cupboards upon request.

The lowest drawer in the fridge is at the height of 104cm/3'5", the top shelf at 177cm/5'9". The freezer is on the floor level.

The kitchen has wooden flooring and is well lit by spotlights and natural light.

## En-Suite Bedrooms

The bedrooms are situated on the lower ground floor and can be accessed by a 88cm/34.6" wide stairway leading down from the living area. There are 13 wooden steps down with a handrail running on the left hand side. The steps are 20cm/7.8" tall.

The beds have feather pillows and duvets, non-allergenic bedding can be provided on request.

### BEDROOM 1

Bedroom 1 is downstairs on the far left. The doorway opening is 78cm/30.7" wide and step free. The bedroom is decorated in neutral colours and has wooden flooring throughout.

The bed is a 6ft king size with a height of 69cm/27.2" from the floor to the top of the mattress and 25cm/10" clear space underneath. There's a single truckle bed under the bed.

The space between the bed and the wall is in excess of 4m/13ft.

The fittings include a built in wardrobe, 2 bedside tables, a dressing table, 2 chairs without armrests and a wall mounted TV. Furniture can be moved.

The bedroom is well lit by floor to ceiling windows and spotlights, a floor lamp and 2 bedside lights.

There is a direct access from the bedroom to the patio through an 87cm/34.25" wide door. The step height is 17cm/6.7". The patio is shared with other bedrooms.

A 77cm/30.3" wide door leads to an en-suite bathroom.

### EN-SUITE BATHROOM

The en-suite bathroom has a walk in shower and a free standing double ended bath.

The walk in shower is step free with a slate tiled floor. The shower enclosure measures 88cm x 176cm/2'10" x 5'9" with an opening of 58cm/22.8". The shower controls are at the height of 115cm/3'9".

The toilet seat is 40cm/15.75" high. The wash basin has a single lever mixer tap and is at the height of 81cm/32".

The bath is 65cm/25.6" high and 60cm/23.6" wide at the top.

The bathroom is decorated in neutral colours and well lit by spotlights.

### BEDROOM 2

Bedroom 2 is located downstairs on the immediate left from the stairs. The doorway has no threshold and is 77cm/30.3" wide.

The furniture consists of a built in wardrobe, 2 bedside tables and a wall mounted TV. All furniture can be moved.

The zip-link bed can be made either into a 6ft king size or 2 x 3ft single beds. Minimum space around the bed (when made into a king size) is over 150cm/4'11". The height of the bed from the floor to the top of the mattress is 69cm/27.2" with 25cm/10" clear space underneath.

The bedroom has wooden floors and neutral decor. It is well lit by floor to ceiling windows and spotlights plus 2 bedside lights.

There is a direct access from the bedroom to the patio through 87cm /34.25" wide door. The step height is 17cm/6.7". The patio is shared with other bedrooms.

A 77cm/30.3" wide door leads to an en-suite bathroom.

### EN-SUITE BATHROOM

Bedrooms 2 and 3 share a jack and jill style bathroom. The bathroom floor is level with slate tiles.

The bathroom has a walk in shower measuring 155cm x 87cm/5'1" x 2'10" with a 56cm/22" opening. The shower controls are at the height of 115cm/3'9".

The bath is 54cm/21.3" high and 55cm/21.6" wide.

The toilet seat is 44cm/17.3" high. There are 2 wash basins, one at each end of the bathroom, both have single lever mixer taps and are at the height of 80cm/31.5".

The bathroom is decorated in neutral colours and lit by spotlights.

### BEDROOM 3

Bedroom 3 is located downstairs on the immediate right from the stairs. The doorway has no threshold and is 76cm/29.9" wide.

The furniture consists of a built in wardrobe, bedside tables and a wall mounted TV. All furniture can be moved.

The bed can be made either into a 6ft king size or 2 x 3ft single beds. Minimum space around the bed (when made into a king size) is over 150cm/4'11". The bed height from floor to the top of the mattress is 69cm/27.2" with 25cm/10" clear space underneath.

The bedroom has wooden floors and neutral decor. It is well lit by floor to ceiling windows and spotlights plus 2 bedside lights.

There is a direct access from the bedroom to the patio through 87cm /34.25" wide door. The step height is 17cm/6.7". The patio is shared with other bedrooms.

A 77cm/30.3" wide door leads to a shared en-suite bathroom as described under Bedroom 2.

### BEDROOM 4

Bedroom 4 is downstairs on the far right. The doorway has no threshold and is 77cm/30.3" wide.

The bed is a 6ft king size bed with the height of 69cm/27.2" from the floor to the top of the mattress and 25cm/10" clear space underneath.

The space between the bed and the wall is in excess of 4m/13ft.

The fittings include a built in wardrobe, bedside tables, a dressing table, 2 chairs with no armrests and a wall mounted TV. All furniture can be moved.

The bedroom is decorated in neutral colours and has wooden flooring throughout. It's well lit by floor to ceiling windows and spotlights, a floor lamp and 2 bedside lights.

There is direct access from the bedroom to the patio through an 87cm /34.25" wide door. The step height is 17cm/6.7". The patio is shared with other bedrooms.

En-suite bathroom can be accessed step free through a 76cm/29.9" wide door.

### EN-SUITE BATHROOM

The bathroom has a walk in shower and a free standing double ended bath.

The walk in shower is step free with slate floor. The shower enclosure measures 87cm x 175cm/2'10" x 5'9" with an opening of 57cm/22.4". The shower controls are at the height of 120cm/3'11".

The toilet seat is 41cm/16.1" high. The wash basin has a single lever mixer tap and is at the height of 82cm/32.2".

The bath is 64cm/25.2" high and 60cm/23.6" wide at the top.

The bathroom is decorated in neutral colours and well lit by spotlights.

## Utility Room & Storage

The utility room with the washing machine and the tumble dryer is located off the kitchen. The washing machine and the dryer are on the floor level, both are front loading.

There is a surf store/storage cupboard located outside the property with a wall mounted standing shower. Turn left from the entrance and take the steps down.

## Outside Area/Patio

The property has a balcony on the top floor and a patio downstairs.

The patio is 130cm/4'3" wide and over 10m/32ft long with no furniture. The patio is shared by all 4 bedrooms.

The balcony measures in excess of 290cm x 10m/9'6" x 32ft and can be accessed step free via sliding doors in both the living and the dining area. The door opening is 193cm/6'4" wide.

The balcony furniture consists of 3 low sunbeds with side tables, a low coffee table, 2 rattan sofas and a table with 3 armchairs – all of which can be moved.

## Additional Information

The property is non-smoking, including outside areas.

There is underfloor heating throughout.

The property features HD television, Sky+ Freeview and Blu-ray player, plus wireless broadband access.

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.