



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 "Clipper Cottage"

Clipper Cottage, Porth Bean Road, TR7 3LU, CORNWALL

### Introduction

Clipper Cottage is an original fisherman's cottage located just a stone's throw from Porth beach. The property has 4 bedrooms and sleeps up to 8 people. The nearest public house and shop are about ten minutes' walk up 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 1.8 miles (5 min drive) south from Porth.

Nearest Airport - Newquay Cornwall Airport (NQY) is located 4.2 miles (10 min drive) north from 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/](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

From the Airport follow signs towards Newquay (B3276). When you reach Porth and cross the bridge with the beach on your right, take a turn right after 500 yards into Porth Beach Road. Drive along this road with the beach on your left and take the second left turn after the Quarterdeck apartments. The cottage is located at the end of the lane.

From Newquay, drive along Henvy Road until the double roundabout and take a left turn towards Watergate Bay and Porth (B3276). Drive along this road (Alexandra Road) for approx 250 yards then turn left into Porth Beach Road. Drive along this road with the beach on your left and take the second left turn after the Quarterdeck apartments just after Porth Beach House. The cottage is located at the end of the lane.

Parking is in the driveway in front of the cottage, there is an allocated parking space for a second car in the lane on the other side of Porth Beach House (about 70 yds away).

Visitors are welcome to use one of the pay and display car parks nearby.

The lane in front of the cottage has uneven asphalt surface with a slight slope, a gravelled and a paved stretch leads up to the entry door.

The entrance is lit by a wall mounted light.

Key collection details will be provided with your booking confirmation.

## Entrance to Property

The entrance door to the property is 84cm/33" wide with a 12cm/4.7" step and opens into a conservatory/dining area.

## Dining Area

The dining area is set in a conservatory and has a 76cm/30" tall table with 61cm/24" clear space underneath. There's corner seating for 6 people plus 4 chairs without armrests. There's ample space around the table.

Other furnishings include a coffee table and a TV cabinet with a flat screen TV.

The conservatory has a slate tiled floor and is well lit by wall mounted lights and a pendant lamp.

A 72cm/28.3" wide door on the left leads into the kitchen and the living area beyond.

## Kitchen

The kitchen has contemporary fitted units including oven, ceramic hob, microwave oven, fridge freezer, dishwasher and washer/dryer.

The oven is 73cm/28.7" high with a drop down door. The microwave is located on the food preparation area at the height of 92cm/36.2".

The basin is at the height of 92cm/36.2" and has a dual control mixer tap.

Crockery & glasses are located in the wall units at the height of 136cm/4'5" but can be moved down upon request.

The kitchen island provides plenty of space for preparing food. The gap between the island and the wall units is 86cm/33.8".

The fridge is located on the floor level; the height of the highest shelf is 100cm/3'3". The freezer is located in the kitchen island on the floor level.

The washing machine and the tumble dryer are both front loading. Access to the tumble dryer is restricted by the fridge.

The kitchen has a tiled floor and is well lit by windows and spotlights.

A 67cm/26.4" wide door on the left leads to the sitting room and Bedroom 4 on the ground floor and the staircase to bedrooms upstairs.

## Sitting Room

The door opening to the sitting room is 69cm/27.1" wide.

The sitting area has two 2-seater sofas, an armchair, a coffee table, window seats, shelves, a TV stand and a wood burner. There are wide spaces around the furniture, all of which can be moved.

The room has a wooden floor. The furnishing and floors have good colour contrast; the room is lit by windows, spotlights and 2 floor lamps.

2 x 39cm/15.3" french doors open onto an outside decking area, the door has an 8cm/3.1" step.

## Bedrooms

Bedroom 1 is located on the ground floor; there are further 3 bedrooms upstairs. The bedrooms upstairs can be accessed via 19 carpeted steps. The steps are 13cm/7.5" tall with a hand rail running on the right, the staircase is 69cm/27.1" wide.

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

## BEDROOM 1

Bedroom 1 is located downstairs. The door opening is 72cm/28.3" wide.

The bedroom is decorated in neutral colours and has low pile carpeted flooring.

There are two 90cm/3ft single beds with a height of 68cm/25.6" from the floor to the top of the mattress and 37cm/14.6" clear space underneath. The widest space around the beds is 50cm/20".

The fittings include a chest of drawers, 2 armchairs and a wardrobe with a clothes rail at the height of 142cm/4'8". The furniture can be moved.

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

A 59cm/23.2" wide door leads to an en-suite bathroom.

## EN-SUITE BATHROOM

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

The shower enclosure has an opening of 48cm/19" and measures 75cm x 119cm/29.5" x 3'10". The shower has a 9cm/3.5" step. The shower controls are at the height of 120cm/3'11".

The toilet seat is 43cm/17" high. The basin has a single lever mixer tap and is at the height of 78cm/30.7".

The bathroom has a vinyl floor and is well lit by a window, spotlights and a shaving light.

## BEDROOM 2

Bedroom 2 is the first room upstairs on the left. The door opening is 69cm/27.1" wide.

The bedroom is decorated in neutral colours and has low pile carpeted flooring.

The zip-link bed can be made into a 180cm/6ft super king size or 2 x 90cm/3ft singles. The bed height is 61cm/24" from the floor to the top of the mattress with 21cm/8.2" clear space underneath. The widest space around the bed is 100cm/3'3".

The fittings include a chest of drawers and a wardrobe with a clothes rail at the height of 150cm/4'11". Furniture can be moved.

The bedroom is well lit by windows, spotlights and wall mounted lights.

## BEDROOM 3

Bedroom 3 is at the far end of the corridor upstairs. The door opening to the bedroom is 68cm/26.7" wide.

The bedroom is decorated in neutral colours and has low pile carpeted flooring.

The bed is a 150cm/5ft king size. The bed height is 67cm/26.3" from the floor to the top of the mattress with 37cm/14.6" clear space underneath. The widest space around the beds is 60cm/23.6".

The fittings include a chest of drawers, a chair without armrests, window seats and a wardrobe with a clothes rail at the height of 142cm/4'8". The furniture can be moved.

The room is well lit by windows, spotlights and wall mounted lights.

A 60cm/23.6" wide door leads to an en-suite bathroom.

### EN-SUITE BATHROOM

The bathroom has a bath with an overhead shower and a toilet. The widest space in the bathroom is 58cm/22.8" wide.

The bath is 54cm/21.2" high and 46cm/18.1" wide and has handles on both sides. The shower controls are at the height of 110cm/3'7" from the bottom of the bath.

The toilet seat is at the height of 46cm/18.1". The basin has a single lever mixer tap and is at the height of 80cm/31.5".

The bathroom has a vinyl floor and is well lit by spotlights.

### BEDROOM 4

Bedroom 4 is on the far right at the end of the corridor upstairs. Access to the bedroom is through a small entrance hall with a 68cm/26.7" wide door.

The door opening to the bedroom is 69cm/27.1" wide.

The bedroom is decorated in neutral colours and has low pile carpeted flooring.

The bed is a 180cm/6ft super king size. The bed height is 65cm/25.6" from the floor to the top of the mattress with 37cm/14.6" clear space underneath. The widest space around the bed is in excess of 100cm/3'3".

The fittings include a chest of drawers, a chair with armrests, a bedside cabinet, window seating and a wardrobe with a clothes rail at the height of 142cm/4'8". The furniture can be moved.

The room is well lit by windows, spotlights and wall mounted lights.

### WC

WC is located on top of the stairs and has a toilet and a basin. The toilet seat is 39cm/15.3" high. The basin has a single lever mixer tap and is at the height of 80cm/31.5". The room is well lit by a window and a wall mounted light.

## Family Bathroom

The family bathroom is located upstairs on the far right at the end of the corridor. The door is 67cm/26.3" wide.

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

The bath is 56cm/22" high and 49cm/19.3" wide and has handles on both sides. The shower controls are at the height of 115cm/3'9" from the bottom of the bath.

The toilet seat is 43cm/17" high. The wash basin has a single lever mixer tap and is at the height of 82cm/32.3".

The bathroom has a vinyl floor and is decorated in neutral colours and well lit by a window, spotlights and a shaving light.

## Utility Room & Storage

There's a bin shed/surf storage just next to the front door of the property. The gate to access the storage is not locked and is 55cm/21.6" wide.

## Outside Area

Clipper Cottage has a decking area in front of the property that can be accessed directly from the driveway or through the living room. The decking area has a table and 4 chairs with armrests.

Another decking area in the back can be accessed through the conservatory/dining area. The French doors are 2 x 59cm/23.2" wide and have a 11cm/4.3" tall step .

4 steps (30cm/12" tall) lead up to the seating area that has 2 tables, various seating arrangements and benches. The garden is well lit by LED downlights.

## Additional Information

The property is non-smoking. The cottage is centrally heated and has 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.