



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 "Cove Cottage"

1 Roberts Row, Sennen Cove, TR19 7BZ, CORNWALL

### Introduction

Cove Cottage is a traditional fisherman's cottage with original features and a modern finish. The cottage sleeps up to 6 guests. The nearest public house, shops and beach are within a 5 minutes' walk.

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 Penzance, 8 miles (20 min drive) from Sennen Cove.

Local bus route 300 runs regular services between St Ives, Sennen Cove, Lands End and Penzance. For bus times and fares please visit <https://www.firstgroup.com>.

Nearest Airport - Newquay Cornwall Airport (NQY) is located 50 miles (1hr 15min drive) north from Sennen Cove.

Local taxi companies: Penwith Private Hire, tel 07881951499 and St Just Cars, tel 01736 786586. Accessible taxis are available on request from PROWSE CARS (St Levan), tel 01736 871786/ 07740 407536.

The nearest mobility shop, Pro Mobility, can be found in the Old Fire Station in Trengrouse Way, Helston TR13 8AG. Tel 01326 569494. They also provide equipment hire.

## Arrival, Parking and Key Collection

Drive down into Sennen Cove and follow the road down to the lifeboat station at the left end of the cove. Opposite the Round House turn left up Stony Chair Lane. Drive 50 yards up the hill. The cottage is accessed by a footpath and steps leading past Myrtle Cottage Bed & Breakfast. Cove Cottage is up the steps on the left hand side.

There is no allocated parking at Cove Cottage. Nearest parking facilities are available at the Harbour Car Park about 50 yards from the cottage (pay and display).

Stone Chair Lane in front of the cottage can be used for loading and unloading only.

The distance to the cottage from the Harbour car park is about 70 yards. Walk back towards the beach for about 20 yards and take the first right turn into Stone Chair Lane. The lane is steeply sloping and has an uneven surface. After about 50 yards, just past Myrtle Cottage, there are 17 concrete steps on the right hand side leading up to Cove Cottage. The steps are 15cm/6" tall and uneven, there's no hand rail. There are 5 more steps at the top, each 20cm/8" tall, taking you to the cottage entrance.

Key collection details will be provided with your booking confirmation.

## Entrance to Property

The entry door to the house is 83cm/32.6" wide and has a 10cm/4" high threshold.

The door opens to an entrance hall. The entrance is adequately lit by an outdoor light.

## Entrance Hall & Stairs

The hall has a tiled floor and is well lit by a pendant light. There is a utility space opposite the entrance with a basin and an integrated washing machine. The washing machine is front loading.

A doorway on the right leads to the open plan living and dining area.

Stairs in the dining area lead up to the bedrooms and the bathroom on the 1<sup>st</sup> floor. The staircase is 64cm/25.2" wide and has ten steps, each 23cm/9" high. The stairs are carpeted with hand rail running on both sides. The staircase is well lit.

The upstairs hallway, leading to bedrooms and the bathroom, is carpeted and well lit by spotlights.

## Sitting Room and Dining Area

The open plan sitting/dining area has two 2-seater sofas, a side table, window seating, shelves with a TV and a wood burner. One of the sofas is restricting access

into the room; it can be moved but it will then block access to the dining area beyond.

The sitting area has slate tile flooring with a low pile rug. The room is adequately lit by a pendant light and a table lamp.

The dining area has a 74cm/29" tall table with 67cm/26.3" clear space underneath and 4 chairs without armrests. A window seat provides further seating for 2 people.

The dining area opens into the sitting area, leaving ample space around the table. The floor has slate tiling and there's a low pile rug on the kitchen side of the dining area.

The furnishing and floors have good colour contrast; the room is well lit by downlights.

64cm/25.2" wide stairs lead from the dining room to the bedrooms and the bathroom upstairs.

## Kitchen

The kitchen is part of the open plan dining area and comes with contemporary fitted units including an oven, ceramic hob, dishwasher and fridge.

The oven has a drop down door and is 75cm/29.5" high.

The microwave is located on the worktop at the height of 92cm/36.2".

The height of the worktops and the hob is 92cm/36.2". The basin is 94cm/37" tall and has a dual control mixer tap. There's a small under the counter fridge with a freezer compartment.

Crockery & glasses are located in wall units at the height of 140cm/4'7" but can be moved to lower level cupboards on request.

The kitchen has a slate tiled floor with a low pile rug and is well lit by downlights.

## Bedrooms

All bedrooms are located on the first floor.

### BEDROOM 1

Bedroom 1 is on the right hand side on top of the stairs. The door opening to the bedroom is 59cm/23.2" wide.

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

The bed is a 150cm/5ft" king size with a height of 66cm/26" from the floor to the top of the mattress and 33cm/13" clear space underneath. The widest space around the bed is 2m/6'6".

Bedroom fittings include a bedside cabinet and a chest of drawers. Furniture can be moved.

The bedroom is well lit by a pendant light and a bedside lamp.

## BEDROOM 2

Bedroom 2 is located on the left from the stairs.

The door opening to the bedroom is 58cm/22.8" wide.

The room has two 90cm/3ft wide single beds. The height of the beds is 53cm/20.8" from the floor to the top of the mattress, there's 28cm/11" clear space underneath the beds. The widest space next to the beds is 120cm/3'11" wide.

There's a chest of drawers for storage. All furniture can be moved.

The room is well lit by a pendant light and bedside lamp. The room has a low pile carpeted floor.

## BEDROOM 3

Bedroom 3 is located on the left from the stairs, at the end of the corridor.

The doorway opening to the bedroom is 63cm/24.8" wide.

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

The room has a 130cm/4'3" wide double bed. The bed height is 53cm/20.8" from the floor to the top of the mattress, there's 19cm/7.5" clear space under the bed. The bed is tucked into the corner of the room and can be accessed only from the one side. The widest space next to the bed is in excess of 2m/6'6".

Bedroom furniture includes a chest of drawers, a bedside cabinet and a wardrobe with a clothes rail at the height of 170cm/5'7".

The room is well lit a pendant light and a bedside lamp.

## Bathroom

The family bathroom is slightly to the left, opposite the stairs on the first floor. The door opening to the bathroom is 64cm/25.2" wide.

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

The bath is 63cm/24.8" high and 55cm/21.6" wide and has dual control mixer tap. The bath has no shower.

The walk in shower has a 54cm/21.2" opening and a 5cm/2" step. The shower enclosure measures 102cm x 86cm/3'4" x 33.8". The shower controls are at the height of 120cm/3'11".

The toilet seat is 39cm/15.3" high. The wash basin is at the height of 81cm/31.8" and has hot and cold water taps.

The bathroom has a laminated floor. The room is decorated in neutral colours and well lit by skylights and a pendant light.

## Utility Room & Storage

The utility area is located opposite the entrance in the entrance hall. There's a storage cupboard under the stairs in the living area.

## Outside Area

The cottage has a paved front garden and a staggered back garden with a scenic picnic area.

The front garden has a picnic bench, overlooking the sea.

The back garden is in an elevated position; it will take 27 steps to reach the top level where you will find the picnic area. The steps are uneven and steep, there is no hand rail on the bottom half of the pathway.

## Additional Information

The property is non-smoking. The house has electric heating, the temperature can be regulated in each room individually.

Light switches are at the height of 115cm -125cm/3'9"-4'1".

Non-allergenic bedding can be provided on request.

The property is not pet friendly.

The nearest hospital with 24 hour minor injuries unit is West Cornwall Hospital in St Clare Street in Penzance, TR18 2PF. Telephone 01736 874000.