



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 "Erney"

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

### Introduction

Erney is a modern 2-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 and enjoys distant views of the Atlantic Ocean beyond. 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.

Erney has an allocated parking space for 1 car. 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

Erney is the 4th house on the middle level of the development.

A stairway on the right leads up from the car park to all properties. The first level access is step free; there are 16 steps from the first level to the middle level with handrails on both sides.

Step free access from the car park is available via a steep sloping pathway on the left hand side of the building. The path is paved and is 1200mm/47" wide. There is an approx. 3 m/9ft wide gravelled stretch in the beginning of the pathway as you leave the car park.

The drop-off point on the top level also offers access to the property; however the surface of the drop off point is uneven (paving with gravel). Level pavement leads from the drop off point to the end of the row where a paved sloped ramp will lead down to the middle level.

There are 2 steps 15cm/5" leading down from the pathway to the front door of the property. The door opening is 81cm/31.9" wide and has a low threshold of approx. 3cm/1.2".

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

## Hall, Stairs and Landing

The front door opens into a 145cm/4'9" wide entrance hall. There's step free access from the entrance hall into the open plan living/dining area and the cloakroom. A stairway on the left leads to the bedrooms on the lower ground floor. The floor of the entrance hall is wooden with a built in bristle mat and the area is well lit by a window and spotlights.

## Cloakroom

A 62cm/24.4" wide sliding door on the right from the entrance opens into the cloakroom. Access to the room is step free. The cloakroom contains a small basin (height from the floor 81cm/32") and a toilet (seat height 42cm/16.5"). The bathroom is well lit by a window and a spot light.

## Sitting Room and Dining Area

The door opening to the open plan living/dining area is 77cm/30.3" wide. The layout is level with wooden floors and wide spaces between furniture. All furniture can be moved.

The dining area has a 74cm/29" tall table with 62cm/24.4" clear space underneath, 4 chairs without armrests and 2 chairs with armrests. The dining area opens into the lounge, leaving ample space around the table.

The living area has a rattan rug, a 4-seater sofa, 2 armchairs, shelves, a TV stand and a low coffee table.

Two 187cm/6'1" wide sliding doors open to the balcony.

The furnishing and floors are neutral in colour; the room is well lit by floor to ceiling windows, spotlights and pendant lights plus 2 wall mounted lights and a floor lamp in the living area.

## Kitchen

The open plan kitchen is part of the dining/living area and has level access. The kitchen has a 75cm/29.5" high oven with a drop down door, an induction hob, dishwasher and a microwave oven. The microwave is built into a wall unit at the height of 149cm/4'11".

Work surface with cupboards and food preparation area surrounds the kitchen on 3 sides with 150cm/4'11" space in between. The height of the worktops and the basin is 90cm/35.4". The basin has a single lever mixer tap.

Crockery & glasses are located in the upper level cupboards at the height of 149cm/4'11" but can be moved down to lower level cupboards on request.

The lowest drawer in the fridge is at the height of 104cm/3'5", the highest shelf at 179cm/5'10". The freezer compartment is on the floor level.

The flooring is wooden and the kitchen area 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 88cm/34.6" wide stairway.

There are 13 wooden steps leading down with a handrail running on the left. The steps are 20cm/7.8" high.

Non-allergenic bedding can be provided upon request.

### BEDROOM 1

Bedroom 1 is on the right as you go down the stairs. The doorway opening is 76cm/30" wide and step free.

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

The bed is a 6ft king size with the height of 69cm/27.1" from the floor to the top of the mattress and 25cm/9.8" clear space underneath. The widest space around the bed is in excess of 4m/13ft.

The fittings include a built in wardrobe, 2 bedside tables, a dressing table, 2 chairs and a wall mounted TV. All furniture can be moved.

There is direct access from the bedroom to the patio through an 86cm/33.8" wide door. Step height is 20cm/8". The patio is shared with Bedroom 2.

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

### EN-SUITE BATHROOM

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

The shower enclosure is step free with a tiled floor and measures 90cm x 120cm/2'11" x 3'11" with the opening of 58cm/22.8". The shower controls are at the height of 120cm/3'11".

The toilet seat is 42cm/16.5" high. The wash basin has a single lever mixer tap and is at the height of 82cm/32.3".

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

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

### BEDROOM 2

Bedroom 2 is opposite the landing downstairs. The doorway has no threshold and is 76cm/30" wide.

The bed can be made either into a 6ft king size or 2 x 3ft single beds. Minimum space between the bed and the wall (when made into king size) is 120 cm/3'11". The bed height from floor to the top of the mattress is 69cm/27.1"; the clear space under the bed is 25cm/10".

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

The bedroom has wooden flooring and is decorated in neutral colours. It is well lit by floor to ceiling windows and spotlights plus 2 bedside lights.

There is access from the bedroom to the patio through an 86cm /34" wide door. Step height is 20cm/8". The patio is shared with Bedroom 1.

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

### EN-SUITE BATHROOM

The bathroom has a shower and WC.

The shower enclosure is step free; it has a tiled floor and measures 87cm x 117cm/2'10" x 3'10" with an opening of 59cm/23.2". The shower controls are at the height of 120cm/3'11".

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 tiled floor with underfloor heating, it is decorated in neutral colours and well lit by spotlights.

### Utility Room & Storage

The utility cupboard with the washing machine and tumble dryer can be found on the lower floor under the staircase. The washing machine is on the floor level with the dryer on top. The tumble dryer controls are at a height of 162cm/5'3" from the floor. Both are front loading.

There is a surf store/storage cupboard located outside the property with a wall mounted standing shower. The storage can be accessed by turning left when exiting the apartment and taking the steps down. There are 15 steps, each 20cm/7.8" high.

### Outside Area/Patio

The property has a balcony on the top floor and a patio downstairs. The patio measures 1.3m x 6.5m/4'3" x 21ft and can be accessed from both bedrooms.

The balcony (2.44m x 6.5m/8' x 21') can be accessed step free via sliding doors in the living and the dining area.

The balcony furniture consists of 2 low sunbeds, a low coffee table, a rattan sofa and 2 armchairs – all of which can be moved.

### Additional Information

The property is non-smoking, including outside areas. There is underfloor heating throughout.

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.