



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 "Panorama"

Panorama, Trenance, Mawgan Porth, TR8 4BY, CORNWALL

Introduction

Panorama is a spacious architect-designed house with sea views in an elevated position in Mawgan Porth on the North Cornish coast. The beach and the nearest public house and shop are about 15 minutes' walk from the house.

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

Panorama is located in Mawgan Porth. From the A30 heading south, exit at Highgate Hill and take the 3rd exit signed A39 towards Wadebridge & Newquay. At the Halloon roundabout, take the third exit, continuing on the A39 towards Wadebridge. At the next roundabout take the 1st exit onto the A3059, signposted to St Mawgan and the Airport.

After about 1 mile pass the garage on the right hand side and take the next right turn (approximately 1/2 mile after this) towards St Mawgan and the Airport. Go past the Airport and at the B3276 'T' junction, turn right towards Mawgan Porth.

Drive through the village and continue all the way up the hill, bearing left. Drive past Bedruthan Steps Hotel and look out for the barn conversions on the right hand side as the main road veers off to the left. Follow the road and take the first left turn, which will take you down a quiet residential road. Take the first right and Panorama will be the last house on the left hand side.

There's enough space for parking for 4-5 cars in the driveway in front of the house. The driveway has a gravelled level surface. A level paved path runs from the driveway to the entrance to the house.

Key collection details will be provided with your booking confirmation.

Entrance to Property

The entry door to the house is 86cm/33.8" wide and has a 15cm/6" step. The entrance is well lit by uplights and a wall mounted light by the door. The light switch for the outdoor lights is located on the right hand side by the front door.

Entrance Hall & Stairs

The door opens into the entrance hall. There's a bench for seating and pegs for hanging coats. The room has a laminate floor and is well lit by downlights. A 73cm/28.7" wide door opens to the hallway.

From the hallway you have level access to the bedrooms and the ground floor bathrooms. The hall has a laminated floor with a thick pile rug.

Stairs on the right lead up to the living room and kitchen on the first floor. The stairs have 13 steps up to the first floor; each step is 20cm/8" high. Hand rail runs on the left hand side.

Sitting Room and Dining Area

The open plan sitting/dining area is located upstairs, straight opposite the stairs. The doorway to the sitting room is 150cm/5ft" wide.

The sitting area on the left has a 4-seater corner sofa and an armchair, a coffee table and a TV cabinet. There are wide spaces around the furniture, all of which can be moved. The sitting area has laminate flooring and a rattan rug. The area is well lit by a floor lamp and downlights. A 90cm/35.4" wide sliding door opens to the balcony. The door has a 7cm/2.8" tall step.

The second sitting area on the right hand side of the room has a 6-seater sofa, 2 coffee tables and a wood burner. There are wide spaces around the furniture, all of which can be moved. The floor has a rattan rug. The area is well lit by triple aspect windows, a pendant light and 2 floor lamps. A 120cm/3'11" wide sliding door opens to the balcony. The door has a 7cm/2.8" tall step.

The dining area has a 79cm/31" tall table with 68cm/26.7" clear space underneath and 12 chairs without armrests. The dining area opens into the sitting area, leaving ample space around the table.

There is more seating available by the breakfast bar which has 4 stools (69cm/27" tall). The breakfast bar is 89cm/35" high and has 88cm/34.6" clear space underneath.

The dining area has laminate flooring and is well lit by 3 pendant lights.

Kitchen

The kitchen is part of the open plan living/dining space on the first floor.

The kitchen has contemporary fitted units including oven, induction hob, 2 dishwashers and fridge freezer.

The work surface with cupboards and food preparation area surrounds the kitchen on 3 sides with 167cm/5'5" space in between. The height of the worktops and the hob is 90 cm/35.4".

The oven is 121cm/4ft high; the separate grill is at the height of 166cm/5'5". The oven and grill are both front-opening.

The microwave is on the worktop at the height of 90cm/35.4".

The basin is 90cm/35.4" high and has a single lever mixer tap.

Crockery & glasses are located in the wall units at the height of 169cm/5'6" but can be moved down into lower level cupboards upon request.

The lowest drawer in the fridge is at the height of 36cm/14", the highest shelf at 135cm/4'5"; the small freezer compartment is at the height of 158cm/5'2". There is another full size fridge freezer in the utility room on the ground floor.

The kitchen has a laminated floor and is well lit by downlights.

TV Room

The TV room is on the first floor, on the left as you go up the stairs. The door opening to the TV room is 72cm/28.3" wide.

The room has a 2-seater sofa, a desk and a wall mounted TV.

The room has laminate flooring with a thick pile rug and is well lit by a table lamp and downlights.

Bedrooms

All 6 bedrooms are located on the ground floor.

BEDROOM 1

Bedroom 1 is located at the end of the corridor on the right hand side from the entrance. The door opening is 72cm/28.3" wide.

The bedroom is decorated in neutral colours and has a laminated floor.

The bed is a 180cm/6ft super king size with the height of 66cm/26" from the floor to the top of the mattress, there's no clear space under the bed. The widest space around the bed is 2m/6'6".

Bedroom fittings include 2 bedside cabinets, an armchair, a dressing table with a chair and a built in wardrobe with a clothes rail at the height of 113cm/3'8". Furniture can be moved.

The bedroom is well lit by pendant light and 2 bedside lights.

A 110cm/3'7" wide sliding door opens to the patio. The door has an 18cm/7" high step.

A 71cm/28" wide door opposite the room entrance leads to the en-suite bathroom.

EN-SUITE BATHROOM

Access to the bathroom is step free. The bathroom has a walk-in shower and a toilet.

The shower enclosure is 83cm/32.6" wide and has an overhead shower as well as a hand held one. The shower controls are at the height of 100cm/3'3".

The toilet seat is 40cm/15.7" high. The wash basin has a single lever mixer tap and is at the height of 90cm/35.4".

The bathroom has a tiled floor. The room is decorated in neutral colours and well lit by dual aspect windows and downlights.

BEDROOM 2

Bedroom 2 is located on the right hand side opposite the entrance; it is the first door on the left along the corridor. The door opening to the bedroom is 71cm/28" wide.

The bedroom is decorated in neutral colours and has a laminated floor.

The room has 2 x 90cm/3ft wide beds that can be pushed together to make a super king size. The height of the beds is 65cm/25.6" from the floor to the top of the mattress, there's no clear space underneath. The widest space around the beds is 90cm/35.4" (when pushed together).

The bedroom furnishings include 2 bedside tables and a built in wardrobe with a clothes rail at the height of 110cm/3'7". Furniture can be moved but the floor space is limited.

The room is well lit by a pendant light and 2 bedside lights.

A 110cm/3'7" wide door opens to the patio.

BEDROOM 3

Bedroom 3 is located directly opposite the entrance. The door opening to the bedroom is 71cm/28" wide.

The bedroom is decorated in neutral colours and has a laminated floor.

The room has 2 x 90cm/3ft wide beds that can be pushed together to make a super king size. The height of the beds is 65cm/25.6" from the floor to the top of the mattress, there's no clear space underneath. The widest space around the beds is 100cm/3'3" (when pushed together).

The bedroom furnishings include 2 bedside tables and a built in wardrobe with a clothes rail at the height of 110cm/3'7". Furniture can be moved but the floor space is limited.

The room is well lit by a pendant light and 2 bedside lights.

A 110cm/3'7" wide door opens to the patio.

BEDROOM 4

Bedroom 3 is located on the left hand side opposite the entrance; it is the first door on the right along the corridor. The door opening to the bedroom is 71cm/28" wide.

The bedroom is decorated in neutral colours and has a laminated floor.

The room has 2 x 80cm/31.5" wide beds that can be pushed together to make a king size. The height of the beds is 65cm/25.6" from the floor to the top of the

mattress, there's no clear space underneath. The widest space around the beds is 165cm/5'4" (when pushed together).

The bedroom furnishings include 2 bedside tables and a built in wardrobe with a clothes rail at the height of 175cm/5'8". Furniture can be moved but the floor space is limited.

The room is well lit by a pendant light and 2 bedside lights.

A 110cm/3'7" wide door opens to the patio.

A 71cm/28" wide door opposite the room entrance leads to the en-suite bathroom.

EN-SUITE BATHROOM

Access to the bathroom is step free. The bathroom has a walk-in shower and a toilet.

The shower enclosure has a 64cm/25.2" wide opening but access to the shower is restricted by the toilet and the basin (53cm/21" wide gap).

The shower enclosure measures 76 x 131cm/30" x 4'3" and has a hand held shower. The controls are at the height of 115cm/3'9".

The toilet seat is 42cm/16.5" high. The wash basin has a single lever mixer tap and is at the height of 93cm/36.6".

The bathroom has a tiled floor and is well lit by downlights.

BEDROOM 5

Bedroom 5 is located at the end of the corridor on the left hand side from the entrance. The door opening to the bedroom is 71cm/28" wide.

The bedroom is decorated in neutral colours and has a laminated floor.

The room has 2 x 80cm/31.5" wide beds that can be pushed together to make a king size. The height of the beds is 65cm/25.6" from the floor to the top of the mattress, there's no clear space underneath. The widest space around the beds is 70cm/27.5" (when pushed together).

The bedroom has 2 bedside tables and pegs for hanging clothes. Furniture can be moved but the floor space is limited.

The room is well lit by a pendant light and 2 bedside lights.

A 110cm/3'7" wide door opens to the patio.

BEDROOM 6

Bedroom 6 is located on the right hand side from the entrance, it's the first room on the right along the corridor. The door opening to the bedroom is 71cm/28" wide.

The bedroom is decorated in neutral colours and has a laminated floor.

The room has 140cm/4'8" wide double bed with a height of 66cm/26" from the floor to the top of the mattress, there's no clear space underneath the bed. The widest space around the bed is 50cm/20".

The bedroom has 2 bedside tables and a clothes stand with a rail at the height of 160cm/5'11". Furniture can be moved but the floor space is limited.

The room is well lit by a pendant light and 2 bedside lights.

Bathrooms

There is a family bathroom and a separate shower room on the ground floor in addition to the en-suites plus a WC on the first floor.

FAMILY BATHROOM

The family bathroom is on the left hand side from the entrance, it's the first room on the left along the corridor. The door opening to the bathroom is 62cm/24.4" wide and step free.

The bathroom has a bath with a hand held shower, a walk in shower and a toilet.

The walk in shower is step free and 80cm/31.5" wide. The shower controls are at the height of 105cm/3'5".

The bath is 60cm/23.6" high and 68cm/26.7" wide and has a hand held shower. The shower and bath controls are at the height of 55cm/21.6" from the bottom of the bath.

The toilet seat is 40cm/15.7" high. The wash basin is at the height of 85cm/33.4" and has a single lever mixer tap.

The bathroom has a tiled floor. The room is decorated in neutral colours and well lit by motion sensor controlled downlights.

SHOWER ROOM

The shower room is on the immediate left from the entrance. The door opening to the room is 63cm/24.8" wide.

The shower room has a walk in tiled shower and a toilet.

The shower is step free and has both overhead and hand held shower heads. The shower enclosure has a 53cm/20.8" wide opening and measures 96cm x 130cm/3'1" x 4'3". The shower controls are at the height of 105cm/3'5".

The toilet seat is 42cm/16.5" high. The wash basin has a single lever mixer tap and is at the height of 86cm/34".

The bathroom has a tiled floor and is well lit by windows and motion sensor controlled downlights.

FIRST FLOOR WC

The upstairs WC is on the far left as you go up the stairs. The door opening to the room is 72cm/28.3" wide.

The toilet seat is 40cm/15.7" high. The wash basin has a single lever mixer tap and is at the height of 89cm/35".

The room has a laminated floor and is well lit by downlights.

Utility Room & Storage

The utility room is on the ground floor, on the left hand side at the end of the corridor, opposite Bedroom 5. The door opening to the utility room is 72cm/28.3" wide and step free.

The utility room has a front loading washer/dryer that is located on the floor level and a full size fridge-freezer. The highest shelf in the fridge is at the height of 150cm/4'11", the lowest drawer at the height of 107cm/30". The freezer compartment is on the floor level.

The utility room has a laminated floor and the room is well lit by a pendant light.

A 76cm/30" wide door opens from the utility room into the garden. The doorway has a 23cm/9" tall step.

Outside Area

A level gravelled path runs from the driveway in front of the house to the garden and the tiled patio at the back. The garden is laid to lawn, bordered by a fence and fully enclosed.

The patio can be accessed by 4 steps of 15cm/6" from the garden. There is also access to the patio from 5 of the bedrooms. Bedroom doors have 18cm/7" high steps. The patio has a seating area with a table and 12 chairs and 4 sun loungers.

There is also a balcony that can be accessed by stairs from the garden or through the upstairs sitting room. There are 15 steps up from the garden, each 19cm/7.5" high. The stairs have non-slip surface. Hand rails run on both sides. The balcony measures approximately 1m x 3m/3'3" x 9'11" and has a rattan sofa, 4 armchairs and a small table.

There is a surf shower on the side of the house, by the utility room. This can be accessed through the back garden or through a 89cm/35" wide gate at the front of the house. There's also an outside tap on the garage wall in front of the house.

Additional Information

The property is non-smoking. The house is centrally heated.

Light switches are at the height of 120cm/3'11".

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.