



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 "Pendeen"

Atlantic View, Marine Drive, Widemouth Bay, EX23 0AG,
CORNWALL

Introduction

Pendeen is a modern 3-bedroom, 2-floor luxury eco-house in Widemouth Bay in North Cornwall. The property is perched above the beach, offering unobstructed sea views. The beach and nearest shop and cafe are within 300m walking distance.

For bookings please contact Beach Retreats on 01637 861 005 or visit www.beachretreats.co.uk

Pre-arrival Information

The nearest train station is Plymouth, 43 miles (1 hr 15 min drive) south from Widemouth Bay.

Nearest Airport - Newquay Cornwall Airport (NQY) is located 37 miles (1 hr drive) South from Widemouth Bay.

Local bus route 595 runs regular services between Widemouth Bay, Bude, Wadebridge and Camelford. (For bus times and fares please visit <http://www.travelinesw.com/>).

Local taxi companies in Bude: Bayside taxis, tel 07769313654 <http://www.baysidetaxis.co.uk>; Alpha Taxis, tel 07760 757135 <http://www.alphataxisbude.co.uk>.

There are no mobility hire shops in the area, we recommend <http://www.mobilityhire.com>, tel 01684 275626.

Arrival, Parking and Key Collection

From the A30 heading south, take the first exit after Launceston, sign posted North Cornwall, Wadebridge & Camelford (A395/A39). Follow signs for Bude when you reach the A39 and Widemouth Bay will be sign posted as a left hand turn. Pass the Widemouth Manor and turn right. You will see the Atlantic View development on your left hand side as you approach the beach.

Allocated parking is provided for 2 cars in front of the cottage on the left hand side of the drive.

Pendeen is the third cottage along the drive.

Key collection details will be provided with your booking confirmation.

Entrance to Property

There's level access from the car park to the property.

Car parking is level with a gravelled surface. A softer, sandy level pathway leads to the entrance of the cottage. The entrance and the car park are well lit.

The entry door to the property is 77cm/30.3" wide and step free.

Hall, Stairs and Landing

The door opens into the entrance hall. The entrance hall has a laminated floor with a built in bristle mat and is well lit by spotlights.

Sitting Room and Dining Area

There are 10 x 20cm/7.8" wooden steps up to the open plan kitchen/diner and sitting room on the first floor. A hand rail runs on the right hand side.

The layout is level with laminated floors and wide spaces between furniture. All furniture can be moved.

The living area has a rattan rug, a 2-seater sofa and a 3-seater sofa, an armchair, a coffee table, a TV cabinet and a wood burner.

A 90cm/35.4" wide sliding door opens to the balcony.

The dining area has a 77cm/30.3" tall table with 63cm/24.8" clear space underneath and 6 chairs without armrests. The dining area opens into the living area, leaving ample space around the table.

The furnishing and floors are neutral in colour; the room is well 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, dishwasher and a washer-dryer).

The oven is 100cm/3'3" high and has a drop down door. The built in microwave is at the height of 130cm/4'3".

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 and shelves at the height of 130cm/4'3" but can be moved down into lower level cupboards upon request.

The lowest drawer in the fridge is at the height of 103cm/3'4", the top shelf at 177cm/5'9". The freezer compartment is located on the floor level.

The washer-dryer is located on the floor level and is front loading.

The kitchen has laminate flooring and is well lit by spotlights and a wall mounted light.

Bedrooms

The house has 3 bedrooms, sleeping up to 6 guests.

Bedroom 1 and 2 are located on the lower ground floor and can be accessed via 3 steps of 19cm/7.5" from the entrance hall. Bedroom 3 has step free access (this bedroom has bunk beds).

Non-allergenic bedding can be provided on request.

BEDROOM 1

Bedroom 1 is on the right hand side on the lower ground floor. There are 3 steps down from the entrance hall to the bedroom, each 19cm/7.5" high.

The door opening to the bedroom is 78cm/30.7" wide. The room is decorated in neutral colours and has a low pile carpeted floor.

The zip-link bed can be made either into a 160cm/5'3" wide king size or 2 narrow single beds. The bed height is 63cm/24.8" from the floor to the top of the mattress, there's no clear space underneath the bed. The widest space around the bed is 100cm/3'3" (when made into king size).

The bedroom fittings include 2 bedside cabinets, a dressing table with a chair and a wardrobe with a clothes rail at the height of 165cm/5'4". Furniture can be moved.

The bedroom is well lit by spotlights and 2 bedside lights.

A 90cm/35" wide sliding door opens to the patio. Access to the patio is step free.

A 79cm/31.1" wide door leads to an en-suite bathroom.

EN-SUITE BATHROOM

The en-suite bathroom has a free standing bath, a shower and a toilet.

The bath is 56cm/22" high and 75cm/29.5" wide.

The corner shower has a 40cm/15.7" wide opening with a 9cm/3.5" step. The shower enclosure measures 82cm x 108cm/32" x 3'6". The shower controls are at the height of 90cm/35.4".

The toilet seat is 42cm/16.5" high. The wash basin has a single lever mixer tap and is at the height of 84cm/33".

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

BEDROOM 2

Bedroom 2 is located straight from the entrance on the lower ground floor. There are 3 steps down from the entrance hall to the bedroom, each 19cm/7.5" high.

The door opening to the bedroom has no threshold and is 78cm/30.7" wide.

The zip-link bed can be made either into a 160cm/5'3" wide king size or 2 narrow single beds. The height of the bed is 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 60cm/23.6" (when made into twins); additional 30cm/12" can be added by pushing the beds together.

The furniture consists of 2 bedside cabinets, a dressing table with a chair and a wardrobe with a clothes rail at the height of 190cm/6'2". Furniture can be moved.

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

A 90cm/35" wide sliding door opens to the patio. Access to the patio is step free.

BEDROOM 3

Bedroom 3 is located on the ground floor on the right hand side from the entrance. The room has level access. The door opening to the bedroom is 78cm/30.7" wide.

The room has a chalet style bunk bed with a double bed on the lower level and a single bed on top.

The lower level bunk is 56cm/22" high from the floor to the top of the mattress, there's 28cm/11" space under the bed. The widest space around the bed is 150cm/5ft.

The furniture includes a bedside cabinet, a chest of drawers and a built in wardrobe with a clothes rail at the height of 150cm/4'11". Furniture can be moved.

The bedroom has a carpeted floor and neutral decor. It is well lit by spotlights and a bedside light.

A 72cm/28.3" wide door opens to an en-suite bathroom.

EN-SUITE BATHROOM

The bathroom has a shower and a toilet.

The shower has a 45cm/17.7" wide opening with a 10cm/4" step. The shower enclosure measures 81cm x 121cm/32" x 3'11". The shower 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 85cm/33.4".

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

Family Bathroom

Family bathroom is located on the left hand side on the lower ground floor. There are 3 steps down from the entrance hall to the bathroom, each 19cm/7.5" high.

The entry door to the bathroom is 78cm/30.7" wide.

The bathroom has a bath with an overhead shower and a toilet.

The bath is 54cm/21.2" high and 55cm/21.6" wide. The overhead shower controls are at the height of 160cm/5'3".

The toilet seat is 41cm/16" high. The wash basin has a single lever mixer tap and is at the height of 89cm/35".

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

Outside Area

The property has a balcony upstairs and a garden with a patio on the ground floor.

Access to the balcony is through a 90cm/35.4" wide sliding door in the sitting room. The decked balcony measures 12m/39ft x 2m/6'6" and comes with a table and 6 chairs without armrests.

The patio and garden can be accessed through Bedroom 1 and Bedroom 2 on the lower ground floor. The doors opening to balcony are 90cm/35.4" wide and step free.

The patio surface is level and paved. The patio has 2 sun loungers and a fire pit/BBQ.

Additional Information

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

Light switches are at the height of 115cm/3'9".

The property is not 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.