



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 "Porth Beach House"

Porth Beach House, Porth Bean Road, TR7 3LU, CORNWALL

### Introduction

Porth Beach House is an early 19<sup>th</sup> century cottage located just a stone's throw from Porth beach. The property has 5 bedrooms and sleeps up to 10 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 left turn after the Quarterdeck apartments. The cottage is just on the left with a slate sign.

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 left turn after the Quarterdeck apartments. The cottage is just on the left with a slate sign.

Parking is available for 2 cars in the garages located in the lane to the left of Porth Beach House. Please park in the garages marked with the house name. If you have a roof box on your vehicle, please remove before entering the garage. The garage height is approximately 2m and width 5.6m.

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

The lane from the garage to the house has uneven asphalt surface with a slight slope.

Key collection details will be provided with your booking confirmation.

## Entrance to Property

Access to the property is from Porth Beach Road. There are three 20cm/7.8" tall steps up from the road to the front gate. The gate is 87cm/34.3" wide and leads into a cobbled courtyard garden.

3 steps (max 23cm/9" each) take you up to the porch. The porch entrance is 71cm/28" wide and has benches on both sides. The entrance is lit by wall mounted lights.

The entry door is 81cm/32" wide with a 8cm/3.1" threshold and opens into the dining area.

## Dining Area

The dining area has a 76cm/30" tall table with 63cm/24.8" clear space underneath. There's corner seating for 8 people and 4 chairs without armrests. There's ample space around the table.

The dining room has a slate tiled floor and is well lit by spotlights and a pendant lamp.

There's access to Bedroom 1 through a 71cm/28" wide door.

A 102cm/3'4" wide doorway leads from the dining room to the kitchen.

## Kitchen

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

The double oven is 77cm/30.3" high with a drop down door. The microwave is located on the food preparation area at the height of 93cm/36.6".

The basin is at the height of 93cm/36.6" and has a dual control mixer tap.

Crockery & glasses are located in the wall units at the height of 130cm/4'3" but can be moved down upon request.

The fridge and the freezer are both located on the floor level.

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

2 x 69cm/27.1" wide French doors open to an enclosed garden and decking area.

A 75cm/29.5" wide door on the left leads to the staircase to bedrooms and the sitting room upstairs.

## Sitting Room

The sitting room is the first room upstairs on the right. The door opening is 72cm/28.3" wide.

The sitting room has two 2-seater sofas, 3 armchairs, a coffee table, a TV cabinet and a wood burner. There are wide spaces around the furniture, all of which can be moved. The room opens into a sun room with further seating for 6 people. The sun room entrance has a 5cm/2" step down.

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

## Bedrooms

Bedroom 1 is located on the ground floor; there are four bedrooms on the first floor.

The upstairs bedrooms can be accessed via 74cm/29.1" wide carpeted steps. There are 11 steps, each 19cm/7.5" tall with a hand rail running on the left. The upstairs landing has a wooden floor and is well lit by windows, a pendant light and spotlights.

### BEDROOM 1

Bedroom 1 is located on the ground floor and can be accessed through the dining area. The door opening is 71cm/28" wide.

The bedroom is decorated in neutral colours and has wooden flooring.

The bed is a 150cm/5ft king size. The bed height is 69cm/27.1" from the floor to the top of the mattress with 38cm/15" clear space underneath. The widest space around the bed is 140cm/3'3".

The bedroom has a fireplace with a wood burner. The furniture includes a chest of drawers, 2 bedside cabinets and a built in wardrobe/storage cupboard with a clothes rail at the height of 195cm/6'4". Furniture can be moved.

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

A 71cm/28" wide door opens into an en-suite bathroom.

### EN-SUITE BATHROOM

The bathroom has a shower and a toilet. The shower enclosure measures 78cm x 84cm/30.7" x 33" and has an opening of 52cm/20.5". The shower base is acrylic with a 10cm/4" step. The shower controls are at the height of 120cm/3'11".

### BEDROOM 2

Bedroom 2 is on the left hand side as you go up the stairs. The door opening to the bedroom is 68cm/26.8" 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 56cm/22" from the floor to the top of the mattress and 23cm/9" clear space underneath. The widest space around the beds is 90cm/3ft.

The fittings include a bedside table, a window seat and a wardrobe with a clothes rail at the height of 158cm/5'2". Furniture can be moved.

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

A 67cm/26.3" wide door leads to a Jack and Jill style bathroom that is shared with Bedroom 3. The bathroom door has a 10cm/4" step.

### EN-SUITE BATHROOM

The Jack & Jill style bathroom has a shower and a toilet.

The shower enclosure has a 12cm/4.7" step and measures 77cm x 85cm/30.3" x 33.5". The opening is 51cm/20" wide. The shower controls are at the height of 120cm/3'11".

The toilet seat is 42cm/16.5" high.

The basin has a single lever mixer tap and is at the height of 79cm/31".

The bathroom has wooden floor and is well lit by spotlights.

63cm/24.8" wide door opens into Bedroom 3.

### BEDROOM 3

Bedroom 3 is upstairs on the far left.

The door opening to the bedroom is 68cm/26.8" 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 69cm/27" from the floor to the top of the mattress with 37cm/14.5" clear space underneath. The widest space around the beds is 125cm/4'1".

The room has window seating and a built in wardrobe/storage cupboard with a clothes rail at the height of 205cm/6'8".

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

### BEDROOM 4

Bedroom 4 is located opposite the landing upstairs. The door opening is 70cm/27.5" wide.

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

The bedroom has 90cm/3ft wide bunk beds.

The fittings include a bedside cabinet, a chest of drawers and window seating.

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

### BEDROOM 5

Bedroom 5 is the second room on the right hand side as you go up the stairs.

The door opening is 72cm/28.3" 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 71cm/28" from the floor to the top of the mattress with 37cm/14.5" clear space underneath the bed.

The widest space around the bed is 150cm/4'11".

The fittings include 2 bedside tables, a chest of drawers, a window seat and a built in wardrobe with a clothes rail at the height of 158cm/5'2".

Furniture can be moved.

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

## Cloakroom

The cloakroom is located off the kitchen on the left hand side and has step free access. The door is 70cm/27.5" wide. The toilet seat is 45cm/17.7" high. The basin has a single lever mixer tap and is at the height of 80cm/31.5". The room is well lit by spotlights.

## Family Bathroom

The family bathroom is located upstairs on the left.

The door is 66cm/26" wide and has an 8cm/3.1" step.

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

The bath is 56cm/22" high and 57cm/22.4" wide and has handles on both sides. The shower controls are at the height of 108cm/3'6" from the bottom of the bath.

The toilet seat is 44cm/17.3" high. The wash basin has a single lever mixer tap and is at the height of 78cm/30.7".

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

## Utility Room & Storage

The utility room with the washer and dryer is located across the courtyard at the back of the property. The courtyard surface is cobbled. The door to the utility room is 70cm/27.5" wide and has a 10cm/4" threshold.

The washing machine is on the floor level; the tumble dryer is located on top of the washer and has the controls at the height of 170cm/5'7". Both are front loading.

## Outside Area

Porth Beach House has a slated courtyard in front of the property with a BBQ area and a picnic bench. The seating area can be accessed by 3 steps (max 23cm/9" each).

The decking area in the back can be accessed through the kitchen or through a gate at the back of the property.

2 steps (10cm/4" and 23cm/9" tall) lead up to the seating area with a picnic bench. The courtyard garden is lit by wall mounted lights.

## 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.