



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 "Sea Lodge"

Tregurrian Hill, Watergate Bay, TR8 4AD, CORNWALL

### Introduction

Sea Lodge is situated in a private location just outside of Watergate Bay, giving easy access to the beach and the restaurants of the area. The property has 3 bedrooms and sleeps up to 5 people. The nearest beach, public house and shop are about 10 minutes' walk down the hill. Please note there is no footpath and the walk is along a narrow and busy road.

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 4.2 miles (11 min drive) south from Tregurrian.

Nearest Airport - Newquay Cornwall Airport (NQY) is located 1.5 miles (5 min drive) north from Tregurrian. 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 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, to St Mawgan and the Airport. Continue along this road past the Airport and at the next 'T' junction, turn left onto the B3276 towards Watergate Bay.

At Tregurrian you will encounter a sharp bend and as you start to drive down the hill into the Bay, you will see a lane to left which is signed Sea Lodge.

Please take care when turning into the lane as it has a steep slope.

Parking is available for 3 cars in the lane leading to the property.

The steeply sloping lane has a tarmac surface which turns into a grassy driveway. There is a 260cm/8'6" wide gate at the end of the lane. A slightly sloping gravel and paved path runs to the entrance of the cottage on the left hand side.

The area is well lit by a motion sensor light on the front wall and by the entrance.

Key collection details will be provided with your booking confirmation.

## Entrance to Property

The entrance door to the cottage is 92cm/3ft wide with a 13cm/5" step and opens into a small laminated entrance hall. The width of the entrance hall is 104cm/3'5". Doors lead to a utility room on the left and the kitchen/diner ahead.

## Kitchen/diner

The door opening to the kitchen is 72cm/28.3" wide.

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

The oven is 73cm/28.7" high with a drop down door. The microwave is located on the food preparation area at the height of 90cm/3ft'.

The basin is at the height of 90cm/3ft' and has a dual control mixer tap.

Crockery & glasses are located in the wall units at the height of 142cm/4'8" but can be moved down upon request.

The lowest drawer in the fridge is at the height of 103cm/3'4", the highest shelf at 149cm/4'10". The freezer is located on the floor level.

The dining area has a 77cm/30.3" tall table with 65cm/25.6" clear space underneath. There are 6 chairs without armrests. The dining area opens into the kitchen, leaving ample space around the table.

The kitchen/diner has a laminated floor and is well lit by dual aspect windows and spotlights.

A 75cm/29.5" wide door on the right opens into the corridor leading to bedrooms and the sitting room.

## Sitting Room

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

The sitting room has two 2-seater sofas, 2 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 sitting room has a wooden floor with a low pile rug. The furnishing and floors have good colour contrast; the room is well lit by windows, spotlights, wall mounted lights and floor lamps.

79cm/31" wide sliding door opens to the patio; the door has an 18cm/7" tall step.

## Bedrooms

### BEDROOM 1

Bedroom 1 is located on the far left along the corridor. The door opening is 65cm/25.6" wide.

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

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 60cm/23.6" (extra 70cm/27.5" can be added by pushing the bed against the wall).

The furniture includes a chest of drawers, 2 bedside cabinets and a wardrobe with a clothes rail at the height of 155cm/5'1". Furniture can be moved.

The bedroom is well lit by a window, pendant light and bedside lamps.

### BEDROOM 2

Bedroom 2 is on the left hand side along the corridor. The door opening to the bedroom is 72cm/28.3" wide.

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

The room has a chest of drawers and a single bed with a height of 53cm/21" from the floor to the top of the mattress. There's 23cm/9" clear space underneath the bed. The widest space around the beds is 85cm/33".

The room is well lit by a window, a bedside light and a pendant light.

### BEDROOM 3

Bedroom 3 is on the far right along the corridor.

The door opening to the bedroom is 72cm/28.3" wide.

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

There are 2 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 100cm/3'3".

The fittings include a bedside table, a chest of drawers and a wardrobe with a clothes rail at the height of 159cm/5'2".

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

### Cloakroom

Cloakroom is located in the hallway by the entrance; it's the second door on the left. The door is 71cm/28" wide. The toilet seat is 42cm/16.5" high. The basin has 2 taps and is at the height of 79cm/31". The room is well lit by a window and a ceiling light.

### Family Bathroom

The family bathroom is located on the left along the corridor, next to Bedroom 2.

The door is 70cm/27.5" wide and step free.

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

The bath is 56cm/22" high and 54cm/21.2" wide. The shower controls are at the height of 120cm/3'11" from the bottom of the bath.

The toilet seat is 42cm/16.5" high. The wash basin has a single lever mixer tap and is at the height of 85cm/33.5".

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

## Utility Room & Storage

The utility room/storage with the washer and dryer is located by the entrance; it's the first door on the left.

Both the washing machine and the dryer are on the floor level; both are front loading.

There's further storage available in the cupboard next to the living room.

## Outside Area

There's a paved seating area with a built in BBQ in front of the cottage and tiered gardens to the front and the back of the house.

There is a decked terrace and a seating area on top of the building which can be accessed via a gate and stairs (17 steps, 15cm/6" tall). The terrace has a table, 6 chairs and a bench.

A footpath with 28 steps leads from the back of the house down to the main road (the steps are steep and uneven, there is no hand rail).

The main road gets very busy during high season and has no footpath.

## 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.