



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 Wall Cottage"

Sea Wall Cottage, Porth Bean Road, TR7 3LU, CORNWALL

### Introduction

Sea Wall Cottage is a 2 bedroom period cottage built on the old sea wall of Porth beach with fabulous sea views overlooking the sands in Porth. The property sleeps up to 4 people. The beach is just across the road and 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, then take the lane on the left just after the Quarterdeck apartments on the corner. The cottage is located just on the left with a slate sign.

From Newquay, drive along Henver 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, then take the lane on the left just after the Quarterdeck apartments on the corner. The cottage is located just on the left with a slate sign.

Sea Wall cottage has a garage parking for one car. You can also park in front of the garage, taking care not to block the lane. Visitor parking is not available but there is a pay and display car park on the beach itself.

The lane in front of the cottage has uneven asphalt surface with a slight slope.

Access to the keys is not step free and has uneven footing. Key collection details will be provided with your booking confirmation.

The parking area is lit by a wall mounted light.

## Entrance to Property

The entrance door is 67cm/26.4" wide with a 15cm/6" step and opens into the kitchen.

## Kitchen & Dining Area

The kitchen has contemporary fitted units including oven, gas hob, microwave oven, fridge freezer, dishwasher and washer/dryer.

The oven is 75cm/29.5" high with a drop down door. The microwave is located on top of the fridge at the height of 140cm/4'7".

The basin is at the height of 92cm/36.2" and has a dual control mixer tap.

Crockery & glasses are located in the wall units at the height of 140cm/4'7" but can be moved down upon request.

The lowest drawer in the fridge is at the height of 83cm/32.7", the highest shelf at 112cm/3'8". The freezer compartment is at the floor level.

The kitchen has a 77cm/30.3" tall table with 65cm/25.6" clear space underneath and 4 chairs without armrests. The space around the table is at least 50cm/20" wide.

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

Stairs lead up to the sitting area and the bedrooms. The staircase is 76cm/30" wide, carpeted and has 13 steps, each 20cm/8" tall. The hand rail runs on the left.

The staircase is well lit by dual aspect windows and spotlights.

## Sitting Room

The stairs lead up to the sitting room.

The sitting area has a 2-seater sofa, 3 armchairs, a coffee table, shelves, a TV cabinet and a wood burner. There are wide spaces around the furniture, all of which can be moved.

The room has a low pile carpeted floor. The furnishings and floor have a good colour contrast; the room is lit by windows and pendant lights.

2 x 54cm/21.2" wide French doors open onto a small conservatory overlooking the beach.

The conservatory has a coffee table and 2 armchairs. A door on the left (71cm/28" wide) opens onto stairs leading down to the courtyard garden.

## Bedrooms

Bedrooms can be accessed through the sitting room. The beds have feather pillows and duvets, non-allergenic bedding can be provided on request.

### BEDROOM 1

The door opening to Bedroom 1 is 65cm/25.6" wide and has a 4cm/1.6" threshold.

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

The bed is a 150cm/5ft king size with a height of 57cm/22.4" from the floor to the top of the mattress, there's no space underneath the bed. The clear space around the bed is 3.5m/11'5".

Bedroom fittings include 2 bedside tables, 2 chests of drawers, 3 chairs and a built in wardrobe with a clothes rail at the height of 152cm/5ft. Furniture can be moved.

The bedroom is well lit by windows and spotlights.

A 64cm/25.2" wide door leads to Bedroom 2 and the family bathroom.

### BEDROOM 2

The door opening to Bedroom 2 is 56cm/22" wide; the entrance is restricted by furniture.

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

There are two 90cm/3ft wide beds. The height of the beds is 53cm/21" from the floor to the top of the mattress, there's no clear space underneath. The widest space around the beds is 50cm/19.7".

The fittings include 2 bedside tables and a wardrobe. The furniture can be moved.

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

## Bathroom

The family bathroom is located between the 2 bedrooms. The door is 66cm/26" wide and has a 3cm/1.2" threshold.

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

The bath is 55cm/21.6" high and 54cm/21.2" wide. The shower controls are at the height of 115cm/3'9" from the bottom of the bath.

The toilet seat is 41cm/16.1" high. The wash basin has 2 taps and is at the height of 90cm/35.4".

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

## Utility Room & Storage

The property has a garage. No indoor storage space is available.

## Outside Area

Sea Wall Cottage has a small courtyard garden that comes with a barbecue and a table with 5 chairs with armrests. The courtyard floor is paved and uneven.

Stairs lead up to the conservatory; there are 13 bricked steps 18cm/7" tall with a hand rail running on the left.

## Additional Information

The property is non-smoking. The apartment 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.