



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 "Wolf Rock"

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

Introduction

Wolf Rock 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.

Wolf Rock is the last 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 78cm/30.7" 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

Step free access from the hallway leads into a spacious open plan kitchen/diner and living area on the left 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 98cm/38.5" wide sliding door opens to a private patio.

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

Wolf Rock has 3 bedrooms, sleeping up to 6 guests.

The master bedroom is located on the first floor and Bedroom 2 is on the lower ground floor. Bedroom 3 is the only bedroom with step free access (this bedroom has bunk beds).

Non-allergenic bedding can be provided on request.

BEDROOM 1

Bedroom 1 is on the first floor. There are 10 wooden steps up to the first floor, each 20cm/7.8" high. A hand rail runs on the right hand side.

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 75cm/29.5" (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 190cm/6'2". Furniture can be moved.

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

A 103cm/3'4" wide sliding door opens to the balcony.

A 74cm/29" wide sliding door leads to an en-suite bathroom.

EN-SUITE BATHROOM

The en-suite bathroom has a walk in shower and a toilet.

The walk in shower has a 55cm/21.6" wide opening with a 10cm/4" step. The shower enclosure measures 83cm x 138cm/32.6" x 4'6". 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 80cm/31.5".

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

BEDROOM 2

Bedroom 2 is located on the lower ground floor. There are 3 steps down from the entrance hall to the bedroom, each 20cm/7.8" high.

The doorway to the bedroom has no threshold and is 70cm/27.5" 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 65cm/25.6" 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/19.7" (when made into twins); additional 15cm/6" can be added by pushing the beds together.

The furniture consists of 2 bedside cabinets, a chair and a built in wardrobe with a clothes rail at the height of 165cm/5'5". 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 103cm/3'4" wide sliding door opens to the patio. Access to the patio is step free.

A 74cm/29" wide sliding door leads to an en-suite bathroom.

EN-SUITE BATHROOM

The bathroom has a walk in shower and a toilet.

The walk in shower has a 55cm/21.6" wide opening with a 10cm/4" step. The shower enclosure measures 83cm x 148cm/32.6" x 4'10". 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 78cm/30.7".

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

BEDROOM 3

Bedroom 3 is located on the right hand side from the entrance. The room has level access. The door opening 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 54cm/21.2" 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 135cm/4'5".

The furniture includes a chest of drawers and a wardrobe with a clothes rail at the height of 91cm/35.8". Furniture can be moved.

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

A 79cm/31" wide door opens to an en-suite bathroom.

EN-SUITE BATHROOM

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

The bath is 55cm/21.6" high and 55cm/21.6" wide. The shower controls are at the height of 60cm/23.6" from the bottom of the bath.

The toilet seat is 41cm/16" high. The wash basin has a single lever mixer tap and is at the height of 80cm/31.5".

The bathroom has a tiled floor and is well lit by a window and 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 103cm/3'4" wide sliding door in the master bedroom. The decked balcony measures over 5m/16ft x 130cm/4'3" and has a table and 2 chairs.

The patio and garden can be accessed through the sitting room and through Bedroom 2. There are 3 x 20cm/7.8" steps down from the sitting room to the patio floor. Access through Bedroom 2 is step free. There's also side access from the front of the house to the garden via a soft sand pathway. There's a 15cm/6" tall step from the pathway to the patio floor.

The patio surface is level and paved. There's a table and 4 chairs plus a bench for al fresco dining. There are also 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.