

BEACH RETREATS

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 "1 Karn Havos"

Address: St Eval, Mawgan Porth, PL27 7UW

Introduction

1 Karn Havos is a luxury 3-bedroom, 3-bathroom coastal house situated in Mawgan Porth in North Cornwall.

For bookings please contact Beach Retreats on 01637 861005 or visit www.beachretreats.co.uk

Pre-arrival Information

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. Go past the Airport and at the B3276 'T' junction, turn right towards Mawgan Porth. Follow this road (B3276) through St Mawgan and all the way to Bedruthan Steps. You will see the National Trust car park to Bedruthan Steps on your left-hand side and almost immediately after you will see the Karn Havos development on the right-hand side.

Nearest Airport – Cornwall Airport Newquay is located 3.9 miles (10 min drive) from the Karn Havos site.

For information on local buses and fares visit

<https://www.gocornwallbus.co.uk/> and/or <https://www.firstbus.co.uk/cornwall>

Arrival & Parking

Your parking spaces are in the development car park positioned in the far left hand corner of the site which is accessed via the entrance driveway. The 2 spaces are numbered relevant to the number of your property.

Entrance to Property

- The front door is 99cm wide leading into a big entrance hallway. The door handle sits 104cm from the floor.
- There is a utility room on the left-hand side fully equipped with a washing machine, dryer, and basin. The countertop is 93cm from the floor.
- The utility door is 85cm wide with the handle reaching 96cm from the floor.

Master Bedroom & Ensuite

Master bedroom with super king size zip & link bed (can be made into two singles), two side tables, lamps, feature chair, fitted wardrobe, chest of drawers and sliding door to patio with sea views. En-suite Villeroy & Boch shower room to the master, with a double walk-in rainfall shower, automated LED lighting, heated and touchless mirror, heated towel rail, wash basin and W/C.

- The bed stands at 65cm from the floor with the bedside tables reaching 60cm each.
- From each side of the bed there is a gap of 80cm from the bed to the wardrobe and from the bed to the patio window.
- The feature chair sits at 44cm from the ground.
- The chest of drawers stands at 89cm tall.
- In the ensuite the gap between the sink and the door is 70cm.
- The ensuite door is 85cm wide with the handle sitting 96cm tall.
- The toilet sits at 42cm tall with the sink sitting at 85cm tall.
- The shower gap is 70cm wide.

- There are built in wardrobes across one wall of the room, the wardrobe rail is 198cm high, the top drawer in the wardrobe is 92cm high and the top shelf is 165cm high.
- The door is 85cm wide with the handle reaching 96cm from the floor.

Second Bedroom & Ensuite

Second bedroom with king size bed, views of the sea, sliding doors to patio, two side tables, lamps, chest of drawers, 38-inch TV and fitted wardrobes.

- The bed sits at 64cm tall with a gap of 84cm to the wall and 86cm to the patio window.
- The bedside tables are the same and reach 62cm tall.
- The single chest of drawers reaches 84cm with the tv above on the wall.
- The ensuite toilet sits at 42cm high with the sink sitting at 85cm tall.
- The ensuite door is 85cm wide with the handle sitting 96cm tall.
- The shower gap is 67cm in width.
- There are built in wardrobes across one wall of the room, the wardrobe rail is 198cm high, the top drawer in the wardrobe is 92cm high and the top shelf is 165cm high.
- The door is 85cm wide with the handle reaching 96cm from the floor.

Third bedroom

Third bedroom with two 3-foot beds, two side tables, lamps, fitted wardrobes, stool and mirror front view of landscaped gardens.

- This bedroom has two 3-foot beds each reaching 63cm from the floor to the mattress.
- The gap between the end of the beds to the wall is 90cm.
- Each bedside table sits at 60cm from the floor.
- The gap from the bed to the wardrobe is 59cm and 60cm to the window.
- There are built in wardrobes across one wall of the room, the wardrobe rail is 198cm high, the top drawer in the wardrobe is 92cm high and the top shelf is 165cm high.
- The door is 85cm wide with the handle reaching 96cm from the floor.

Family Bathroom

Luxury Villeroy & Boch family bathroom with bath and shower over, automated LED lighting, heated and touchless mirror, heated towel rail, wash basin and W/C.

- A spacious family bathroom that consists of a toilet, sink, and a shower over the bath.
- The sink sits at 85 cm and the toilet sits at 42cm.
- The bath is 59cm tall with a width of 62cm.
- The door is 85cm wide with the handle reaching 96cm from the floor.

The stairs are a solid wood structure and measure 94cm wide. There are 14 stairs leading upstairs each measuring 21cm high and 23cm deep. The handrail is 99cm high.

Kitchen/living/dining area

Upside down living with feature balustrade taking you to the first floor. Large and contemporary living, kitchen, and dining room on the first floor with a front facing balcony to make the most of the sea views and incredible sunsets.

Kitchen

Kitchen includes central island with breakfast bar and three stools, induction hob, double oven, microwave, drinks fridge, fridge freezer, kettle, toaster, and Nespresso coffee machine.

- There is a fully equipped kitchen with an island in the middle sitting at 90cm tall along with 3 x stools reaching 63cm.
- The oven dials sit 120cm from the floor with the microwave an extra 40cm above.
- Kitchen countertops 90cm in height.
- The fridge sits above the freezer and is 119cm at the lowest shelf and 173cm at the highest point.
- The lower kitchen cupboards are 90cm high and the highest kitchen cupboards are 175cm high from floor level.

Dining area

Dining space with large round wooden table and six chairs.

- The table reaches 77cm from the floor with 6 chairs that reach 45cm from the floor.

Living area

Living space features three-seater and two-seater sofas, two feature chairs, 49-inch flat screen TV with console unit underneath, stylish teak root coffee table, side tables and sliding doors to the balcony with sea views.

- The living area consists of two sofas at 46cm from the floor, a coffee table in the middle with a height of 37cm and the tv unit reaches 55cm tall.
- There are two large balconies at this property featuring outside furniture.
- Patio doors lead from the kitchen onto a wood slatted terrace area overlooking the sea, there is a 2cm step up to the threshold and then a 0.5cm step down from the threshold. The threshold itself is 30cm wide. When the patio door is open the doorway gap is 122cm wide.
- The table reaches 193cm tall with the two benches and 2 single chairs reaching 66cm tall.