

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 The Strand"

Address 1 The Strand, Porth, Newquay, TR7 3FS

Introduction

Less than 100 metres away from Porth beach; a wide sandy beach sheltered by two headlands; 1 The Strand is a contemporary four-bedroom house over four floors.

For bookings, please contact Beach Retreats on 01637 861 005 or visit www.beachretreats.co.uk

Pre-arrival Information

From the A30 heading south, exit onto the A392 towards Newquay at Highgate Hill. Continue to follow signs for Newquay as far as the roundabout at Quintrell Downs. Here take the third exit (the A3058 signposted Porth) and continue to the junction with the B3276, here turning right towards Watergate Bay and Porth. The Strand is located 335 metres down the road on the right-hand side.

Nearest Airport – Cornwall Airport Newquay is located 4.3 miles (10 min drive) from the property.

Nearest train station is in Newquay and is located 1.3 miles (6 min drive) from the property.

Local bus route (For bus times and fares please visit) <https://www.gocornwallbus.co.uk/services>

The nearest mobility shop, Independent Living: 3 St George's Rd Newquay Cornwall TR7 1RE <https://independentlivingnewquay.com/>

Arrival & Parking

As you arrive to the property there are gates that are opened by a keypad to your right. The gates open outwards on arrival and inwards on the way out.

1 The Strand is the first property on your left with parking for 2 vehicles (one on the drive and one in the garage)

Entrance to Property

- There are 11 steps to property front door, the height of each step is 15cm and the stair width is 113cm. The handrail is at 96cm.
- The width of the front door is 80cm.
- There is a lip to front door, the height is 7cm.

Hallway, Stairs & Landings

- The hallway width from wall to wall is 94cm.
- The handrail height for all stairs is at 97cm.
- There is a side table in the entrance hallway which is 80cm tall, the distance between the side table and the wall is 78cm.
- There are 14 steps up from the ground floor to the first floor.
- There are 14 steps down to the lower ground floor from the ground floor.
- There are 14 steps up to the second floor.

Bedroom 4

Ground floor with chalet bunk bedroom with a double and single bed on top, bedside table and hanging rail with drawers.

- The 4th bedroom has a chalet bunk with a double bed on the bottom and a single bed on the top. The top bunk is 142cm from the floor and the bottom bunk is 48cm from the floor.
- Bedroom door width is 84cm.
- The gap from the bed to the hanging rail is 44cm.
- The gap from the foot of the bed to the wall is 48cm.
- The clothes rail height is 160cm.
- The window handle height is 155cm.
- One freestanding bedside table reaches 60cm.

Family Bathroom –

Luxury family bathroom on the ground floor with free standing bath, heated towel rail, WC, and basin.

- The height of the bath is 59cm and the width is 74cm.
- The distance from the bath to door is 85cm.
- The sink is 86cm high.
- Door width is 84cm.
- Toilet height is 45cm from the floor and the flush is at 115cm.

Bedroom 3 –

Ground floor super king zip and link bedroom (can be made into two singles), bedside tables, lamps, and access to private patio.

- The zip and link bed can be made as a super king or twins and is 63cm high from the floor to the top of the mattress.
- The gap between the bed and the wall is 72cm.
- The gap from the bed to the patio doors is 50cm.
- The gap from the bed to the door is 61cm.
- There are 2 bed side tables which are both 55cm high.
- Bedroom door width is 84cm.
- The hanging rail in the wardrobe is 170cm high, the tallest shelf is 180cm and the lowest shelf is 62cm.
- The lip from the bedroom to the patio is 23cm.

First floor

Living Room

Living room with a large corner sofa, two chairs, coffee table, 55 inch wall mounted smart TV and large doors leading onto the private balcony with sea views in the distance.

- The lounge area features bright interior and comfortable furnishings.
- There are 2 side units which are 78cm high, 43 cm wide and 168cm in length.
- The corner sofa seat height is 45cm and the distance between the sofa and the side unit is 51cm.
- There is 1 coffee table which stands at 43cm high, this can be moved to allow better access.

- There are 2 chairs which are 39cm, these can also be moved.

Kitchen/ dining room

Dining area with large wooden table and chairs, seating up to eight guests.

Fully equipped kitchen with Neff electric hob, oven, grill, microwave, dishwasher, fridge-freezer, coffee machine, kitchen island, three breakfast bar stools and door leading out to the garden.

- The spacious open plan kitchen is on the first floor.
- The height of the island is 91cm, the width is 97cm and the length is 158cm.
- The distance between the main worktop and the island is 88cm. The distance from the island to the patio door is 145cm.
- There are 3 swivel chairs around the island that are 62cm high.
- The width of the main work top is 63cm and sink access in 90cm from the floor.
- Lowest cupboard shelf is 50cm from the ground and the highest cupboard shelf height 190cm.
- The oven handle is 99cm high with the microwave at 170cm from the floor.
- The highest shelf in the fridge is 175cm high. The freezer has 2 draws, the lowest is 42cm from the floor and the highest is 84cm from the floor.
- The handle height for the cupboard doors is 110cm
- The dining room table is 76cm high, 87cm wide and 177cm long. There are 8 chairs which are 45cm high and can be moved.
- The distance from the table to the stairs is 105cm, table to the wall is 33cm and table to the sofa is 87cm.

Second floor

Master Bedroom

Master bedroom on the second floor with super king size bed, balcony and sea views.

- The super king size bed is 62cm high.
- There are 2 bedside tables which are 60cm high.
- The dressing table is 77cm high with a stool at 46cm high.
- There are 2 chairs which are 40cm high, these can be moved.
- The gap between the bed to the wall is 90cm.
- The gap between the bed to the patio doors is 84cm.
- The bedroom door width is 84cm.
- The lip height from the bedroom to the balcony is 16cm.
- The door to glass rail is 148cm wide. The height of the handrail 116cm and the height of the door handle is 110cm.

- There are 2 chairs on the balcony which are 35cm high, these can be moved.

Master Ensuite

Master ensuite with walk in rainfall shower, heated towel rail, touch screen led light mirror, WC, and basin.

- The lip to the ensuite from the bedroom is 5cm.
- The toilet seat height is 45cm and the sink height is 86cm. The distance from the sink to the wall is 56cm.
- The entrance to the walk-in shower is 53cm wide, the width of the shower is 92cm wide and the shower controls are at 107cm from the floor.
- The door width is 84cm.

Bedroom 2

Second bedroom on the second floor with a super king zip & link bed (can be made into two singles, bedside tables, lamps, hanging rail and garden view.

- The zip and link bed can be made as a super king or twins and is 62cm high from the floor to the top of the mattress.
- The gap between the bed and the window is 108cm.
- The gap between the foot of the bed and the ensuite is 103cm
- The bedroom door width is 84cm
- There are 2 bed side tables which are 60cm high.
- The clothes rail is 160cm high with a draw at 85cm from the floor.

Ensuite

Second en-suite with walk in rainfall shower, touch screen led light mirror, heated towel rail, WC, and basin.

- The lip to the ensuite from the bedroom is 5cm.
- The toilet seat height is 45cm and the sink height is 86cm. The distance from the sink to the wall is 56cm.
- The entrance to the walk-in shower is 53cm wide, the width of the shower is 92cm wide and the shower controls are at 107cm from the floor.

Utility room:

- The door handle to enter the utility room is 100cm high.
- The countertop height is 94cm.
- Door width is 84cm
- There are 14 stairs from the lower ground to ground floor.

Games room:

- The lip when entering the games room is 10cm.

Outside**Lounge balcony**

- The lip height is 16cm and when both doors are open the width to access the balcony is 148cm.
- The door handles are 110cm from the ground and the height of the balcony rail is 116cm.
- There are 2 chairs on the balcony which are 35cm high, these can be moved.

Patio area

- The patio area is open plan. The gap from the door to the balcony glass is 65cm.
- There are 9 steps down to the lawn area, the steps are 68cm wide and 18cm high.
- 68cm wide steps
- 18cm high steps