



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 "4 Porth Farm Cottages"

4 Porth Farm Cottages, Mawgan Porth, TR8 4BP, CORNWALL

Introduction

4 Porth Farm is a beautiful period cottage set within the popular beach resort of Mawgan Porth. The beach and the nearest public house and shop are within five minutes' walk down the hill.

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

Pre-arrival Information

The nearest train station is Newquay 5 miles (15 min drive) south from Mawgan Porth.

Nearest Airport - Newquay Cornwall Airport (NQY) is located 2 miles (5 min drive) south from Mawgan 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/).

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

The cottage is located in Mawgan Porth. When driving from the airport or Watergate bay and reaching the village, cross the bridge by the beach and drive up a hill. At the top of the hill, just before the road turns to the left, you will see a collection of stone cottages on your right. Take a right turn right into the lane by the cottages and park at the end of the lane behind the cottages. There is one designated space allocated for the cottage, marked with No. 4. If you have more than one car please find alternative parking (try the verges on the lower lane, beach car park, or local roads - watch out for restrictions)!

4 Porth Farm Cottages is the one in the back with a curved wall.

The path to the cottage is uneven and slightly sloping with a grass and gravel surface. The parking area is not lit but there is a wall mounted PIR light which lights the approach to the kitchen door (and the same type of light outside the Courtyard facing door).

Key collection details will be provided with your booking confirmation.

Entrance to Property

An uneven slightly sloping grassy path runs to the front door of the property (in the corner by the curved wall). There are slate paving slabs on the approach to the back door, extending from the door to the edge of the building. The doorway has a 14cm/5.5" tall slate step.

The front door is 75cm/29.5" wide and opens into the kitchen.

Sitting Room

The sitting room is located on the left from the entrance. The doorway is 140cm/4'7" wide.

The sitting room has one 2-seater sofa and one 3-seater sofa, an armchair, TV stand and a wood burner. There are wide spaces around the furniture, all of which can be moved.

The sitting room has a wooden floor. The furnishing and floors have good colour contrast; the room is well lit by spotlights.

2 x 55cm/21.6" wide doors open into the communal courtyard. The doorway has a 14cm/5.5" step down. Kitchen/diner

The dining area has a 73cm/28.7" tall table with 58cm/23" clear space underneath and 6 chairs with armrests. The dining area is open plan with ample space around the table.

The kitchen has contemporary fitted units including electric oven, gas hob, microwave oven, fridge with a freezer box and a dishwasher.

The oven is 47cm/18.5" tall with a side opening door. The grill is at the height of 75cm/29.5" and has a drop down door. The microwave is located at the height of 96cm/3'1".

The height of the worktops and the hob is 93cm/3ft.

The basin is at the height of 89cm/35" and has a dual control mixer tap.

Crockery & glasses are located in the wall units at the height of 145cm/4'9" but can be moved down into lower level cupboards upon request.

The lowest drawer in the fridge is at the height of 30cm/12", the highest shelf at 104cm/3'5". The freezer compartment is at the height of 127cm/4'2".

The kitchen has a slate tiled floor and is well lit by skylights, a window and wall mounted lights.

2 x 80cm/31.5" double doors open to the communal garden at the back of the house. The slate step outside is on level with the doors, there is a 15cm/6" step up to the next slate step and onto the grass.

Bedrooms

Bedroom 1 is located downstairs, there are 2 further bedrooms located upstairs.

The upstairs bedrooms can be accessed by 82cm/32.3" wide stairs. There are 13 wooden steps, each 21cm/8.2" tall. The hand rail runs on the right.

BEDROOM 1

Bedroom 1 is downstairs on the left hand side from the entrance; access is through the sitting room. The door opening is 74cm/29.1" wide.

The bedroom is decorated in neutral colours and has wooden flooring.

The zip-link bed can be made into two 90cm/3ft single beds or a 180cm/6ft super king size. The bed height is 60cm/23.6" from the floor to the top of the mattress, there is no clear space underneath the bed. The widest space around the bed is in excess of 1m/3'3".

The fittings include 2 bedside tables, an armchair, built in window seating and a wardrobe with a clothes rail at the height of 185cm/6ft.

The bedroom is well lit by dual aspect windows, spotlights and 2 bedside lights.

BEDROOM 2

Bedroom 2 is upstairs on the left hand side from the landing. The door opening is 70cm/27.5" wide. The bedroom is decorated in neutral colours and has wooden flooring.

The room has a king size bed with a height of 54cm/21.2" from the floor to the top of the mattress; there is no space underneath the bed. The widest space around the bed is in excess of 1m/3'3".

The furniture consists of a chest of drawers, 2 bedside tables, a large wicker chair with cushion and a small built in wardrobe with hanging space.

The room is well lit by a skylights and spotlights.

BEDROOM 3

Bedroom 3 is upstairs on the right hand side from the landing. The door opening is 73cm/28.7" wide. The bedroom is decorated in neutral colours and has wooden flooring.

The room has two single beds, both 62cm/24.3" tall from the floor to the top of the mattress and 39cm/15.3" clear space underneath. Other furnishings include a chest of drawers and large under-bed storage boxes on casters.

The room is well lit by a skylight, spotlights and a bedside lamp.

Shower Room

The shower room is located downstairs and can be accessed through the kitchen. The door opening is 71cm/28" wide.

The shower enclosure has a 12cm/5" tall step and a 54cm/21.2" wide opening. The shower enclosure measures 90 x 126cm/3ft x 4'2". The shower controls are at the height of the 110cm/3'7".

The wash basin is at the height of 81cm/32" and has a mixer tap.

The toilet seat is 42cm/16.5" tall.

The bathroom is well lit by a skylight and spotlights.

Family Bathroom

The family bathroom is located upstairs, opposite the landing. The door opening is 72cm/28.3" wide.

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

The bath is 53cm/21" high and 60cm/23.6" wide. The overhead shower controls are at the height of 110cm/3'7" from the bottom of the bath.

The toilet seat is 42cm/16.5" high. The wash basin has dual taps and is at the height of 83cm/32.6".

The bathroom has a wooden floor. The room is decorated in neutral colours and well lit by a skylight and spotlights.

Utility Room & Storage

The washing machine is located on the floor level in the downstairs shower room.

The cottages have access to a shared communal laundry room (on the courtyard on the right hand side when using the doors in the sitting room). The laundry room has a coin operated washing machine and a tumble dryer. Access to the laundry is through a 70cm/27.5" wide door with a 14cm/5.5" threshold. The laundry room and the shower have a slate tiled floor.

There's surf storage available at the back of the laundry room (not secure).

The laundry room is well lit by a pendant light and spotlights.

Outside Area/Terrace

There's a small grassy area with a picnic bench in front of the property.

Guests can also enjoy the communal spaces including children's play area behind the cottages and the outdoor surf shower. Please note children must be supervised at all times. The zip wire is not suitable for small children.

Additional Information

The property is non-smoking. The apartment has underfloor heating and a wood burner.

Non-allergenic bedding is provided.

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.