



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 "Seamist"

Seamist, Tregurrian, Watergate Bay, TR8 4AD, CORNWALL

### Introduction

Seamist is situated in the village of Tregurrian just outside of Watergate Bay, giving easy access to the beach and the restaurants of the area. The property has 7 bedrooms, including a family suite and sleeps up to 16 guests. The nearest beach, pub and shop are in Watergate Bay, within a 20 minutes' walk. Please note there is no footpath and the walk is along a narrow and busy road.

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 4.2 miles (11 min drive) south from Tregurrian.

Nearest Airport - Newquay Cornwall Airport (NQY) is located 1.5 miles (5 min drive) north from Tregurrian. Local bus route A5 runs regular services between Newquay, Watergate Bay, Newquay Airport and Padstow. For bus times and fares please visit <https://www.firstgroup.com/cornwall>.

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 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. Continue along this road past the Airport and at the next 'T' junction, turn left onto the B3276 towards Watergate Bay.

Seamist is on the right-hand side in the centre of Tregurrian village.

Parking is available for up to 6 cars in front of the property.

The front of the house is tarmacked and has a slight slope. There is a level brick paved surface by the entrance.

The area is well lit by a motion sensor light on the front wall and on the side of the house.

Key collection details will be provided with your booking confirmation.

## Entrance to Property

The entrance door to the cottage is 78cm/30.7" wide and step free. The door opens into the entrance hall.

## Entrance Hall, Stairs and Landing

The entrance hall has an embedded bristle mat and a tiled floor with a rattan rug.

Doors lead to the kitchen, dining room and games room. There is a WC on the right from the entrance; the utility room is located under the stairs on the right-hand side.

The entrance hall is well lit by downlights.

Stairs on the right lead to bedrooms and living room upstairs. There are 14 carpeted steps to the first floor, each 19cm/7.5" tall. The stair case is 85cm/33.5" wide and has a hand rail running on the left-hand side.

There is a second staircase towards the back of the house, through the dining room. There are 14 carpeted steps to the first floor, each 19cm/7.5" tall. The stair case is 82cm/32.2" wide and has a hand rail running on the left-hand side.

## Downstairs WC

The WC is located on the right-hand side from the entrance. The door is 78cm/30.7" wide and step free.

The toilet seat is 40cm/15.7" high. The wash basin is at the height of 80cm/31.4" has a single lever mixer tap.

The room is well lit by a window and downlights.

## Kitchen

The kitchen is located on the left from the entrance. The door to the kitchen is 79cm/31" wide.

The kitchen has contemporary units including 2 ovens, 2 induction hobs, microwave oven, 2 fridge freezers and 2 dishwashers.

Work surfaces surround the kitchen on three sides with an island in the middle. The height of the island and the worktops is 91cm/3ft.

The ovens are at the height of 74cm/29" and have drop down doors. The microwave is located on the food preparation area on the left from the entrance at the height of 91cm/3ft'.

The basin is at the height of 91cm/3ft' and has a dual control mixer tap and a separate boiling water tap for hot drinks.

Crockery & glasses are located in the wall units at the height of 143cm/4'8" but can be moved down to lower level cupboards upon request.

The lowest drawer in the fridge is at the height of 53cm/21" with freezer compartments underneath.

The kitchen has a tiled floor and is well lit by triple aspect windows and downlights. 112cm/3'8" wide double doors on the right open into the dining room.

## Dining Room

The dining area has a 77cm/30.3" tall table with 74cm/29" clear space underneath and 16 chairs without armrests. The dining area has ample space around the table.

The room has a tiled floor and is well lit by downlights, pendant lights above the table and wall mounted lights.

4m/13'1" wide sliding doors open to the patio. The doorway has a 9cm/3.5" step down to the patio floor.

A 79cm/31" wide door opposite the kitchen entrance leads to the staircase and bedrooms at the back of the house.

160cm/5'3" wide sliding doors on the right open into the games room.

## The Games Room

The games room has a table tennis and foosball tables.

The room has a low pile carpet flooring and is well lit by downlights.

There is a 79cm/31" wide door on the right leading to the entrance hall and another 79cm/31" wide door on the opposite side of the room leading to the passage and staircase at the back of the house.

## The TV Room

The TV room is located on the ground floor and can be accessed through the dining room or the games room. The room is located on the left-hand side through the passage at the back of the house.

The room has a 6-seater corner sofa, a 74cm/29" tall foldable table with 71cm/28" clear space underneath, 4 chairs without armrests, an armchair, 2 side tables and a wall mounted TV.

The floor is tiled and has a rattan rug.

The TV room is well lit by dual aspect windows and downlights.

## Sitting Room

The sitting room is on the first floor and can be accessed via both staircases. The doors on each end of the room are 79cm/31" wide.

The sitting room has an 8-seater corner sofa, 2 armchairs, 2 coffee tables, a side board, a wall mounted TV and a wood burner. There are wide spaces around the furniture, all of which can be moved. Sliding doors open to a Juliet balcony.

The room has laminate flooring with a rattan rug. The furnishing and floors have good colour contrast; the room is well lit by downlights, wall mounted lights, pendants and floor lamps.

## Bedrooms

### FAMILY SUITE - BEDROOM 1

Bedroom 1 is part of the family suite located on the ground floor towards the back of the house, access through the dining room or the games room. The room entrance is directly opposite the games room.

The door opening to the suite is 78cm/30.7" wide. Bedroom 1 is on the left hand side.

The door opening to the bedroom is 78cm/30.7" wide.

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

The bed can be made up as 180cm/6ft super king size or two 90cm/3ft wide singles. The bed height is 60cm/23.6" from the floor to the top of the mattress, there's no space underneath the bed. The widest space around the bed is 80cm/31.3" when made into singles.

The furniture includes 2 bedside tables, a dressing table, 2 chairs and a built-in wardrobe with a clothes rail at the height of 169cm/5'6". Furniture can be moved.

The bedroom is well lit by downlights and 2 bedside lamps.

### FAMILY SUITE - BEDROOM 2

Bedroom 2 is part of the family suite downstairs. The suite entrance is opposite the games room. Bedroom 2 is on the right hand side. The door opening to the bedroom is 77cm/30.3" wide.

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

The room has 90cm/3ft wide bunk bed, a chest of drawers and a chair without armrests.

The room is well lit by downlights and a table lamp.

### FAMILY SUITE - BATHROOM

The bathroom is located between Bedroom 1 and Bedroom 2.

The door opening to the bathroom is 79cm/31" wide and step free.

The bathroom fittings include a toilet and a bath with an overhead shower (not a hand held shower).

The bath is 57cm/22.5" high and 63cm/25" wide. The shower controls are at the height of 85cm/33.5" from the bottom of the bath. There's a grab bar on the wall above the bath.

The toilet seat is 42cm/16.5" high. There's an drop down support rail next to the toilet.

The wash basin has a dual control mixer tap and is at the height of 84cm/33".

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

### BEDROOM 3

Bedroom 3 is on the first floor at the back of the house (above the TV room). Access through dining room or games room via the stairs to the first floor. Bedroom 3 is on the far right as you go up the stairs.

The door opening to the bedroom is 70cm/27.5" wide.

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

The bed is a 180cm/6ft wide super king size. The bed height is 60cm/23.6" from the floor to the top of the mattress, there's no space underneath the bed. The widest space around the bed is 130cm/4'3".

The furniture includes 2 bedside tables, a chest of drawers and a built-in wardrobe with a clothes rail at the height of 152cm/4'11". Furniture can be moved.

The bedroom is well lit by dual aspect windows, downlights and 2 bedside lamps.

A 78cm/30.7" wide door opens into the en-suite bathroom.

### EN-SUITE

The bathroom fittings include a toilet and a bath with an overhead shower (not a hand held shower).

The bath is 56cm/22" high and 58cm/22.8" wide. The shower controls are at the height of 90cm/35" 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 83cm/32.7".

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

### BEDROOM 4

Bedroom 4 is on the first floor at the back of the house, next to Bedroom 3. Access through dining room or games room via the stairs to the first floor. Bedroom 4 is the first room on the right as you go up the stairs.

The door opening to the bedroom is 76cm/30" wide.

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

The bed can be made up as 180cm/6ft super king size or two 90cm/3ft wide singles. The bed height is 60cm/23.6" from the floor to the top of the mattress, there's no space underneath the bed. The widest space around the bed is 100cm/3'3" when made into singles.

The furniture includes 2 bedside tables, a dressing table, a chair without armrests and a built-in wardrobe with a clothes rail at the height of 170cm/5'6". Furniture can be moved.

The bedroom is well lit by downlights and 2 bedside lamps.

A 78cm/30.7" wide door opens into the en-suite bathroom.

### EN-SUITE

The bathroom fittings include a toilet and a walk in shower with overhead and hand held shower heads.

The shower opening is 72cm/28.3" wide. The shower enclosure measures 170cm/5'6" x 77cm/30.3" and has a 3cm/1" step. The shower controls are at the height of 110cm/3'7".

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 decorated in neutral colours. The room is well-lit by a window and downlights.

### BEDROOM 5

Bedroom 5 is on the first floor at the back of the house. Access through dining room or games room via the stairs to the first floor. As you go up the stairs turn left and go past the sitting room. Bedroom 5 will be on the left hand side.

The door opening to the bedroom is 77cm/30.3" wide.

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

The bed can be made up as 180cm/6ft super king size or two 90cm/3ft wide singles. The bed height is 60cm/23.6" from the floor to the top of the mattress, there's no space underneath the bed. The widest space around the bed is 130cm/4'3" when made into king size.

The furniture includes 2 bedside tables, a chest of drawers, a dressing table, a chair without armrests and a built-in wardrobe with a clothes rail at the height of 170cm/5'6". Furniture can be moved.

The bedroom is well lit by dual aspect windows, downlights and 2 bedside lamps.

A 78cm/30.7" wide door opens into the en-suite bathroom.

### EN-SUITE

The bathroom fittings include a toilet and a bath with an overhead shower (not a hand held shower).

The bath is 57cm/22.5" high and 58cm/23" wide. The shower controls are at the height of 90cm/35.4" 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 81cm/32".

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

### BEDROOM 6

Bedroom 6 is on the first floor at the front of the house (above the kitchen). Take the stairs by the main entrance to the first floor and Bedroom 7 will be directly opposite the landing.

The door opening to the bedroom is 77cm/30.3" wide.

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

The bed is a 180cm/6ft wide super king size. The bed height is 62cm/24.4" from the floor to the top of the mattress, there's no space underneath the bed. The widest space around the bed is 190cm/6'2".

The furniture includes 2 bedside tables, a dressing table, a chair with no armrests and a built-in wardrobe with a clothes rail at the height of 170cm/5'6". Furniture can be moved.

The bedroom is well lit by triple aspect windows, downlights and 2 bedside lamps.

A 79cm/31" wide door opens into the en-suite bathroom.

### EN-SUITE

The bathroom fittings include a toilet and a bath with an overhead shower (not a hand held shower).

The bath is 55cm/21.6" high and 58cm/23" wide. The shower controls are at the height of 90cm/35.4" 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 81cm/32".

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

### BEDROOM 7

Bedroom 7 is on the first floor at the front of the house (above the games room). Take the stairs by the main entrance to the first floor and Bedroom 7 will be on your right.

The door opening to the bedroom is 77cm/30.3" wide.

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

The bed can be made up as 180cm/6ft super king size or two 90cm/3ft wide singles. The bed height is 60cm/23.6" from the floor to the top of the mattress, there's no space underneath the bed. The widest space around the bed is 195cm/6'4" when made into king size.

The furniture includes 2 bedside tables, a dressing table, 2 chairs and a built-in wardrobe with a clothes rail at the height of 170cm/5'6". Furniture can be moved.

The bedroom is well lit by downlights, 2 bedside lamps and a table lamp.

A 71cm/28" wide door opens into the en-suite bathroom.

### EN-SUITE

The bathroom fittings include a toilet and a walk in shower with overhead and hand held shower heads.

The shower opening is 79cm/31" wide. The shower enclosure measures 170cm/5'6" x 77cm/30.3" and has a 3cm/1" step. The shower controls are at the height of 110cm/3'7".

The toilet seat is 42cm/16.5" high. The wash basin has a single lever mixer tap and is at the height of 81cm/32".

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

### BEDROOM 8

Bedroom 8 is on the first floor at the front of the house (above the entrance hall). Take the stairs by the main entrance to the first floor and Bedroom 8 is the first room on the left.

The door opening to the bedroom is 78cm/30.7" wide.

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

There are 2 x 90cm/3ft wide single beds. The bed height is 60cm/23.6" from the floor to the top of the mattress, there's no space underneath the beds. The widest space around the beds is 175cm/5'8".

The furniture includes 2 bedside tables and a built-in wardrobe with a clothes rail at the height of 170cm/5'6". Furniture can be moved.

The bedroom is well lit by dual aspect windows, downlights and 2 bedside lamps.

A 78cm/30.7" wide door opens into the en-suite bathroom.

## EN-SUITE

The bathroom fittings include a toilet and a walk in shower with overhead and hand held shower heads.

The shower opening is 79cm/31" wide. The shower enclosure measures 170cm/5'6" x 77cm/30.3" and has a 3cm/1" step. The shower controls are at the height of 110cm/3'7".

The toilet seat is 40cm/15.7" 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 decorated in neutral colours and well-lit by downlights.

## Utility Room & Storage

The utility room/storage with the washer and dryer is located in the entrance hall under the stairs.

Both the washing machine and the dryer are on the floor level; both are front loading.

The room has a step free entrance and a tiled floor. The room is well lit by downlights.

## Outside Area

The house has a large garden with lawn and a paved seating area.

Access to the garden is step free through a 78cm/30.7" wide gate on the left from the main entrance. You can also access the garden via the sliding doors in the dining room, which open onto the paved seating area. The doorway has a 8cm/3" step.

The surface of the paved area is rough and uneven. There is a large table and 14 chairs for alfresco dining. The seating area is well lit by wall mounted lights.

There are also 4 sun loungers in the garden and a fire pit that can be used as a BBQ.

By the gate you will find a surf shower with controls at the height of 95cm/37.4". There's also an outside tap with a hose.

## Additional Information

The property is non-smoking. The cottage is centrally heated and has a log 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.