



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 "Skyline"

Skyline, Gwel-An-Mor, Mawgan Porth, Cornwall, TR8 4DW

Introduction

Nestled above Mawgan Porth, Skyline combines contemporary coastal living with boutique interiors to create a space perfect for self-catering family holidays. Skyline is a 6-bedroom house sleeping up to 14 people.

In just a five-minute walk, you'll find Mawgan Porth's golden sand beach and the village centre with its perfectly formed mix of cafes, restaurants, pub, surf shops and surf school.

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 3 miles (15 min drive) south from Mawgan Porth.

Nearest Airport - Newquay Cornwall Airport (NQY) is located 2 miles (5 min drive) north from Watergate Bay. 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/). The bus stop is right outside the apartment building.

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. Go past the Airport and at the B3276 'T' junction, turn right towards Mawgan Porth. Follow this road into the village. After crossing the bridge, the road will start going uphill. Follow the road to the top, bearing left at the junction towards Bedruthan Steps. Take the first left into Gwel-An-Mor, turn right and Skyline will be at the end of the cul-de-sac on the left-hand side.

Parking is available for up to 4 cars directly outside the property. There is a sloping tarmac driveway leading down to the garage and the entrance to the property is to the right of the garage through a gateway measuring 91cm wide. The key safe is located on the right-hand side of this wall.

Key collection details and access codes will be provided with your booking confirmation.

Entrance to Property

Entrance to the property is through a 79cm wide door with a 16cm step leading into the porch area that measures 227cm wide. This area features a coir carpet, is well lit by a sky light and has a 46cm high bench for seating. The second door leading into the property is 79cm high with a 4cm step. This door opens into the property's main hallway.

The Hallway & Stairs

The hallway has laminate floors throughout, has white walls and neutral décor and is well lit with dimming spotlights. First on the left from the hallway is a 74cm wide door leading into the garage. There is a 20cm step into the garage where there is space for 2 cars. You will also find the washing machine, tumble dryer and additional fridge/freezer in the garage.

Second on the left in the hallway is the door leading to the living, dining and kitchen area. To the right of the hallway is a corridor that leads to the bedrooms and bathrooms. At the very end of the hallway you will find the staircase leading to the downstairs area. The stairway is carpeted, decorated in neutral colours and well lit by a skylight directly above. There are 11 stairs measuring 79cm in width and 23cm in height.

The Sitting, Dining & Kitchen Area

Sitting area

The open plan sitting, dining and kitchen area is to the left of the hallway after entering the property. The dining area can be found straight ahead, with the kitchen to the left at the back of the room and the sitting area to the right at the front of the room. The door to this area is 169cm wide, the floors are level and laminate wood throughout. The whole room is decorated in neutral colours with large glass doors leading to a spacious balcony at the front of the room.

The sitting room has 1 two-seater sofa and 1 three-seater sofa, both with a sitting height of 43cm. The sitting room area has a freestanding log burner, nest of side tables at 55cm high and a tv mounted on the wall at 79cm high from the floor. This area is well lit by three wall lights and a floor lamp in the corner. There is lots of natural light in this room from the balcony doors. All furniture can be moved if necessary.

Dining area

There is a large, wooden dining table with 14 seats. The table measures 79cm in height with a 69cm space underneath. Each chair is 45cm high and do not have arm rests. The dining area is lit by 2 big pendant lights that hang directly over the table. This area has wooden floors, is decorated in neutral colours and benefits from natural light from the balcony doors at the front of the room. All furniture can be moved if necessary.

Kitchen

The kitchen is all white, has laminate flooring and is well-lit with spotlights. It also benefits from the dining room lights and gets natural light from the large glass doors at the front of the room. The kitchen counter measures at 88cm from the floor and the overhead cupboards measure at 210cm from the floor. Any items stored in these high cupboards can be moved to a more accessible level if requested.

The dishwasher is built-in to the lower cupboards and has a drop-down door. The double oven is also integrated to the kitchen units with the top oven measuring at 145cm from the floor, with drop down doors. The microwave oven is located in the tall kitchen cupboard on a shelf 105cm from the floor. All other kitchen appliances can be found on the kitchen work tops and laundry appliances are in the garage.

Directly opposite this room, you will find an 83cm wide corridor that is carpeted and well-lit with spotlights. It is decorated with neutral décor and leads to the first floor bedrooms and bathrooms.

BEDROOM 1

Bedroom 1 is the first door on the left from the corridor. The door is 74cm wide and opens into a large king-size room that is carpeted throughout, decorated in neutral colours and well-lit by dimmable spotlights, bedside lamps and Juliet balcony doors (172cm wide) at the front of the room. The bed is 52cm from the floor with a 20cm gap underneath. There is a 70cm space between the bed and the wall on one side and 130cm space between the bed and wall on the other side. This room features two bed side tables, both measuring at 48cm high, two built in double wardrobes both 97cm wide. One has hanging space with a height of 122cm and the other has folding space in 3 drawers and 3 shelves. The highest drawer is 101cm from the floor and the highest shelf is 175cm from the floor. There is one armchair in the corner of the room measuring 45cm high with no arm rests.

EN-SUITE BATHROOM

Door to the en-suite is 66cm wide. There is a walk-in shower with a door opening of 50cm wide and a 25cm high step to access. The controls are 107cm high from the shower base. The toilet is 41cm from the floor and the basin is 89cm high with a single mixer tap. The en-suite bathroom has vinyl, level flooring, decorated in neutral colours and is well-lit by spotlights.

MASTER BEDROOM

The master bedroom is at the end of the corridor, next door to bedroom 1. The door is 73cm wide and opens into a super king-size bedroom that is carpeted throughout, decorated in neutral colours and well-lit by dimmable spotlights, bedside lamps and wall lights. This room has a bi-folding door measuring 288cm that opens onto a Juliet balcony.

The bed is 55cm high from the floor and has a 20cm gap underneath. There is a 160cm wide space on each side of the bed.

The furniture consists of two bedside tables at 48cm high with bedside lamps, a chair with no arm rests with a sitting height of 45cm and a dressing table at 75cm high with a 61cm gap underneath. The dressing table has a stool for seating which is 45cm high from the floor. Two double wardrobes both at 97cm wide each. One has hanging space with a height of 122cm and the other contains 3 drawers and 3 shelves with the highest shelf at 170cm from the floor.

EN-SUITE BATHROOM

The door to the en-suite is 73cm wide and opens into a spacious en-suite bathroom with bathtub and separate walk-in shower. The en-suite has vinyl flooring, is decorated in neutral colours and is well lit by spotlights and natural light from the large window. The jacuzzi bath has two steps to access measuring 32cm and 30cm. The bath is controlled by a single mixer tap at bath level and has a large window directly in front. The walk-in shower is 85cm wide and has a 2cm lip to access, has an overhead shower and a handheld shower with the controls at 118cm high. There

is a window seat in the shower at 37cm high. The toilet is 41cm high and the basin is 88cm high with a single mixer tap.

BEDROOM 3

Bedroom 3 is a zip and link bedroom opposite the WC. The door is 73cm wide and opens into a carpeted room decorated in neutral colours and well-lit by a large ceiling light. The beds can either be made into one super king-size bed or two full size singles. The beds measure 65cm high with no gap underneath. Set up as a twin, on one side of the beds there is a 60cm space from bed to window whilst on the other side there is a 90cm space from bed to wall. The space between the beds is 39cm wide. The furniture in this room consists of two bedside tables, both measuring 45cm high with bedside lamps and a chest of drawers with 6 drawers at 106cm high.

BEDROOM 4

Bedroom 4 is at the very end of the corridor and contains two bunk beds on either side of the room. The door is 73cm wide and opens into a carpeted room with neutral décor well-lit by a large window, pendant light and night lights. The bottom bunk beds are 55cm high and the top bunks are 145cm high. Both bunk beds have a 4-step ladder to access the top bunk. This room contains two bedside tables, both at 56cm high and three double wardrobes all built in and all 96cm wide. The first wardrobe has hanging space inside of 122cm high. The second and third wardrobe both have drawers and folding space. The highest shelf is 181cm high and the highest drawer is 96cm high. Both bunk beds are against the wall on either side of the room, they both have a 23cm gap underneath and the space between them is 260cm.

BEDROOM 5

Bedroom 5 is located down-stairs and is the 2nd left along the corridor. The door is 74cm wide and opens into a twin bedroom that is carpeted throughout, decorated in neutral colours and well lit by a pendant ceiling light, window and two bedside lamps. The zip and link beds can be made into one super king-size bed or two singles. The beds are 65cm high. Set up as a twin, one bed is against the wall whilst the other bed has a 45cm space from the bed to the wall. The gap between both beds is 40cm wide. There are two bedside tables with bedside lamps at 48cm high.

BEDROOM 6

Bedroom 6 is also located down-stairs and is at the end of the corridor. The door is 74cm wide and opens to a carpeted double bedroom, decorated in neutral colours and well-lit by a pendant light, window and two bedside lamps. The bed is 65cm high with a 21cm gap underneath. The space either side of the bed is 151cm and 70cm wide. There are two bedside tables both at 58cm high and a dressing table at 77cm high with a 59cm gap underneath. The dressing table has a chair for seating at 45cm high with arm rests. There are two double wardrobes both measuring 96cm in width. One has hanging space of 163cm high and the other has five shelves inside with the highest shelf at 150cm from the floor.

Playroom/Snug

The playroom/snug is downstairs to the right at the bottom of the stairs. The door is 74cm wide and opens into a large room carpeted throughout. The whole room is in neutral colours and is well lit by a large window and spotlights. There is a 5-seater corner sofa at the far end of the room at 43cm high. The TV unit is 46cm high and the room contains 6 beanbags which can all be moved. There is a ping pong table at 76cm high. This room has a door leading to the patio area. The door leading outside measures 122cm wide.

Family Bathroom (Upstairs)

The family bathroom upstairs has a door of 66cm wide and opens into a bathroom with separate bath and walk-in shower. The bath is 40cm high with a single mixer tap at bath level. The walk-in shower has a 47cm wide opening with a 2cm lip to access. The shower has an overhead shower at ceiling height and a handheld shower at 124cm high with the shower controls. The toilet is 41cm high and the basin is 84cm high with a single mixer tap. The bathroom has vinyl floors, is decorated in neutral colours and is well-lit by spotlights and a window.

Separate WC (Upstairs)

There is a separate WC upstairs with a single toilet and basin. The door is 74cm wide. The toilet is 41cm high and the basin is 89cm high with a single mixer tap. The floors are vinyl, the room is decorated in neutral colours and is well lit by spotlights. There is no window in this room.

Bathroom (Downstairs)

The downstairs bathroom is the 1st left on the corridor. It has a door that is 74cm wide, has vinyl flooring, decorated in neutral colours and well-lit by spotlights and a

window. There is a bath with shower overhead and the bath has a height of 54cm. The toilet stands at 41cm high and the basin is 89cm high with a single mixer tap.

Utility Room & Storage

There is no utility room within this property. The washing machine, tumble dryer and cleaning equipment can be found in the garage.

Outside Area/Patio

There is a large garden at the back of the property which can be accessed in three ways; through the playroom/snug door; from the downstairs corridor (83cm wide with a door that opens to 79cm wide, laminate floors, neutral décor and well-lit with spotlights); or from the living, kitchen and dining area upstairs where there is a large balcony that leads to the garden and patio area via a spiral staircase with 11 stairs all of which are 20cm high and 24cm deep. On the first-floor balcony there is a wicker sofa with a sitting height of 45cm and a table with seating for 8 people. The table measures 76cm in height with a 65cm gap underneath. The chairs have a seating height of 45cm each, all with arm rests.

The garden area on the lower level has 4 sun loungers at the height of 39cm high and two outdoor swings. One suitable for babies/toddlers whilst the other suitable for older children.

Additional information

The property is non-smoking. The apartment is centrally heated.

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.