



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 "Chi Lowen"

4 Pentire Road, Newquay, TR7 1NX, CORNWALL

### Introduction

Chi Lowen is a spacious house with sea views, overlooking Fistral beach. The house has 4 bedrooms and sleeps up to 10 guests. The nearest public house, shops and beach are within a 10 minute walk.

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 1.2 miles (5 min drive) from Chi Lowen.

Nearest Airport - Newquay Cornwall Airport (NQY) is located 7.2 miles (18 min drive) north from the property. Local bus route 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/](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

From the A30 heading south, exit onto the A392 towards Newquay at Highgate Hill. Follow signs for Newquay town centre. At Quintrell Downs go straight across the roundabout and follow the A392 all the way down to Trevemper Bridge roundabout.

At the roundabout turn right, staying on A392. Follow Gannel Link Road hill until the second roundabout where you turn left into Pentire Road. Chi Lowen is the 5th house on the left.

There's parking for up to 3 cars in the driveway in front of the house. The driveway has a level tarmac surface, which runs all the way to the entrance.

## Entrance to Property

The entry door to the house is 72cm/28.3" wide and has a 10cm/4" high threshold. The entrance is poorly lit, there's currently no outside light (as of 01/12/2018).

The door opens into the porch. The porch has a laminated floor. There's a storage bench by the entrance and coat hooks on the wall.

The porch is well lit by downlights. A 76cm/30" wide door leads to the entrance hall.

## Entrance Hall & Stairs

The hall has laminate flooring and is well lit by downlights.

A door on the left to the entrance leads to Bedroom 2. Bedroom 3 is on the immediate right from the entrance.

Door to the right of the staircase leads to the utility room and the wet room.

The stairs are directly opposite the entrance. There are 16 carpeted steps leading up to the first floor. The steps are 17cm/6.7" tall. The hand rail on the left runs halfway up the flight of stairs. The hand rail on the right runs all the way to the top. The staircase is 82cm/32.2" wide.

## Sitting Room and Dining Area

The open plan sitting/dining area is located on the first floor.

The sitting area has a 4-seater corner sofa, an armchair, a coffee table and a wall-mounted TV. There are wide spaces around the furniture, all of which can be moved.

The dining area has a 73cm/28.7" tall table with 69cm/27" clear space underneath and 8 chairs without armrests.

Further seating is available at the breakfast bar, which is 89cm/35" tall and has two high stools.

The dining area opens into the sitting area, leaving ample space around the table.

The room has laminate flooring. The furnishing and floors have good colour contrast; the room is well lit by downlights and a floor lamp.

## Kitchen

The kitchen is part of the open plan dining area and comes with contemporary fitted units including an oven, induction hob, dishwasher and fridge freezer.

The oven has a drop down door and is at the height of 116cm/3'9". The grill is at the height of 147cm/4'10".

The microwave is built into the upper level cupboards at the height of 141cm/4'7".

The kitchen has a full size fridge-freezer. The lowest shelf in the fridge is at the height of 102cm/3'4", the highest at 177cm/5'9". The freezer compartment is on the floor level and has 3 drawers.

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

Crockery & glasses are located in wall units at the height of 136cm/4'5" but can be moved to lower level cupboards on request.

The kitchen has a tiled floor, the area is well lit by downlights.

## Bedrooms

There are four bedrooms at Chi Lowen - three on the ground floor and one on the first floor.

### BEDROOM 1

Bedroom 1 is upstairs, on the right hand side on top of the stairs. The door opening to the bedroom is 71cm/28" wide.

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

The bed is a 150cm/5ft" king size with a height of 60cm/23.6" from the floor to the top of the mattress and 13cm/5" clear space underneath. The widest space around the bed is 107cm/3'6".

Bedroom fittings include 2 bedside tables, a dressing table, an armchair and a wardrobe with the clothes rail at the height of 157cm/5'1". Furniture can be moved.

The bedroom is well lit by downlights and a bedside lights.

A 71cm/28" wide door on the right leads to the en-suite bathroom.

## EN-SUITE BATHROOM

The en-suite has a walk-in shower and a free standing bath.

The bath is 58cm/22.8" high and 68cm/26.7" wide. The taps are at the height of 65cm/25.6" from the bottom of the bath.

The walk in shower has an 85cm/33.4" wide opening. The shower enclosure measures 77cm x 192cm/30.3" x 6'3". The shower controls are at the height of 130cm/4'10". Overhead shower only.

The toilet seat is 39cm/15.3" high. The wash basin is at the height of 82cm/32.2" and has a single lever mixer tap.

The bathroom has a tiled floor. The room is decorated in darker tones but well lit by downlights and a window.

## BEDROOM 2

Bedroom 2 is located downstairs, to the left from the entrance.

The door opening to the bedroom is 73cm/28.7" wide.

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

The room has a 150cm/5ft wide king size bed. The bed height is 55cm/21.6" from the floor to the top of the mattress, there's no clear space underneath. The widest space next to the bed is 270cm/8'10".

The bedroom furniture includes 2 bedside tables, a dressing table and a wardrobe with the clothes rail at the height of 157cm/5'1". Furniture can be moved.

The room is well lit by downlights and bedside lights.

A 90cm/35.4" wide doorway leads to the conservatory and the games room beyond.

A 71cm/28" wide door on the right opens into the jack-and-jill bathroom, shared with Bedroom 4.

## EN-SUITE BATHROOM

The jack-and-jill bathroom has a shower and a toilet.

The shower enclosure has a 77cm/30.3" wide opening and a 4cm/1.5" lip. The shower enclosure measures 88cm x 85cm/34.6" x 33.5". The shower controls are at the height of 130cm/4'3". Overhead shower only.

The toilet seat is 39cm/15.3" high. The wash basin is at the height of 83cm/32.6" and has a dual control mixer tap.

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

### BEDROOM 3

Bedroom 3 is located downstairs, on the immediate right from the entrance.

The doorway opening to the bedroom is 72cm/28.3" wide.

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

The room has a 140cm/4'6" wide double bed. The bed height is 50cm/19.6" from the floor to the top of the mattress; there's no clear space under the bed.

The widest space next to the bed is 160cm/5'3".

Bedroom furniture includes a chest of drawers, 2 bedside tables, an armchair and a wardrobe with the clothes rail at the height of 157cm/5'1".

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

### BEDROOM 4

Bedroom 4 is located downstairs, to the right of the stairs.

The doorway opening to the bedroom is 72cm/28.3" wide.

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

The room has a 120cm/3'11" wide chalet bunk bed (90cm/3" single at the top).

The widest space next to the bed is 86cm/28.3".

Bedroom furniture includes a chest of drawers and shelves.

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

A 71cm/28" wide door opens to the jack-and-jill bathroom, shared with Bedroom 2.

### Conservatory and Games Room

The conservatory is accessible through Bedroom 2. The doorway is 90cm/35.4" wide.

The room has a tiled floor with a thick pile rug. There's a little coffee table and an armchair.

A 75cm/29.5" wide sliding door leads to the back garden. The doorway has a 21cm/8.2" step down to the garden floor.

A 72cm/28.3" wide door on the left leads to the games room/occasional bedroom.

The room has a day bed that converts into a super king size double, a TV with an xBox and a table tennis table.

The games room has linoleum covered floor; the area is well lit by downlights.

A 75cm/29.5" wide sliding door leads into the garden. The doorway has a 21cm/8.2" step down to the garden floor.

### Downstairs wetroom

The wetroom is located to the right of the stairs, through the utility room. The door opening is 67cm/26.3" wide.

The wetroom has a walk in shower and toilet. The shower enclosure measures 66cm x 106cm/26" x 3'5", the shower tray has a 4cm/1.5" lip. The shower controls are at the height of 130cm/4'3". Overhead shower only.

The toilet seat is 40cm/15.7" high. The wash basin is at the height of 79cm/31.1" and has a single lever mixer tap.

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

### Utility Room & Storage

The utility area is located to the right of the stairs. There's a basin with a single lever mixer tap and storage cupboards with a hoover and mop & bucket.

The washing machine and the dryer are both front loading and located on the floor level.

A 71cm/28" wide door with a 7cm/2.7" tall step leads to an additional storage area at the back, with access to the garden and the garage. The door to the garden is 74cm/29" wide and has a 15cm/6" drop.

### Outside Area

Chi Lowen has large gardens to the front and the back.

The front garden is landscaped with flowerbeds and borders; there's parking for up to 3 cars.

The large back garden has a paved patio area with a set of table and 4 armchairs for al fresco dining and another paved area with a picnic table. The rest of the garden is laid to lawn with flower beds and borders, there's also an orchard at the bottom of the garden.

The back garden can be accessed through the conservatory and the games room or via the utility room.

### Additional Information

The property is non-smoking. The house has gas central heating; thermostats on radiators control the temperature for each area.

Light switches are at the height of 130-135cm/4'3"-4'5".

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.