



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 "Dragon House"

Dragon House, 7 Tredragon Close, Mawgan Porth, TR8 4DP,
CORNWALL

Introduction

Dragon House is a luxurious 4-bedroom house close to Mawgan Porth beach on the North Cornish coast. The house sleeps up to 10 guests. The beach and the nearest public house and shop are about 5 minutes' walk from the house.

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

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 by the beach, the road will turn uphill. Take the second left into Tredragon Road (signposted Scarlet Hotel). Take the first left turn into Tredragon Close. Dragon House is the 4th house on your left (marked with number 7).

Allocated parking is available for four vehicles, two on the driveway and two on the paved area in front of the house.

A slightly sloping brick paved pathway leads from the driveway to the entrance.

Key collection details will be provided with your booking confirmation.

Entrance to Property



The entry door to the house is 87cm/34.2" wide and has a 6cm/2.3" lip to the threshold. The entrance is well lit by a motion sensor light. The door opens into an entrance hall.

Entrance Hall & Stairs

The entrance hall has wooden flooring; the room is well lit by downlights and a table lamp. The downlights are automatic.

The passage on the left leads to the TV room. Stairs on the left lead down to the bedrooms.

The staircase is 76cm/30" wide and has a handrail on the right hand side. The stairs have 13 steps, each 20cm/8" tall.

Sitting Room and TV Room

The sitting room and the connected TV room/second seating area are located on the entrance level, on the left as you enter. There are two entrances for this room – one from the passage into the TV room and one through the dining area into the sitting room. The door from the passage is 78cm/30.7" wide. The doorway in the dining area has an 85cm/33.4" wide sliding door.

The two rooms are split by a dividing wall which houses a dual aspect wood burner.

The sitting area on the right has two 4-seater sofas and a coffee table. The room has wood flooring with a low pile rug. The room is well lit by downlights and two floor lamps. 2 x 85cm/33.5" wide sliding doors open to the Juliet balcony.

The TV room on the left has a 4-seater sofa, a coffee table, shelves and a wall-mounted TV. The room is well lit by downlights and a floor lamp.

There are wide spaces around the furniture in both of the rooms, all of which can be moved.

Kitchen and Dining Area

The open plan kitchen and dining area is to the right from the entrance hall.

The kitchen has contemporary fitted units including an oven, a combination oven/microwave with a warming drawer, an induction hob, a dishwasher and American-style fridge-freezer.

The work surface with cupboards and food preparation area is on the left. The height of the worktop and the hob is 90 cm/35.4".

The oven and the combination oven/microwave are both at the height of 139cm/4'6" and have down and under doors.

The basin is at the height of 90cm/35.4" and has a dual control mixer tap.

Crockery & glasses are located in wall units at the height of 150cm/4'11" but can be moved down into lower level cupboards upon request.

The lowest drawer in the fridge is at the height of 48cm/19", the highest shelf at 152cm/4'11"; the freezer compartment on the opposite side has shelves at the same height. The fridge-freezer comes with an ice maker.

The kitchen area has wood flooring and is well lit by downlights and dual aspect windows.

The dining area has a 73cm/28.7" tall table with 65cm/25.6" clear space underneath and 12 chairs without armrests. The dining area opens into the kitchen, leaving ample space around the table.

Further seating is available around the kitchen island/breakfast bar with 4 tall bar stools. The island is 90cm/35.4" tall.

The dining area has wood flooring and is well lit by two downlights and 3 pendant lights.

114cm/3'8" wide sliding doors on the left open to the balcony. There is a 18cm/7" tall lip to the doorway and a 16cm/6.3" drop to the balcony floor.

Bedrooms

All 4 bedrooms are located on the lower ground floor.

BEDROOM 1

Bedroom 1 is the first room on the right as you go down the stairs. The door opening is 70cm/27.5" wide.

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

The bed is a 180cm/6ft super king size with a height of 53cm/21" from the floor to the top of the mattress and 18cm/7" clear space underneath. The widest space around the bed is 1m/3'3".

Bedroom fittings include 2 bedside cabinets, a chest of drawers and a hanging rail for clothes.

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

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

EN-SUITE BATHROOM

The bathroom has a walk-in shower and a toilet.

The shower tray is 15cm/6" off the floor. The shower enclosure measures 86cm x 120cm/33.8" x 3'11" and has an overhead shower as well as a handheld unit. The shower controls are at the height of 135cm/4'5".

The toilet seat is 39cm/15.3" high. The wash basin has a single lever mixer tap and is at the height of 85cm/33.5".

The bathroom is decorated in neutral colours and has a tiled floor. The room is well lit by a window, downlights and motion sensor floor level lights.

BEDROOM 2

Bedroom 2 can be found along the hallway as you go down the stairs and turn left; it is the first room on the left hand side along the hallway. The door opening to the bedroom is 73cm/28.7" wide.

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

The room has 2 x 90cm/3ft wide beds that can be pushed together to make a super king size. The height of the beds is 61cm/24" from the floor to the top of the mattress, there is no clear space underneath. The widest space around the beds is 160cm/5'3" (when pushed together).

The bedroom furnishings include 2 bedside cabinets, a chest of drawers, an armchair and hanging rails for clothes and towels. Furniture can be moved but the floor space is limited.

The room is well lit by downlights and 2 bedside lights.

BEDROOM 3

Bedroom 3 can be found along the hallway as you go down the stairs and turn left; it is the second room on the left hand side along the hallway. The door opening to the bedroom is 70cm/27.5" wide.

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

The room has a 150cm/5ft wide king size bed with the height of 58cm/22.8" from the floor to the top of the mattress and 21cm/8.2" clear space underneath. The widest space around the beds is 140cm/4'7".

The bedroom furnishings include 2 bedside tables, a chest of drawers and hanging rails for clothes and towels. Furniture can be moved but the floor space is limited.

The room is well lit by downlights and 2 bedside lights.

BEDROOM 4

Bedroom 4 can be found along the hallway as you go down the stairs and turn left; it is the last room on the left hand side along the hallway. The door opening to the bedroom is 71cm/28" wide.

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

The room has a 150cm/5ft wide king size bed with the height of 61cm/24" from the floor to the top of the mattress and 9cm/3.5" clear space underneath. The widest space around the beds is 150cm/5ft.

The bedroom furnishings include 2 bedside tables, a chest of drawers and hanging rails for clothes and towels. Furniture can be moved but the floor space is limited.

The room is well lit by downlights and 2 bedside lights.

A 73cm/28.7" wide door on the right leads to the en-suite bathroom.

EN-SUITE BATHROOM

The bathroom has a toilet and a walk-in shower with both overhead and hand held shower heads.

The shower tray is 10cm/4" off the floor. The shower enclosure has a 52cm/20.4" wide opening and measures 77cm x 140cm/30.3" x 4'7". The shower controls are at the height of 126cm/4'1".

The toilet seat is 39cm/15.3" high. The wash basin has a single lever mixer tap and is at the height of 84cm/33".

The bathroom is decorated in neutral colours and has a tiled floor. The room is well lit by a window, downlights and motion sensor floor level lights.

Bathrooms

There is a cloakroom on the ground floor and a family bathroom on the lower ground floor.

FAMILY BATHROOM

The family bathroom is on the left as you go down the stairs. The door opening is 78cm/30.7" wide.

The bathroom has a free-standing bath with a handheld shower, a walk-in shower and a toilet.

The bath is 56cm/22" high and 70cm/27.5" wide and has a handheld shower. The shower and bath controls are at the height of 80cm/31.5" from the floor.

The shower enclosure has a 48cm/19" wide opening and measures 77cm x 168cm/30.3" x 5'6". The shower controls are at the height of 130cm/4'3". The shower tray is 15cm/6" high.

The toilet seat is 39cm/15.3" high. His and hers wash basins are at the height of 89cm/35" and have single lever mixer taps.

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

CLOAKROOM

The cloakroom is on the ground floor on the left from the entrance. The door opening is 78cm/30.7" wide.

The toilet seat is 39cm/15.3" high. The wash basin has a single lever mixer tap and is at the height of 89cm/35".

The cloakroom has a tiled floor and is well lit by a window and downlights.

Utility Room & Storage

The utility room is on the lower ground floor, on the right-hand side at the end of the corridor, opposite Bedroom 4. The door opening is 72cm/28.3" wide.

The utility room has a washing machine and a separate tumble dryer, both front loading and on the floor level.

The basin has a single lever mixer tap.

The utility room has a tiled floor and the room is well lit by downlights.

A 74cm/29" wide door on the left opens into the garden. There doorway has a 14cm/5'5" tall lip to the threshold.

Outside Area

There's a slightly sloping brick paved driveway at the front of the house with parking for 2 cars. Steps on the right hand side of the house lead down to the garden at the back. There are 13 tiled steps from the street level down to the garden, each 18cm/7" tall.

The back garden is laid to lawn and bordered by a fence. There's a BBQ area and a paved patio outside the bedrooms with sun loungers and an outdoor dining area for 8 guests.

The property also has a balcony that can be accessed through the dining room; there's a small table and seating for 4 people.

There is also a surf shower on the side of the house.

Additional Information

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

Light switches are at the height of 115cm/3'9".

Non-allergenic bedding can be provided on request.

The property is not 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.