



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 “The Roundhouse”

Porthcothan Bay, Padstow, Cornwall, PL28 8LN

Introduction

The Roundhouse is a very generously proportioned detached house in a secluded countryside setting a short walk from Porthcothan beach. The house accommodates up to 10 people in 5 spacious bedrooms.

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 9 miles (24 min drive) south from Porthcothan.

Nearest Airport - Newquay Cornwall Airport (NQY) is located 5 miles (14 min drive) south from Porthcothan. 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 (B3276) through St Mawgan and all the way to Porthcothan. Drive through the Village, over the little bridge and up the hill on the other side. Take the first right hand turn on top of the hill into a little lane and the Roundhouse is signposted on your right hand side (20-30 yards down the lane).

Parking is on the wide driveway, anywhere in front of the wooden gates or to the side of the garage. There is room for up to 6 cars on the driveway.

Key collection details will be provided with your booking confirmation.

Entrance to property

The driveway has a sloping tarmac surface which is uneven in places. The driveway is not lit. There is level access without handrails from the driveway to the front door through a wooden gate, the pedestrian access gate is 21in wide, the full width gate can be opened by releasing the latch. The entrance door to the house is 30in wide and has a 1" lip to the door. The door opens into the utility room.

Utility room

The utility room floor is tiled with large stone tiles and is well lit by ceiling spotlights. There are coat hooks on the left-hand side, and a unit containing washing machine, tumble drier and fridge freezer.

The lowest drawer on the fridge freezer is 43" high, the tallest shelf is 64". The freezer compartment with 2 drawers is located on the floor level.

The 30" door leads on to the kitchen/dining room.

Kitchen dining room

The same flooring continues from the utility room. The kitchen has worktops with fitted units including a double oven, gas hob and dishwasher, freestanding microwave and double aspect windows.

The top oven is at a height of 64" with a drop down door.

The work surface with hob, sink and food preparation area is 35" high. The basin has a dual control mixer tap.

Crockery and glasses are located in the wall units at a height of 74" at the highest, but can be moved to lower level cupboards on request.

There is a large farmhouse style dining table in the centre of the kitchen, 30" high with 24" clear space underneath the table. There are 10 chairs without armrest. The smallest space between the table and kitchen units is 39".

The kitchen area is well lit by dual aspect windows and ceiling spotlights.

A 30" wide doorway leads off the kitchen dining room into the hallway.

Hallway & stairs

There is a level wooden threshold off the kitchen door and from there the ground floor is entirely carpeted apart from the conservatory.

Immediately to the left of the kitchen is the conservatory, further along are double doors leading to the sitting room. On the right hand side is bedroom one and the downstairs bathroom. The stairs are at the far end of the hallway, and right at the end is the second ground floor bedroom.

There are 7 steps to the first small landing with large window, the stairs then turn right with 7 more steps leading to the first floor. All the steps are carpeted and 7" high. The bannister handrail is on the right-hand side. At the top of the stairs is a stairgate, and open bannisters with 2" gap between.

On the first floor, bedroom 3 is on the left-hand side at the top of the stairs, with bedroom 4 and the first-floor bathroom on the right and bedroom 5 at the far end.

The ground floor hallway and stairs are well lit by ceiling spotlights and the first floor hallway has ceiling spot lights and a large window.

Conservatory

Immediately to the right from the kitchen is the conservatory, a small 2" step down to the stone tiled floor. There is a 2-seater wicker sofa, armchair and footstool, all of which are moveable.

There are 42" wide French doors leading out to the garden, the step down to the garden is 8".

The conservatory is well lit with windows all around and conservatory roof as well.

Sitting room

Double doors lead off the hallway, 45" wide and there is level access with the same carpet continuing from the hallway.

The lounge is spacious with 3 large sofas and 2 armchairs, all of which are moveable, plus a large round coffee table with glass top and 2 side boards/shelf units and lamp tables. There is plenty of space around the furniture. There is a raised fireplace, 9" high and TV unit, 24" high.

Sliding doors lead to the conservatory, 42" wide, with a 3" step down to the tiled floor.

The sitting room is well lit with dual aspect windows, table lamps and ceiling spotlights.

Ground floor bedrooms

Bedroom 1

The first ground floor bedroom is on the left-hand side opposite the conservatory and sitting room, the opening is 30" wide with level access. It is decorated in neutral colours with a carpeted floor.

The bed is a 74" super king-sized zip and link bed which can be made up as two single beds. The height to the top of the mattress is 30" and there is a 2" gap underneath the bed. The space around the bed when made up as two single beds is 19".

The furniture includes two bedside cabinets, a chest of drawers and a wardrobe with a hanging rail at 70". Furniture can be moved.

The room is well lit by a window, ceiling pendant and bedside lamps.

Bedroom 2

The second ground floor bedroom is at the far end of the hallway. The opening is 30" wide with level access. It is decorated in neutral colours with a carpeted floor.

The bed is a 74" super king-sized zip and link bed which can be made up as two single beds. The height to the top of the mattress is 30" and there is a 2" gap underneath the bed.

The furniture includes two bedside cabinets, a chest of drawers and a wardrobe with a hanging rail at 67". There is also a 2-seater wicker sofa which restricts access to the far side of the bed. Furniture can be moved. The gap between the bed and the wall without the sofa is 42", with plenty of space on the other side.

The room is well lit by a large window, ceiling pendant and bedside lamps.

Ground floor bathroom

The ground floor bathroom is on the left-hand side of the hallway just before the stairs. The doorway is 30" wide and there is a 2" lip down from the hallway to the laminate floor.

The toilet is 16" high on the right, the bath is straight ahead and 22" high and the sink on the right is 34" high. There is a freestanding walk in shower on the left-hand side. The sliding door is 18" wide and there is an 8" step up into the shower.

The room is lit by ceiling spot-lights.

First floor bathroom

The first floor bathroom is on the right hand side of the upstairs hallway, and measurements and details are exactly the same as the ground floor bathroom.

First floor bedrooms

Bedroom 3

Bedroom 3 is at the top of the stairs immediately to the left. The doorway opening is 30" wide with level access. It is decorated in neutral colours with a carpeted floor.

The bed is a 74" super king-sized zip and link bed which can be made up as two single beds. The height to the top of the mattress is 30" and there is a 2" gap underneath the bed.

The furniture includes a wardrobe with hanging shelf at 69", two bedside tables and a tall chest of drawers. There is also a flat weave rug on top of the carpet.

The space around the bed is 34" to the window, and 28" to the wall on the opposite side.

The room is well lit by a large window, plus ceiling pendant and two bedside lamps.

Bedroom 4

Bedroom 4 is further along the hallway on the right-hand side. The doorway opening is 30" wide with level access. It is decorated in neutral colours with a carpeted floor.

The bed is a 74" super king-sized zip and link bed which can be made up as two single beds. The height to the top of the mattress is 30" and there is a 2" gap underneath the bed.

The furniture includes a wardrobe with hanging shelf at 69", two bedside tables and a chest of drawers. The space between the bed and the window is 20" and between the bed and the wall is 26".

The room is well lit by a small window, ceiling pendant and two bedside lamps.

Bedroom 5

Bedroom 5 can be found at the end of the first-floor hallway. It is a very spacious room with dual aspect windows and super king-sized bed. The bed has a wooden frame and sits 30" high to the top of the mattress, with a 10" gap underneath the bed.

The room has a wardrobe to the right-hand side with a 68" hanging rail. The space between the bed and the wardrobe is 41". The other furniture comprises an armchair, tall chest of drawers and a TV shelf which is 37" high.

The room is well lit by 2 windows, a ceiling pendant and two bedside lamps.

Outside area

The outside area is accessed from the conservatory, or from the paved and tarmac paths that lead around either side of the house from the driveway. There is a 21" gate that leads to the path to the rear of the building and the garden area from the driveway.

From the conservatory there are 42" wide French doors leading out to the garden, the step down to the garden is 8". The paving is uneven and sloping in places, the narrowest part of the path is 35". There are two sets of 6 shallow steps down to the lower garden path which leads to the 38" wide gate to the lower level with fire pit. There are 17 shallow steps down to the lower seating area and fire pit.

Additional Information

The property is non-smoking, including outside areas. There is central heating throughout.

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

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.