



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 "Sandandsea"

Sandandsea, Porth Bean Road, TR7 3LU, CORNWALL

Introduction

Sandandsea is a beautifully renovated 3-bedroom period cottage with views overlooking the sands in Porth. The property sleeps up to 8 people. The beach is just across the road and the nearest public house and shop are about ten minutes' walk up the hill.

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 1.8 miles (5 min drive) south from Porth.

Nearest Airport - Newquay Cornwall Airport (NQY) is located 4.2 miles (10 min drive) north from 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 Airport follow signs towards Newquay (B3276). When you reach Porth and cross the bridge with the beach on your right, take a turn right after 500 yards into Porth Beach Road. Drive along this road with the beach on your left and take the lane on the left just after the Quarterdeck apartments on the corner. The cottage is located at the end of the lane on the right hand side.

From Newquay, drive along Henvy Road until the double roundabout and take a left turn towards Watergate Bay and Porth (B3276). Drive along this road (Alexandra Road) for approx 250 yards then turn left into Porth Beach Road. Drive along this road with the beach on your left and take the lane on the left just after the Quarterdeck apartments on the corner. The cottage is located at the end of the lane on the right hand side.

Parking is available for up to 2 cars in front of the garage on the private driveway. Please take care not to park in the road or in front of the brown gate as this is used for access by neighbouring properties. Visitor parking is not available but there is a pay and display car park on the beach about 100 yards from the house.

The driveway in front of the cottage has a slightly sloping tarmac surface. There's a level paved path running from the driveway to the cottage entrance.

Key collection details will be provided with your booking confirmation.

The entrance is well lit by the light over the door.

Entrance to Property

The entry door to the property is 73cm/28.7" wide and has a 23cm/9" step. The door opens into the entrance hall.

Entrance Hall & Stairs

The entrance hall has a slate tiled floor with an embedded bristle mat. There's a small 5cm/2" step from the entrance hall to the passage leading to the living room and kitchen/diner.

Stairs lead up from the dining area to the bedrooms on the first floor. The stairs have wooden open treads. There are 13 steps to the first floor. The first step is 23cm/9" tall; others are 20cm/8". Hand rails run on both sides.

The upstairs landing has a wooden floor. Doors lead off to the bedrooms and a family bathroom.

Sitting Room

The sitting room is on the ground floor on the right hand side as you enter the house.

The door entering to the sitting room is 73cm/28.7" wide.

The sitting area has a 5-seater corner sofa, an armchair, a coffee table, shelves, a TV cabinet and a wood burner. There are wide spaces around the furniture, all of which can be moved.

The room has a wooden floor. The furnishings and floor have a good colour contrast; the room is well lit by dual aspect windows and wall mounted lights.

98cm/38.5" wide French doors open into the front garden. The doorway has a 23cm/9" step.

Kitchen

The open plan kitchen and dining area is on the left hand side as you enter the house. The kitchen has contemporary fitted units including a kitchen island, 2 ovens, a steam oven, gas & induction hobs, microwave oven, fridge freezer and 2 wine coolers.

The ovens are both at the height of 121cm/4ft" and have drop down doors. The steam oven is located on top of the oven on the right hand side at the height of 173cm/5'9". The combined oven/microwave is located on top of the oven on the left at the height of 173cm/5'9".

The hobs are located in the kitchen island. There is a 2 ring gas hob and an induction hob next to it, along with a hot plate.

The basin is at the height of 93cm/36.6" and has a single lever mixer tap.

Crockery & glasses are located in the wall units at the height of 133cm/4'4" and 166cm/5'5" but can be moved down upon request.

The lowest drawer in the fridge is at the height of 122cm/4ft", the highest shelf at 168cm/5'6". The freezer compartment is at the floor level.

A 108cm/3'6" tall breakfast bar surrounds the island on 2 sides with 4 tall stools for seating.

The kitchen has a tiled floor and is well lit by windows and downlights plus 4 pendant lights above the breakfast bar.

Dining Area

The dining area has a 75cm/29.5" tall table with 63cm/25" clear space underneath. The seating consists of 2 chairs without armrests and 2 long benches. The dining area opens to the kitchen and the hallway, leaving ample space around the table.

The dining area has a wood floor. The room is well lit by a ceiling light and wall mounted lights.

A 98cm/38.5" wide door opens to the back garden. The doorway has a 26cm/10.2" step.

Bedrooms

All 3 bedrooms are located on the first floor. Non-allergenic bedding can be provided on request.

BEDROOM 1

Bedroom 1 is located on the right hand side as you go up the stairs. The door opening to the bedroom is 72cm/28.3" wide.

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

The bed is a 150cm/5ft king size with a height of 58cm/22.8" from the floor to the top of the mattress and 18cm/7" clear space underneath. The widest space around the bed is 150cm/5ft".

Bedroom fittings include 2 bedside tables, an armchair and a built in wardrobe with a clothes rail at the height of 115cm/3'9". Furniture can be moved.

The bedroom is well lit by a pendant light and bedside lights.

BEDROOM 2

Bedroom 2 is located at the end of the hallway as you go up the stairs. The door opening to the bedroom is 73cm/28.7" wide.

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

The bed is a 150cm/5ft king size with a height of 58cm/22.8" from the floor to the top of the mattress and 18cm/7" clear space underneath. The widest space around the bed is 210cm/6'10". The fittings include 2 bedside tables and 2 built in wardrobes with a clothes rail at the height of 116cm/3'9". The furniture can be moved.

The room is well lit by a pendant light and bedside lights.

BEDROOM 3

Bedroom 3 is located on the left hand side as you go up the stairs. The door opening to the bedroom is 73cm/28.7" wide.

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

The room sleeps 4 guests in a single width bunk bed, a 90cm/3ft wide single bed and another single pull out bed. The height of the single bed is 48cm/19" from the

floor to the top of the mattress, there's 24cm/9.4" clear space under the bed. The widest space around the bed is 135cm/4'5".

Bedroom fittings include a chest of drawers and a bedside cabinet.

A 71cm/28" wide door opens to a walk in wardrobe with shelves and a clothes rail at the height of 205cm/6'8".

The bedroom is well lit by a ceiling light and a bedside light.

Shower Room

The shower room is located downstairs opposite the entrance.

The door opening is 71cm/28" wide.

The walk-in shower is step free and has a hand held shower and an overhead rainforest shower. The shower controls are at the height of 130cm/4'3".

The toilet seat is 38cm/15" high. The wash basin has a single lever mixer tap and is at the height of 97cm/38.2".

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

Family Bathroom

The family bathroom is located upstairs on the left hand side from the stairs. The door opening is 72cm/28.3" wide.

The bathroom has a walk-in shower with a hand held and overhead rainforest shower heads; there's also a free standing bath and a toilet.

The shower enclosure has step free access and measures 80cm x 173cm/32.7" x 5'6". The enclosure opening is 64cm/25.2" wide. The shower controls are at the height of 11cm/3'9".

The bath is 60cm/23.6" high and 62cm/24.4" wide and comes with a hand held shower. The shower controls are at the height of 55cm/21.6" from the bottom of the bath.

The toilet seat is 40cm/15.7" high. The wash basin has a single lever mixer tap and is at the height of 82cm/32.3".

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

Utility Room & Storage

The washing machine and the dryer are located in the utility room at the back of the house, which can be accessed through the back garden. The utility room has a

72cm/28.3" wide door and a 23cm/9" tall threshold. The room has a slate tiled floor and it is well lit by a ceiling light.

Both the washer and dryer are located on the floor level and are front loading.

There's covered hanging space for wetsuits and storage on the left hand side in the back garden.

Outside Area

The small front garden is laid to lawn with a paved path running to the front door. There's a bench for seating in the front garden.

The back garden has paved path running along the side of the house to the front, there's a secure gate to access the driveway. The gate is 89cm/35" wide. The pathway is 54cm/21.2" wide at the narrowest point.

There's a raised decked area at the back. There are 11 steps up to the top. The first step is 22cm/8.7" tall, the rest are 15cm/6" tall. A hand rail runs on both sides. A further 23cm/9" tall step leads up to the seating area which has a rattan corner sofa and a table. The decking area is well lit by uplights.

Additional Information

The property is non-smoking.

The apartment has underfloor heating downstairs and gas central heating upstairs.

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.