

BEACH RETREATS

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 - Ellenglaze

Address- Ellenglaze, Trebiskan Farm, Cubert, Newquay, TR8 5PY

Introduction

Ellenglaze is a captivating Grade II-listed 500-year-old farmhouse, which has been elegantly and lovingly renovated throughout. This enchanting retreat features a large indoor swimming pool, hot tub, surround sound cinema projector and two acres of grounds.

For bookings please contact Beach Retreats on 01637 861005 or visit www.beachretreats.co.uk

Pre-arrival Information

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 left and follow this road taking the turning on the right to Cubert. Follow this road until you see the sign on the left to The Smugglers Den and as soon as you come across the pub on the left you will see a private no through road in front of you. Follow this country lane all the way to the end and you will find **Ellenglaze** at the end on the right.

Nearest Airport – Cornwall Airport Newquay is located 23.9 miles (37 min drive) from Porthtowan.

Nearest train station is in Redruth and is located 3.8 miles (10 min drive) from Porthtowan.

Nearest bus station is on Beach Road Porthtowan a 5 min walk from the property.

For information on local buses and fares visit

<https://www.gocornwallbus.co.uk/> and/or <https://www.firstbus.co.uk/cornwall>

The nearest mobility shop, Independent Living, can be found in St. Agnes,

<https://www.hireamobilityscooter.co.uk/> Tel: 01872 491408

Arrival & Parking

- There is ample parking for 4 or 5 cars.
- There is single track road leading up to the property which is on the right-hand side.
- The driveway is quite steep with a slight drop to the end of the driveway, please be aware when reversing.

Front door and hallway

- The step into the property is 20cm in height, you enter a porchway before accessing the main property.
- The indoor step is a height of 25cm.
- Double doors into the property with a height of 187cm.

Lounge-

Living room with two grand sofas, feature chair, exposed stone walls and beamed ceilings, 60-inch TV and large fireplace with unique gas-effect fire for cosy evenings.

- The lounge ceiling height is 193cm at the smallest part.
- Sofa height is 47cm.
- The smallest gap between the sofas is 74cm.
- There is a very large fireplace to the left of the living-room with a width of 228cm and a height of 143cm.
- Through the back of the living room, leads you into the kitchen with a step down into the kitchen which has a height of 12cm.
- Very spacious lounge area.
- Lounge doors into Kitchen are 78cm wide.

Kitchen-

Well-equipped country cottage kitchen which includes electric Aga with gas hob, dishwasher, microwave, American style fridge freezer, Nespresso coffee machine, wooden central island stone wall detailing. The kitchen door has a width of 174cm and a height of 167cm.

- Kitchen counter from floor is 89cm.
- Doors into the conservatory are a width of 89cm and a height of 169cm.
- The dining table height is 78cm.
- In the conservatory there is 6 chairs and are 43cm in height with 2 benches too which sits 47cm.
- Double doors that lead you into the garden.
- Kitchen door width is 96cm.

Swimming pool-

- Exquisite indoor pool room, home to a 10 by 5 metre swimming pool, hot tub, and underfloor heating. Morning laps and spa-like evenings await. The pool room also features a surround sound cinema projector with music connection, allowing you to watch films from the hot tub or fill the space with your favourite music as you swim.
- There are 2 handles on the door leading to the pool (one at the top and bottom) this is for safety measures.
- There is a small table to the left of the pool with 4 chairs.
- There are 7 steps that take you into the shallow end of the pool.
- The jacuzzi is half sunken into the floor and sits at 54cm.
- 4-seater dining table in the swimming pool area.

Utility room which includes washing machine and tumble dryer.

Swimming pool ensuite

- The shower door has a width of 58cm.
- The shower dials from the floor are 120cm.
- Toilet height is 41cm.
- Sink height 93cm.
- Jack and Jill bathroom, ensuite to the ground floor fourth bedroom.

Bedroom 4-

Cosy ground floor fourth bedroom with double bed, free standing wardrobe, two bedside cabinets with lamps and TV.

- Door through into the bedroom is 72cm.
- The bed height is 57cm.
- There are 2 bedside tables on either side of the bed at 54cm high.
- The wardrobe railing from the floor is 140cm.
- The foot of the bed to wall gap is 59cm in width.
- Door width from the lounge into bedroom is 70cm wide.
- There is a 6cm step from the lounge into the bedroom.
- Bedroom can be accessed from the pool room through the Jack and Jill ensuite bathroom.

2nd Lounge-

Ground floor quiet second sitting room featuring homely sofa and bookshelves, where you can rest and recharge.

- 2 steps up to the 2nd lounge from the bedroom at 17cm.
- Sofa height 46cm.
- Coffee table height 60cm.
- Door width to leave the lounge is 74cm.
- Very spacious room with very nice furnishings.
- Small 4-seater dining table in the corner of the room, table 89cm and chairs 46cm.

There are 11 steps at 18cm to get upstairs.

Master room-

Luxurious first floor master bedroom with super-king bed, free standing wardrobe, chest of drawers, two bedside cabinets with lamps and 40-inch TV.

- Small step into room is 17cm.
- Door width is 75cm.
- The bed height is 59cm.
- 2 bedside tables on either side of the bed that sit at 76cm.
- Chest of draws height is 99cm.
- Very spacious room
- 2 steps into the ensuite that are 15cm.
- Very bright room, bringing in a lot of natural light.

Ensuite-

En-suite bathroom featuring sunken bath for leisurely mornings, overhead shower, heated towel rail and WC.

- Sink height 83cm.
- Sloping ceiling is 43cm at the lowest.
- Toilet height 43cm.
- Bath width 62cm.
- Step into the bath is 39cm.
- Very spacious bathroom.

Bedroom 5

Comfortable second floor fifth bedroom with double bed, free standing wardrobe and two bedside cabinets with lamps.

- Straight across from the landing.
- Double bed height is 48cm.
- 2 bedside tables on either side of the bed at a height of 70cm.
- Wardrobe railing to the floor is 167cm.
- The smallest part of the room is the foot of the bed to the wall sitting at 54cm.

Second bedroom -

Light filled second bedroom on the first floor with king bed, built in wardrobe, chest of drawers and two bedside cabinets with lamps.

- The bed height is 59cm.
- There are 2 beside tables on either side of the bed that are 70cm.
- Chest of draws are 75cm in height.
- There is a quite a large step that goes into the wardrobe at a height of 25cm.
- The handrail to the floor is 176cm in height.

Third twin bedroom -

Charming third bedroom on the first floor with twin beds, chest of drawers and single bedside table with lamp.

- Low entrance into room at 165cm
- The step down into the room is 25cm.

- Bed height 59cm
- The gap between the bed is 70cm.
- Foot of the bed to the draws is 70cm.
- Chest of draws 60cm.

Family bathroom-

Spacious first floor family bathroom with bath, walk in monsoon shower, heated towel rail, WC, and bidet.

- Bathroom free standing bath height 67cm, width is 60cm.
- Toilet height 44cm.
- Bed height is 44cm.
- The shower dials to the floor are 132cm in height.
- Sink height 90cm.

Garden-

Two acres of enchanting, enclosed grounds, waiting to be explored by both big and little boots. BBQ, dining table and chairs for evenings under amber skies.

- Garden table outside that sits 12 people.
- 4 sunbeds on patio part of garden.