

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 – Little Duck

Address – 14 Duck Street, Mousehole, TR19 6QW

Introduction –

Little Duck is a cosy cottage perfectly placed in the heart of Mousehole in west Cornwall. You'll find plenty of art galleries, cafes, boutique shops and restaurants on your doorstep, all within a 2-minute walk of this Grade II listed, former fisherman's cottage.

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

Pre-arrival Information

Nearest Airport – Cornwall Airport Newquay is located 45.3miles (1hr 15min drive) from the property.

Nearest train station is in Penzance and is located 3.7miles (14 min drive) from the property.

For information on local buses and fares visit

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

Arrival & Parking

From the A30 heading south, take the turn off for Newlyn and Mousehole. Follow the road into Mousehole village and Duck Street will be on your right (no through road). The cottage is located in the pedestrianised end of Duck Street. The key safe box is at the rear of the property, please enter through the side gate. Enter through the property either the main front door or the patio doors into the living room area.

Entrance to Property

Once the keys have been collected from the key safe box, the easiest door access is through the patio doors into the living room.

- There is a step into the property which is 10cm.
- The patio door width is 129cm.
- The properties main front door leads into the dining room. There are 2 steps into the property, 15cm each.
- The front door width is 80cm.

Living area

The living space offers two comfy sofas, Smart TV, coffee table, floor lamp, local artwork, mirror, soothing shades of white and soft greys and French windows leading out to the courtyard.

- The grey sofa is 40cm in height the snuggle chair is 33cm.
- The coffee table in the centre of the room is 36cm.
- The TV stand height is 31cm.
- The distance between the larger sofa to the wall is 93cm. Distance between both sofas is a 55cm width.
- There is a coat hanger and bench seat, the seat is 32cm in height.

Kitchen

Fully equipped kitchen with electric hob and oven, dishwasher, toaster, coffee machine and microwave. Washing machine and mini freezer nearby in the outhouse, keys can be found on the guest set.

- Doors between kitchen and lounge is 107cm.
- The kitchen countertop is 92cm in height.

- The countertop to the top shelves for the glasses are 89cm in height.
- Oven handle height from the floor is 77cm.

Dining area

Separate diner with a log burner for cosy nights in, window seat, large wooden table, four wooden chairs and bench seating up to seven guests.

- Door width from the kitchen into the dining room is 76cm.
- The window seat is 39cm in height.
- The dining table height is 78cm.
- The 4 wooden chairs are 44cm and the bench is 46cm.
- The distance between the table to the wall is 62cm and the dining bench to the wall is 47cm.

First floor

12 Steps to first floor, 20cm each in height. Please note these steps are narrow and steep. Please be careful with children.

Master Bedroom

Master bedroom with a stunning granite feature wall, large windows and shutters that fill the room with light, king size bed, bedside tables, double wardrobe, mirror, and a love seat for two.

- Door width into the bedroom is 73cm.
- The wall either side of the bed width is 32cm and the bed height is 60cm.
- The bedside tables are 60cm in height.
- The freestanding wardrobe rail is 136cm in height.
- The loveseat sofa is 36cm and the window seat is 52cm.

Second bedroom

Bedroom two has exposed granite walls, super king zip & link bed (can be made into two singles), bedside tables, lamps, and chest of drawers.

- The bed height is 61cm as a king.
- The height of the bedside tables is 62cm.
- Chest of drawer height is 120cm.
- Distance from the drawers to bed is 38cm and the bed to wall is 90cm and the foot of the bed to wall is 79cm.

Bathroom

Luxury family bathroom with a free-standing slipper bath with claw feet, separate rainfall shower, heated towel rail, wash basin and WC.

- The bath height is 64cm and width is 52cm.
- Toilet height is 45cm and sink is 96cm.
- There is a 20cm lip into the shower, the dials are 120cm in height and there is a rainfall shower head and an additional adjustable head.

Outside shed –

Washing machine and small freezer is in here.