

# 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 – Rosemead**

**Address** – Leverlake Road, Bude, Widemouth Bay, EX23 0AB

### **Introduction**

Rosemead is located on a pretty residential road on a large plot within walking distance of the beach at Widemouth Bay; a long unspoilt stretch of sandy beach and craggy cliffs that is all about sense of space.

For bookings, please contact Beach Retreats on 01637 861005 or visit [www.beachretreats.co.uk](http://www.beachretreats.co.uk)

### **Pre-arrival Information**

Nearest Airport – Cornwall Airport Newquay is located 37miles (54min drive) from the property.

Nearest train station is in Bodmin and is located 31.7 miles (51min 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>

The nearest mobility shop, Independent Living, can be found in Newquay, <https://independentlivingnewquay.com/> Tel: 01637 498015

## **Arrival & Parking**

From the A30 heading south, take the first exit after Launceston sign posted, North Cornwall, Wadebridge & Camelford (A395/A39). Follow signs for Bude when you reach the A39 and Widemouth Bay will be sign posted as a left hand turn. Pass the Widemouth Manor and turn right. Continue along Marine Drive. Take a right turn at Leverlake Road for 250 meters. Rosemead is on your right hand side. Parking on the private driveway for several cars. Please do not overhang onto the road where possible. Tesla charger available.

## **Entrance to Property**

The gate to access the property is 112cm wide. Walk along the paved stones up to the decking area outside the front of the property. This is a 12cm step up onto the decking. The front door width is 89cm and opens into a wide hallway.

- Bench in the hallway is 46cm in height.
- There are coat hooks available, these sit at 168cm.
- All internal door widths are 76cm.

## **Master bedroom**

Beautiful ground floor mezzanine master bedroom with grand windows bringing the outside in. The light and airy room consists of a king size bed, high vaulted ceilings, chest of drawers, bedside tables, lamps, and a ladder providing access to a private study area.

- Bed height is 70cm.
- Freestanding chest of drawers are 68cm tall.
- Single armchair height is 44cm.
- Two freestanding bedside tables are each 47cm tall.
- There are 10 steps up the ladder to reach the balcony private study area, please note this is not suitable for children. The gap to enter the space is 76cm wide.
- The study desk height is 72cm and the stool reaches 51cm.

## **Ensuite Bathroom**

En-suite with rainfall shower, wash basin and WC.

- Toilet height is 41cm.
- Sink height is 86cm.
- The shower entrance has a 5cm lip, the entrance is 60cm wide and the dials sit at 105cm.

## **Utility**

Utility room with washer/dryer.

- Countertops reach 90cm.
- Small freezer on top of the counters.
- Highchair, airer, iron and ironing board available.

## **Second bedroom**

Second bedroom with super king size zip and link bed (can be made into two singles), bedside tables, lamps, wardrobe, and garden view.

- The bed was set as a king for the statement.
- The bed height is 68cm.
- Two freestanding bedside table units are 54cm in height.
- The wardrobe rail heights are 172cm.
- The distance between the bed to the wardrobe is 80cm.

## **Family bathroom**

Family bathroom on the ground floor with bath, separate shower, double wash basins and WC.

- Bath height is 55cm and the width is the same.
- The sink height is 94cm.
- The toilet height is 41cm.
- To enter the shower there is a 7cm step, the entrance width is 49cm and the dials sits at 102cm.

## **Kitchen/living/dining area**

Contemporary open plan living space with sliding doors leading out to the lawned front garden.

## **Kitchen**

Fully equipped kitchen with double electric oven and grill, electric hob and extractor, breakfast bar, two stools, dishwasher, toaster and access to the garden and BBQ area.

- The kitchen worktops and island reach 92cm.
- There are two bar stools which are 77 in height.
- The oven handle reaches 71cm.
- Nespresso Magni-mix coffee machine.

- To access the back courtyard, there is a 30cm step external and 4cm internal lip.

### **Dining**

Dining area with large wooden table and seating for eight guests.

- Dining table height is 74cm.
- There are 8 dining table chairs which are all 47cm in height.
- The side unit reaches 75cm in height.

### **Living area**

Living room with beautiful interiors, soothing coastal tones, two x four-seater sofas, wicker chair, side tables, floor lamp and wall mounted TV.

- The sofa heights reach 40cm and 35cm.
- The wicker chair height is 41cm.
- The access to the front decking through the balcony doors, there is a 4cm internal step and 30cm external.

### **Outside**

- Large garden at the front of the property perfect for watching the children play.
- Pretty courtyard at the rear of the house complete with hot tub, table and seating for eight guests.
- Gas BBQ available.