



Cornish
holiday cottage

KINGFISHERS

ACCESS STATEMENT

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KINGFISHERS, 8, SAINTS WAY, LITTLE PETHERICK, PL27 7QT

Introduction

Kingfishers is an end-of-terrace, waterside cottage accessed from street level. The cottage is laid out over two floors with an open plan kitchen/living/dining area, a twin bedroom, and a bathroom on the lower floor, and a family bathroom and king-sized bedroom on the first floor.

Key Collection & Parking

There is a key safe mounted to the left-hand side of the front door, the code for which will be provided in the pre-arrival email.

The parking space for Kingfishers is on the left-hand side of the lane, opposite the terrace of properties, just before Kingfishers Cottage.

The Property

External Approach & Entrance

- The road leading to the cottage is narrow and used by people walking The Saints Way, please be aware of other vehicles or pedestrians using the road.
- Parking and manoeuvrability are tight, please be aware of other people or cars around you when parking.
- To access the cottage, guests must enter through the front door.
- Step up over threshold into hallway - 4cm.
- Front door width - 75cm, height – 201cm
- Front door handle height 110cm.

Living/Dining Area

- Open into the kitchen /living/dining room.
- Laminate wood-effect flooring with rug.
- One upholstered 3-seater sofa, seat height 47cm
- Two upholstered armchairs, seat height 47cm
- The furniture is not fixed in position.
- Wooden dining table with central legs- table height – 77.1cm
- There is a small flat screen TV with a remote control.
- Ceiling spotlights throughout.
- Beige colour on walls, white skirting boards.

Kitchen

- Oven is under counter with drop down door 83cm from floor.
- Worktop and sink height- 88cm.
- Wood effect MDF units, black laminate worktops.
- White colour on walls.
- Recessed ceiling spotlights.
- Entrance door from hallway- width 81cm

Bedroom 1 (Twin-Ground Floor)

- Twin beds with level access from living room.
- Laminate wood-effect flooring with rug.
- Entrance door width 81cm
- Bed width 82cm. Height from floor to top of mattress- 58cm.
- Synthetic duvet and pillows.
- Ceiling spotlights and bedside lamps.
- White walls, white skirting boards.
- Limited room around beds.

Ground Floor Bathroom (Twin Room Ensuite)

- Vinyl flooring.
- Step into shower height – 19.2cm
- Shower controls height - waist high at 128.2cm.
- White walls with white tiles and mosaic border. Grey plastic wall covering in shower area.
- Entrance door width – 81.2cm
- No grab rails installed.
- Ample transfer space between utilities.

Staircase and landing

- Spiral staircase with open treads and metal handrail.
- 13 wooden treads, 20cm height, 27cm at widest part.
- Upper hallway has laminate flooring.

Bedroom 2 (First Floor Double)

- King bedroom with level access from landing area.
- Laminate wood-effect flooring and rugs.
- Entrance door width 74.1cm
- Bed width 150cm Height from floor to top of mattress - 62cm.
- Synthetic duvet and pillows.
- Ceiling spotlights and bedside lamps.
- White walls, white skirting boards.
- Ample room around bed.
- Access to small balcony with wooden balustrade railing, door width 78.5cm, lip approx. 3cm.

Bathroom

- White tiled floor.
- Bath height – 56.1cm
- Handheld shower attachment on bath taps, control height 48cm.
- White tiled walls with mosaic border. Large grey tiles with white grout in shower area.
- Entrance door width – 66.5cm
- No grab rails installed.
- Limited transfer space between utilities.

Rear Decking Area

- Wooden decked area adjacent to the water, accessed through door from living area, door width 82cm, lip approx. 3cm.
- Outdoor table and seating for four.
- Door width 82cm

Additional Information

Smoking and vaping are not permitted on the premises. Dogs are permitted. The property is suitable for children; however, children should not be left unattended.

All measurements are approximate. We aim to be as comprehensive as possible, but we cannot advise on the suitability of the property to suit your party. It is advised that you make your own specific needs known to Cornish Holiday Cottage.

Please read this statement in conjunction with the property descriptions and photographs.

A guide of the general local area can also be found within the property information link within the pre-arrival email.

Contact Us

Cornish Holiday Cottage is brought to you by Cornwall Estates (Padstow) Limited.

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