



**Cornish**  
holiday cottage

THE BEDRUTHAN

ACCESS STATEMENT

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**The Bedruthan, Treyarnon Bay, PL28 8JN**

### Introduction

A mid-terrace property with private access, spacious accommodation laid over two levels, sleeping up to 6 people. Three bedrooms, one on ground level with an ensuite, two on level 1 with a separate family bathroom.

### Key Collection & Parking

There is a key box at the property for access, the code will be provided within the pre-arrival email.

There is provision for parking of one car at this property. Gentle slope to parking space near the property with room for one car. Walk approximately 30m down towards the property's front door from the car parking area, as detailed within the approach below.

### The Property

#### External Approach & Entrance

- From the allocated parking space, gentle slope to the property, walk approximately 30m to the front door, with the key safe for The Bedruthan to the left of the door.
- Entrance; threshold height 20cm. door width approx. 88cm, lip height 5cm, door handle height 99cm.

#### Hallway, Porch and Stairs

- Door from porch area leads off to open plan kitchen, dining, living room area, and master bedroom.
- Internal door widths 80cm.
- Internal door handle heights approx. 107cm
- White walls.
- Flooring in porch/hallway - tiled.
- Stairs to level 1, carpeted, with 13 treads, height approx. 20cm, depth 26cm and width 80.5cm.
- Lighting - spotlights.

#### Kitchen, Ground Level

- Oven doors, drop down, 98cm and grill drop down, 128cm.
- Worktop and sink height, approx. 90cm.
- Cream units with black granite-effect laminated worktop. White walls.
- Ceiling spotlights, worktop lighting, cooker hood lighting.
- In-built fridge and freezer.

**Living/Dining Area, Ground Level**

- Door width – approx. 81cm
- Open plan into the kitchen. French windows which lead to outdoor patio from dining area, lip onto patio approx. 6cm, Full width of French windows approx. 192.5cm. Sliding door leading to outdoor area from living area, lip approx. 8cm, door width 96cm.
- Flooring - tiled throughout.
- One large dark blue L-shaped sofa and pouffe, seat heights approx. 40cm. The furniture is not fixed in position.
- There is a large flat screen TV with a remote control.
- Wi-Fi (BT Hub)
- Rectangular table height 77cm, 4 legs.
- Lighting, spotlights, ceiling light above dining table, wall lights.
- White walls.

**Master Bedroom, Ground Level**

- King size bedroom, access from porch/hallway, carpeted.
- Entrance door width approx. 80.5cm.
- Bed width 150cm, height floor to top of mattress 59cm.
- Synthetic duvet and pillows.
- Two bedside lamps, spotlights.
- In-built wardrobe cupboard.
- Spotted-coloured armchair.
- White walls.
- Sliding door with access out into small patio area, lip 6cm, door width 98cm.

**Master Ensuite, Ground Level**

- Cubicle shower control height 124cm, step into shower height 23cm
- Shower sockets.
- No grab rails.
- Transfer space limited.
- Black tiled floor and white tiled walls.
- Lights – spots.
- Entrance door width 80.5cm
- Cupboard housing boiler and washer/dryer.

**Twin Bedroom, First Level**

- Twin bedroom, level access from 1<sup>st</sup> floor landing, carpeted.
- Entrance door width approx. 70.5cm.
- Bed width 90cm, height floor to top of mattress 43cm.
- Synthetic duvet and pillows.
- Lighting – spotlights and two bedside lamps.
- White walls.

**Family bathroom, First Level**

- Bath height approx. 58cm, with shower controls at approx. 120cm.
- Shower sockets.
- No grab rails.
- Transfer space limited.
- Black tiled floor and white tiled walls.
- Lights – spots.
- Entrance door width 70.5cm

**Double Bedroom, First Level**

- Double bedroom, level access from 1<sup>st</sup> floor landing, carpeted.
- Entrance door width approx. 70.5cm.
- Bed width 140cm, height floor to top of mattress 57cm.
- Synthetic duvet and pillows.
- Lighting – spotlights and two bedside lamps.
- White walls.
- In built wardrobe with safe.

**Outdoor Area**

- Patio area to side of property with circular table, six chairs, water tap and covered electrical socket. Area is accessed a short walkway from front door via a small gate or the dining/living room French windows.

**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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