



**Cornish**  
holiday cottage

GWYLAN

ACCESS STATEMENT

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Gwylan, Polmark Beach Cottages, Harlyn, PL28 8SB

### Introduction

A terraced property with private access and accommodation laid over two floors, located in a private courtyard. Two bedrooms on the first floor sleep up to 4 people, with a family bathroom. Open plan living/dining/kitchen is located on the ground floor. Two steps to the property to enter and one flight of stairs within.

### Key Collection & Parking

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

The parking space for Gwylan is located at the rear of the cottages. Guests will need to walk from the gravelled parking space and through the courtyard to reach the front door of the property.

### The Property

#### External Approach & Entrance

- Gwylan is in the centre of the courtyard of cottages, guests need to walk from the parking area which is a level walk of approximately 40 metres across gravel, tarmac and paving.
- There are two steps up to the front door- height 0.44m
- Alternative access is via a gentle slope situated to the right of the front door with one left hand turn.
- Step up over threshold into laminated entrance approx. 19cm.
- Front door width approx. 75cm
- Front door handle height approx. 105cm

#### Hall, Stairs & Landing

- Carpeted stairs with handrail to first floor. Number of treads 13, tread height 31cm, depth 35cm, width 84cm
- No internal doors on lower floor
- Laminate flooring throughout ground floor, carpet on stairs and landing.
- Cream colour on walls.
- Recessed spot lighting throughout.

### **Living Area – Ground Floor**

- Open into the kitchen / dining room.
- Laminate flooring and rug in lounge.
- Two grey 3-seater sofas, height 50cm. The furniture is not fixed in position.
- There is a flat screen TV with a remote control.
- Recessed spot lighting. 1 standard lamp.
- Cream colour on walls.

### **Dining Area – Ground Floor**

- Laminate flooring
- Dining table height – 77cm. Four wooden legs from centre.
- Large blue dresser against wall.
- Recessed spot lighting
- Cream colour on walls.

### **Kitchen – Ground Floor**

- Oven door 125cm from floor. Microwave above.
- Worktop and sink height, 93cm.
- Cream units, tiled splashback, wooden worktops. Dark blue island unit with wooden worktop and two stools.
- Cream colour on walls.
- Recessed ceiling spotlights, pendant light over island unit.
- Entrance door from hallway- width 73cm

### **Bedroom 1, First Floor (Double)**

- King sized bed with level access from landing area.
- Carpeted floor
- Entrance door width 66cm
- Bed width 160cm.
- Synthetic duvet and pillows.
- Central pendant light and bedside lamps.
- Cream walls, white skirting boards.
- Ample room around bed.

### **Bedroom 2, First Floor (Twin)**

- Two twin beds with level access from landing area.
- Carpeted floor
- Entrance door width 66cm
- Bed width 90cm.
- Synthetic duvets and pillows.
- Ceiling light and bedside lamps.
- Cream walls, white skirting boards.
- Ample room around beds.

### **Bathroom**

- Vinyl wood-effect flooring
- Shower controls height- 57cm
- Step into shower 5cm
- Cream walls with white panelling. White metro tiles with grey grout in shower area.
- Entrance door width – 55cm
- No grab rails installed.
- Tight transfer space between utilities.

### **Additional Information**

Smoking is not permitted on the premises. Dogs are permitted. The property is suitable for children, children should not be 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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