



Cornish
holiday cottage

POLMARK

ACCESS STATEMENT

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Polmark, Polmark Beach Cottages, Harlyn Bay, PL28 8SB

Introduction

A mid-terrace property with private access, very spacious accommodation laid over two levels, sleeping up to 6 people. Three bedrooms, all ensuite and on the 1st floor.

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 two cars at this property. Gentle slope to parking space near the property, on a tarmacked drive, with room for two. Walk approximately 30m 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 spaces, walk approximately 30m to the front door, with the key safe for Polmark to the right of the door. Approach walkway is flat and with slabs and gravel.
- Entrance; threshold height 198cm. door width approx. 87cm, lip height 17.5cm (with sloped ramp access), door handle height 109cm.

Hallway, Porch and Stairs

- Door from porch area leads off to open plan kitchen, dining area, laundry space and downstairs WC and shower room.
- Internal door widths 80cm.
- Internal door handle heights approx. 107cm
- Brick-exposed walls and white walls.
- Flooring in porch/hallway – laminated with large blue and white striped rug.
- Stairs to level 1, carpeted, with 17 treads, height approx. 16.5cm, depth 28cm and width 97cm.
- Lighting - spotlights.

Living Area, Ground Level

- Door width – approx. 176cm
- French windows which lead to outdoor patio from living area, lip onto patio approx. 8cm, full width of French windows approx. 172.5cm.
- Flooring – wooden floorboards and large rug.
- 2 sofas and 3 armchairs, 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)
- Lighting – spotlights, floor lamp and table lamp.
- Walls – wooden panels

Dining Area, Ground Level

- Open plan with the kitchen.
- Flooring - carpeted.
- Rectangular table height 77cm, 4 legs.
- Lighting, ceiling light (cluster of 3 lamps).
- White panelled walls.

Kitchen, Ground Level

- 1 granite step down from porch to kitchen, tread height 8cm, depth 31cm, width 173cm.
- Oven door, drop down, 70cm.
- Worktop and sink height, approx. 90.5cm.
- White and wooden units with white granite-effect laminated worktop. White panelled walls and tiles.
- Ceiling spotlights, worktop lighting, cooker hood lighting.
- Freestanding fridge-freezer.
- Door width – approx. 176cm (from porch)

WC/Shower, Ground Level

- Cubicle shower control height 148cm, step into shower height 24cm
- No grab rails.
- Transfer space limited.
- Laminated flooring.
- Wall colour - white, grey tiles.
- Lights – spots.
- Entrance door width 74cm

Master Bedroom, First Level

- King size bedroom, access from landing, carpeted.
- Entrance door width approx. 75cm.
- Bed width 150cm, height floor to top of mattress 59cm, synthetic duvet and pillows.
- Two bedside lamps, one ceiling light.
- Large oak wardrobe cupboard.
- Cream-coloured walls.

Master Ensuite, First Level

- Bath height approx. 64.5cm, with shower controls at approx. 133cm.
- Transfer space limited.
- Grey and white tiled floor and white/beige tiled walls.
- Lights – spots.
- Entrance door width 74.5cm

Twin Bedroom, First Level

- Twin bedroom, level access from 1st floor landing, carpeted.
- Entrance door width approx. 71cm.
- Bed width 90cm, height floor to top of mattress 53cm, synthetic duvet and pillows.
- Lighting – one ceiling light and one bedside lamp.
- White walls.

Twin Room Ensuite, First Level

- Shower controls at approx. 125cm.
- Step in approx. 7cm
- Transfer space limited.
- Laminated floor
- Lights – spots.
- Entrance door width 74.5cm

Bunk Bedroom, First Level

- Bunk bedroom, level access from 1st floor landing, carpeted.
- Entrance door width approx. 73.5cm.
- Bed width 90cm, height floor to top of mattress 50cm and 147cm respectively, synthetic duvet and pillows.
- Lighting – ceiling light and one bedside lamp.
- Cream walls.
- In built wardrobe with safe.

Bunk Bedroom Ensuite, First Level

- Bath height approx. 52cm, with shower controls at approx. 113cm.
- Transfer space limited.
- Laminated floor and white tiled walls.
- Lights – spots.
- Entrance door width 74.5cm

Outdoor Area

- Patioed/slabbed/grassed area to front of property with circular table, six chairs. Area is accessed from 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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