



Cornish
holiday cottage

PEARL COTTAGE

ACCESS STATEMENT

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Pearl Cottage, The Dukes, 3, Barrys Lane, Padstow, PL28 8AU

Introduction

An end-of-terrace property with private access, accommodation laid over three levels, sleeping up to four people. Two bedrooms, one on the ground floor and one on the first, and one family bathroom. This property has reverse living areas, so the open-plan kitchen/dining/living area is on the third (top) 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 no provision for parking at this property. There are several pay and display car parks within a short walk of Pearl Cottage.

The Property

External Approach & Entrance

- There is a key safe positioned on the left-hand side of the front door.
- Two steps up to doorway, depth 37cm, height 22.5cm, width 87cm.
- Front door; step into doorway 26.4cm, door width approx. 80cm.

Hallway, Porch and Stairs

- Door from hallway leads to twin bedroom.
- Internal door width- 68cm.
- Internal door handle height - 99.3cm
- White walls.
- Wooden floors with runner.
- Stairs to first floor- with 13 treads, tread height- 19.5cm, depth 28cm and width 62.6cm.
- Stairs are narrow, with limited head height and no handrail.
- Lighting - spotlights.
- Washing machine/tumble dryer in cupboard.

Bedroom One, First Floor

- Twin bedroom with level access from hallway.
- Wooden floors.
- Entrance door width approx. 66.4cm.
- Bed width 90cm height floor to top of mattress 50cm.
- Synthetic duvet and pillows.
- Two wall mounted bedside lamps, one pendant ceiling light.
- Fitted corner cupboard.
- Wall mounted TV with remote.
- Light grey walls, white skirting boards.

Hallway and Stairs

- Stairs to upper floor - with 13 treads, tread height- 19.5cm, depth 28cm and width 62.6cm.
- Stairs are narrow, with limited head height and no handrail.
- Doors from hallway lead to family shower room and double bedroom.

Bedroom Two, First Floor

- Double bedroom with level access from 1st floor landing.
- Level access from hallway
- Entrance door width 66.7cm.
- Bed width 135cm, height floor to top of mattress 56cm.
- Synthetic duvet and pillows.
- Lighting – one ceiling light and one bedside lamp.
- Wall mounted TV with remote.
- Two built in wardrobe spaces.
- Cream-coloured walls.

Family Bathroom, First Floor

- Level access from hallway
- Walk in shower with controls at 83cm.
- Ample transfer space.
- Grey tiled floor and white tiled walls.
- No grab rail.
- Recessed spotlights.
- Door width 66cm

Kitchen, Second Floor

- Opens straight into kitchen from top of staircase.
- Oven door, drop down - height 75cm.
- Worktop and sink height - 92cm.
- Cream gloss units with wooden worktop.
- Grey tiles with white grout as splashback.
- Ceiling spotlights, plinth lighting, cooker hood lighting.
- Freestanding Amica fridge with freezer space.

Living Area, Second Floor

- Wooden flooring with rug.
- L-shaped leather sofa with footstool, height approx. 40cm.
- There is a flat screen TV with a remote control mounted onto a beam.
- Spotlights throughout.
- Cream walls with white skirting boards.
- Restricted head height in living area due to low beams.

Dining Area, Second Floor

- Open plan with the living area.
- Wooden flooring.
- Square table- height 75cm.
- 4 chairs, no arms. These are designed to be stored within the table.
- Spotlights throughout.
- White walls and white skirting boards.
- Large windows with opening limiters in place.
- Restricted head height in dining area due to low beams.

Additional Information

Smoking and vaping are not permitted on the premises. Dogs are not 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.

5 Broad Street, Padstow, PL28 8BS

01841 550998

hello@cornishholidaycottage.com