



Cornish
holiday cottage

Little Sandyfield

ACCESS STATEMENT

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Little Sandyfield, Treyarnon Bay, PL28 8JN

Introduction

A mid-terrace property with private access, accommodation laid over two floors on ground and first levels, sleeping up to 4 people. Two bedrooms and family bathroom on level 1.

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 120m 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, towards the back of the complex, walk approximately 120m to the front door of Little Sandyfield, with the numbered key safe area to the right of the front door.

Step through front door, lip of approx. 3cm, threshold height 198cm. Front door width approx. 88cm, handle height approx. 98cm, into open plan hall, sitting room, kitchen and dining area.

Porch and Stairway

Front door from porch area, which leads off to open plan kitchen, dining, living room area, and stairs to upper level.

Internal door widths 71cm.

Internal door handle heights approx. 107cm

White walls.

Lighting in hall - spots. Stairwell - wall lights.

Stairs to level 1, carpeted, with 13 treads, height approx. 20.5cm, depth 26cm and width 80.5cm.

Living/Dining Area, Ground Level

Door width - approx. 88cm (front door)

Open plan into the kitchen. Doors which lead to outdoor area, lip onto patio approx. 3.5cm., Sliding door width 96cm.

Tiled flooring throughout dining and living area.

SOFAS two two-seater sofas 40cm height

There is a flat screen TV with a remote control.

Wi-Fi (Plusnet)

Dining table 75cm height, legs on four corners

Lighting, spotlights, ceiling light above dining table.

White walls.

Kitchen, Ground Level

Oven doors, drop down, 73cm.

Worktop and sink height, approx. 90cm.

White units with black granite-effect laminated worktop. White walls.

Ceiling spotlights, worktop lighting, cooker hood lighting.

Washer/dryer machine and dishwasher under counter.

In-built fridge and freezer.

WC, Ground Level

Door width - approx. 70.5cm.

Tiled floor and white tiled walls.

Heated towel rail.

Lighting - spotlights.

Transfer space - limited.

Master Bedroom, First Level

Double bedroom, level access from 1st floor landing area, carpeted.

Entrance door width approx. 70.5cm.

Bed width 135cm, height floor to top of mattress 56cm.

Synthetic duvet and pillows.

Two bedside wall lights, spotlights.

In-built wardrobe cupboard with safe.

White walls and light beige wallpaper.

Family Bathroom, First Level

Bath with step into bath approx. 56cm, with shower controls at approx. 110cm.

Shower sockets.

No grab rails.

Transfer space limited.

Tiled floor and walls.

Lights - spots.

Entrance door width 70.5cm

Bunk Bedroom, First Level

Twin bedroom, level access from 1st floor landing, carpeted.

Entrance door width approx. 70.5cm.

Twin beds two small single beds measuring 75cm wide (60cm height)

Synthetic duvet and pillows.

Lighting - spotlights and two side wall lights.

White walls.

Outdoor Area

Small, paved area to front of property with water tap and hose extension accessed from front door and living room sliding door.

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

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