



Cornish
holiday cottage

THE HARLYN

ACCESS STATEMENT

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The Harlyn, Treyarnon Bay, PL28 8JN

Introduction

An end of terraced ground floor property with private access, accommodation laid over one floor on ground level, sleeping up to 4 people. Two bedrooms, one with ensuite and 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 at front of property with room for one car. Walk towards the front door, approx. 100 metres from the car parking area, as detailed within the approach below.

The Property

External Approach & Entrance

- From the allocated parking space, gentle slope up to the property, via a paved walkway around the side of the building, walled to side. Pass through the first garden gate, up 4 steps. Bear left and then pass down 4 further steps towards the back patio area, through another garden gate, with key safe area on the left hand side by the communal door.
- Step through communal door, door width approx. 88cm, into communal entry hall.
- Walk straight ahead on ground level to main front door. Step up over threshold into entrance porch with tiled flooring approx. 3cm.
- Front door width approx. 90cm.
- Front door handle height approx. 97cm.

Porch and Hallway

- Door from hallway into open plan living, kitchen, dining area, bedrooms, and family bathroom.
- Internal door widths 81cm.
- Internal door handle heights 107cm
- White walls.
- Lighting in hall – spots.
- Door into cleaning cupboard and fuse box.

Living/Dining Area

- Door width – approx. 81cm
- Open plan into the kitchen. Doors which lead to the outdoor patio area, width approx. 192.5cm, lip onto patio approx. 5cm, with an external drop of approx. 20cm.
- Tiled floor throughout with a large rug in living area.
- Matching large 2-seater sofas, seat heights approx. 40cm. The furniture is not fixed in position.
- There is a wall-hung flat screen TV with a remote control.
- Wi-Fi (PlusNet box)
- Lighting, spotlights.
- White walls.
- Circular dining table, height – 75cm. Four adjoining legs.

Kitchen

- Oven door, drop down, approx. 72.5cm.
- Worktop and sink height, 92cm.
- Cream units with black laminated worktop. White walls.
- Ceiling spotlights, worktop lighting, cooker hood lighting.
- Washing machine under counter.
- Cupboard housing boiler

Master Bedroom

- King size bedroom, level access from hallway area, carpeted.
- Entrance door width approx. 81cm.
- Bed width 155cm, height floor to top of mattress 54cm, synthetic duvet and pillows.
- Two bedside ceiling lamps, spotlights.
- White walls.
- Small flat screen TV with remote.
- Door to built-in hanging space with safe.
- Doors opening out into small patio area, lip height 4cm, door width 192.5cm.

Master Ensuite

- Door width – approx. 80cm.
- Shower cubicle with step of 24cm.
- Shower/bath control accessibility height 111cm.
- Shower sockets.
- No grab rails.
- Transfer space limited.
- Tiled floor and walls.
- Lights - spots

Family Bathroom

- Door width – approx. 81cm.
- Tiled floor and white tiled walls.
- Bath height approx. 58cm.
- Shower over bath with shower controls at approx. 111cm.
- Shower sockets.
- Lights - spots

Bedroom 2

- Twin bedroom, level access from hallway, carpeted.
- Entrance door width approx. 80cm.
- Bed width 90cm, height floor to top of mattress 47cm, synthetic duvet and pillows.
- Spotlights and one bedside lamp.
- Door to built-in hanging space.
- White walls.

Outdoor Area

- Paved patio area up 5 steps, tread height approx. 20.4cm, tread depth approx. 28cm, with walkway to gates at front and back of property. Patio and walkway accessed from living area, master bedroom and communal front door.

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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