



ACCESS STATEMENT

64, Retallack Resort, Winnards Perch, TR9 6DE.

Introduction

Situated within the Retallack resort, Number 64 is a lodge-style property comprising of four bedrooms, two bathrooms, an open plan kitchen/dining/living area and a second lounge with a wood burner.

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 two cars in the driveway at this property.

The Property

External Approach & Entrance

- A decked pathway leads from the gravelled parking area around the rear of the lodge to the entrance door.
- Threshold height nil.
- Front door width 82cm.
- Front door handle height 106cm.

Hall, Stairs & Landing

- The hall leads to a twin bedroom, a king/twin bedroom, family bathroom and the kitchen/dining/living area.
- Internal door handle heights 106cm
- Wood laminate flooring throughout the hallway.
- White and duck-egg blue walls and white skirting boards.
- Recessed ceiling spotlights throughout.
- There are thirteen carpeted stairs to the first floor.
Tread height 19cm
Depth 24cm
Width 90cm
- There is a handrail on the stairs.
- No steps on each floor

Living/Dining Area (Ground Floor)

- Door width – 82cm
- Open plan into the kitchen.
- French doors lead to the decking, lip onto decked area approx. 3.5cm.
- Wood laminate floor throughout with rugs in the living area.
- One 3-seater leather sofa and two armchairs, all upholstered. Seat heights approx. 47cm. The furniture is not fixed in position.
- Ample transfer space around furniture.

- Free standing TV with a remote control.
- Wall lights and lamps throughout.
- White and duck-egg blue walls and white skirting boards.
- Dining table height – 76cm. Legs in four corners.
- Wooden dining chairs with seat pads and no arms.

Kitchen (Ground Floor)

- Oven door, drop down- 75cm.
- Worktop and sink height- 92cm.
- Cream units with black worktop.
- White walls and skirting boards.
- Ceiling spotlights, worktop lighting.
- Flooring – wooden boards.

Bathroom (Ground Floor)

- Entrance door width 82cm
- Bath height- 59mm
- Shower control heights 114cm
- Step into shower height- 18cm
- Ample transfer space
- Tiled flooring
- White and tiled walls and white skirting boards.
- No grab rails.

Bedroom 1 (Ground Floor)

- Super king bedroom with level access from hallway.
- Entrance door width- 82cm.
- Carpeted floor.
- Bed width 180cm, height floor to top of mattress 63cm.
- Synthetic duvet and pillows.
- Recessed ceiling spotlights and bedside lamps.
- White walls and white skirting boards.

Bedroom 2 (Ground Floor)

- 2 x single beds with level access from hallway.
- Entrance door width- 82cm.
- Carpeted floor.
- Bed width 90cm, height floor to top of mattress 63cm,
- Synthetic duvet and pillows.
- Recessed ceiling spotlights and one bedside lamp.
- White and white walls and white skirting boards.

Bedroom 3 (First Floor)

- Super king bedroom with level access from hallway.
- Entrance door width- 82cm
- Carpeted flooring

- Bed width 180cm, height floor to top of mattress 60cm.
- Synthetic duvet and pillows.
- Wall lights and bedside lamps.
- Cream walls and white skirting boards.

Bedroom 4 (First Floor)

- 2 x single beds with level access from hallway.
- Entrance door width 82cm
- Carpeted flooring
- Bed width 90cm, height from floor to top of mattress – 60cm.
- Synthetic duvet and pillows.
- Wall lighting and bedside lamps.
- Cream walls and white skirting boards.

Shower room (First Floor)

- Entrance door width 82cm
- Corner shower enclosure.
- Shower control heights – 128cm
- Step into shower height- 18cm
- Ample transfer space
- Tiled flooring
- White walls and skirting board.
- No grab rails.

Lounge (First Floor)

- Carpeted flooring with rug under coffee table.
- 2 x upholstered sofas, seat heights approx. 47cm. The furniture is not fixed in position.
- French doors lead to the decked balcony, lip onto decked area approx. 3.5cm.
- Ample transfer space around furniture.
- Free standing TV with a remote control.
- Wall lights and lamps throughout.
- Cream walls and white skirting boards.

Outdoor Area

- There is a decked balcony leading off the ground floor living space with a table and chairs and wooden balustrade. There are no steps.
- There is a second decked balcony leading off the first floor living space with a wooden balustrade.

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