



Cornish
holiday cottage

CORMORANT

ACCESS STATEMENT

ACCESS STATEMENT

CORMORANT, 2 OLD MILL FLATS, MILL ROAD, PADSTOW, PL28 8BT

Introduction

Cormorant is located on the central floor of a block of three apartments in a converted mill. It is accessed from the street and down a flight of stairs. The apartment is laid out over one floor and houses a kitchen, open plan living and dining area, three bedrooms (one ensuite) and a family bathroom.

Key Collection & Parking

To enter the communal hallway, use the keypad to the left-hand side of the external door. There is a key box in the communal hallway which stores the apartment keys, the code for both the external keypad and the key safe will be provided in the pre-arrival email.

The parking space for Cormorant is to the right of the entrance and is labelled 2. Please exercise caution when parking as there is a small slope up to the parking space and when all three spaces are in use there is limited space for luggage transfer.

The Property

External Approach & Entrance

- The road leading to the building is narrow, please be aware of other vehicles or pedestrians using the road.
- Parking and manoeuvrability are tight, please be aware of other people or cars around you when parking.
- Parking space dimensions- width-2.5m height 2.1m at rear, 2.4m at front.
- To access the apartment guests must enter through the communal hallway.
- There are two steps up to the front door.
- Step up over threshold into cement hallway approx. 3cm.
- Front door width approx.85cm
- Front door handle height approx. 99cm

Hall, Stairs & Landing

- Concrete stairs with handrail down to apartment. Number of treads 12, tread height 18.5cm, depth 24cm, width 86.5cm. Additional step, tread height 18.5cm, depth 86.5cm, tread width 103.5cm.
- Once inside, the hallway is carpeted.
- Doors leading to kitchen and bathroom.
- Carpeted steps leading up to open plan living/dining area. Number of treads-4, tread height- 20cm, tread depth- 23cm, tread width-71cm
- Handrail to steps.
- Cream colour on walls.
- Recessed spot lighting throughout.

Living/Dining Area

- Open into the kitchen / dining room.
- Carpeted floor
- Three brown leather 2-seater sofas, height 39cm.
- The furniture is not fixed in position.
- Dining table height – 78cm. Four wooden legs at corners.
- There is ample space around furniture.
- There is a flat screen TV with a remote control.
- Wall lights and ceiling spotlights.
- Beige colour on walls.

Kitchen

- Oven is under counter with drop down door 76cm from floor.
- Worktop and sink height, 90cm.
- Grey units, faux wooden worktops.
- White colour on walls.
- Recessed ceiling spotlights.
- White dining table with legs in four corners-
- Six plastic chairs- no arms
- Entrance door from hallway- width 75cm

Bedroom 1 (King)

- King size bed with level access from landing area.
- Carpeted floor
- Entrance door width 75cm
- Bed width 150cm. Height from floor to top of mattress- 57cm.
- Synthetic duvet and pillows.
- Ceiling light and bedside lamps.
- Lilac walls, white skirting boards.
- Ample room around bed.

Ensuite Shower Room.

- Vinyl tile-effect flooring
- Step into shower height- 30cm
- Shower controls height- waist high
- White walls with white tiles and mosaic border. White tiles with white grout in shower area.
- Entrance door width – 75cm
- No grab rails installed.
- Ample transfer space between utilities

Bedroom 2 (Double)

- Double bed with level access from landing area.
- Carpeted floor
- Entrance door width 75cm
- Bed width 140cm. Height from floor to top of mattress- 57cm.
- Synthetic duvet and pillows.
- Ceiling light and bedside lamps.
- Lilac walls, white skirting boards.
- Ample room around bed.

Bedroom 3 (Twin)

- Two twin beds with level access from landing area.
- Carpeted floor.
- Entrance door width 75cm.
- Bed width 90cm. Height from floor to top of mattress- 57cm.
- Synthetic duvets and pillows.
- Ceiling light and bedside lamps.
- Lilac walls, white skirting boards.
- Ample room around beds.

Bathroom

- Vinyl tile-effect flooring
- Bath height- 55cm
- Shower controls height- 146cm over bath
- Beige walls with lilac panelling. Large grey tiles with white grout in shower area.
- Entrance door width – 75cm
- No grab rails installed.
- Ample transfer space between utilities.

Additional Information

Smoking and vaping are 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.

5 Broad Street, Padstow, PL28 8BS / 01841 550998 / hello@cornishholidaycottage.com