



**Cornish**  
holiday cottage

2 CHURCHTOWN RISE

ACCESS STATEMENT

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**2, Churchtown Rise, St Merryn, PL28 8ND**

### **Introduction**

#### **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 parking for three cars on the driveway, which is at the front of the property.

### **The Property**

#### **External Approach & Entrance**

- From the driveway it is a level walk to the front door.
- Step up over threshold into tiled hallway- approx. 4cm.
- Front door width- 93cm.
- Front door handle height- Bar handle from 28cm-178cm

#### **Hallway**

- Doors from hall to living area, bedrooms and bathroom.
- Internal door widths- 82cm.
- Internal door handle heights- 100cm
- Tiled floor in hallway.
- White walls and skirting board.
- Spot lighting throughout.
- Open tread staircase leading to first floor- 13 treads, H- 20cm, W86cm, D23cm

#### **Downstairs toilet**

- Door width- 81cm
- White marble countertops
- Tiled floor.
- Grey tiled walls
- Ample transfer space
- Spotlights

### **Living Area**

- Open into the kitchen / dining room and through sliding door to garden. Sliding door width- 155cm. 5cm threshold onto exterior patio area.
- Door width- 99cm
- Tiled floors throughout
- Leather sofas. The furniture is not fixed in position.
- There is a flat screen wall mounted TV with a remote control.
- Lighting- spots and wall lights
- Off-white walls and white skirting boards

### **Dining Area**

- Tiled floor throughout.
- Open plan from living area.
- Dining table height – 75cm. X-shaped middle leg and 69cm leg room.
- 5 chairs- seat height 49cm (fabric covered, no arms)
- Spotlights and pendant over dining table.
- Off white walls.

### **Kitchen**

- Oven doors- drop down, heights 72cm and 107cm.
- Worktop and sink height- 91cm.
- Tiled flooring.
- Dark grey units, marble countertops.
- Spotlights, cooker hood lighting.

### **Laundry / Utility Room**

- Door width-82cm
- Washing machine and separate dryer- one under counter, one set above.
- Worksurface with sink, height 90cm.
- Tiled flooring.
- White walls, grey units.

### **Bedroom 1, (Ground floor, front)**

- Entrance door width 81cm.
- Bed width 150cm, height floor to top of mattress approx. 69cm.
- Synthetic duvet and pillows.
- Spotlights
- Grey walls, white skirting boards

**Ensuite Shower (Bedroom 1)**

- Entrance door width- 81cm
- Shower threshold- 1cm
- Shower controls height – 110cm.
- There are no grab rails in the shower room.
- Ample transfer space.
- Spotlights.
- Grey tiled walls, grey/black WC.

**Bedroom 2 (Ground floor, rear)**

- Entrance door width 81cm
- Bed width- 180cm, height floor to top of mattress 65cm.
- Synthetic duvet and pillows.
- Spotlights
- Off-white walls, white skirting boards

**Ensuite Shower (Bedroom 2)**

- Entrance door width- 81cm
- Shower threshold- 1cm
- Shower controls height – 120cm.
- There are no grab rails in the shower room.
- Ample transfer space.
- Spotlights.
- Grey tiled walls.

**Bedroom 3 (First floor, front)**

- Entrance door width 81cm.
- Bed width 180cm, height floor to top of mattress approx. 67cm.
- Synthetic duvet and pillows.
- Spotlights
- Off-white walls, white skirting boards

**Ensuite Shower (Bedroom 3)**

- Entrance door width- 81cm
- Shower threshold- 1cm
- Shower controls height – 110cm.
- There are no grab rails in the shower room.
- Ample transfer space.
- Spotlights.
- Grey tiled walls.

**Bedroom 4, (First floor, rear)**

- Entrance door width 81cm.
- Bed width 150cm, height floor to top of mattress approx. 68cm.
- Synthetic duvet and pillows.
- Spotlights
- Off-white walls, white skirting boards

**Ensuite Shower (Bedroom 4)**

- Entrance door width- 81cm
- Shower threshold- 1cm
- Shower controls height – 105cm.
- There are no grab rails in the shower room.
- Ample transfer space.
- Spotlights.
- White marble tiled walls.

**Bedroom 5, (First floor, rear)**

- Entrance door width 81cm.
- Bed width 200cm, height floor to top of mattress- 70cm.
- Synthetic duvet and pillows.
- Spotlights
- Off-white walls, white skirting boards

### **Ensuite Shower (Bedroom 5)**

- Entrance door width- 152cm
- Shower threshold- 1cm
- Shower controls height – 115cm.
- There are no grab rails in the shower room.
- Ample transfer space.
- Spotlights.
- White marble tiled walls, copper fittings

### **Garden**

- Grassed garden area with access over paving slabs and paved pathway to side of property.
- Hot tub on paved area.

### **Additional Information**

Smoking and vaping are not permitted on the premises. Dogs are permitted but should not be left unattended. 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.

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