



Cornish
holiday cottage

WOODSIDE COTTAGE

ACCESS STATEMENT

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Woodside Cottage, 3 Rock Cottages, Little Petherick, PL27 7QT

Introduction

An end-of-terrace property with private access, accommodation laid over two levels, sleeping up to 6 people. Three bedrooms, on the 1st floor and one 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. Access to the cottage is from the road, caution must be exercised when approaching and leaving the house as there is no pavement or path along the road. Walk approximately 50m towards the property's front door from the car parking area, as detailed within the approach below.

The Property

External Approach & Entrance

- The allocated permit parking for Woodside Cottage is at the bottom of the hill in the car park next to the creek. Care must be taken when transporting luggage from the car park to the cottage, particularly with children or pets that may be walking up and down the road as there is no designated walkway.
- From the allocated parking spaces, walk approximately 50m along the public highway, no pavement, up 14 stone steps from the roadside to the front of Woodside Cottage and follow the path round to the back door. Approach walkway along highway is sloped and at property has slabbed steps and path.
- There is a key safe positioned on the back wall of the property, next to the kitchen doors. This holds a key for the back door, the key for the front door can be found once inside Woodside.
- Kitchen door entrance; door width approx. 70cm, lip height approx. 15cm, door handle height 103cm.

Hallway, Porch and Stairs

- Door from porch area leads off to dining and living area.
- Internal door widths 70cm.
- Internal door handle heights approx. 107cm
- White walls.
- Flooring – slates.
- Stairs to level 1, carpeted, with 11 treads, height approx. 19cm, depth 22.4cm and width 70cm. One additional step from landing to bedrooms, tread height approx. 18cm.
- Lighting - spotlights.

Living Area, Ground Level

- Door width – approx. 74cm (from front door).
- Flooring – slates and large cream and grey striped rug.
- 2 light blue sofas, seat heights approx. 45cm. The furniture is not fixed in position.
- There is a wall mounted flat screen TV with a remote control.
- Wi-Fi (BT Hub)
- Lighting – spotlights, floor lamp.
- Walls – white.

Dining Area, Ground Level

- Open plan with the living area.
- Flooring - slates.
- Rectangular table height 76.3cm, 4 legs, six high back chairs, no arms.
- Lighting – spotlights and one floor lamp.
- White walls.

Kitchen, Ground Level

- Oven door, drop down, 51cm; grill door, drop down, 77.5cm.
- Worktop and sink height, approx. 91.5cm.
- Wooden units with granite-effect laminated worktop. White walls and grey tiles.
- Ceiling spotlights, worktop lighting, cooker hood lighting.
- Undercounter fridge-freezer.
- Undercounter washing machine.
- Cupboard housing boiler and cleaning items.
- Door width – approx. 61cm (from dining area)

Bedroom 1, First Level

- Double bedroom, access from small landing, carpeted.
- Entrance door width approx. 71cm.
- Bed width 140cm, height floor to top of mattress 65cm, synthetic duvet and pillows.
- Two bedside lamps, one ceiling light.
- White wardrobe cupboard.
- Wall mounted TV with remote.
- Cream-coloured walls.

Twin Bedroom, First Level

- Twin bedroom, (two single beds) level access from 1st floor landing, carpeted.
- Entrance door width approx. 69cm.
- Bed width 104.5cm, height floor to top of mattress 56cm, synthetic duvet and pillows.
- Lighting – one ceiling light and one bedside lamp.
- Wall mounted TV with remote.
- Two built in wardrobe spaces.
- Cream-coloured walls.

Bunk Bedroom, First Level

- Bunk bedroom, level access from 1st floor landing, carpeted.
- Entrance door width approx. 60cm.
- Bed width 96cm, height floor to top of mattress 44cm and 131cm respectively, synthetic duvet and pillows.
- Lighting – one ceiling light, one side lamp.
- Cream-coloured walls.

Family Bathroom, First Level

- Bath height approx. 54.7cm, with shower controls at approx. 102cm.
- Transfer space limited.
- Grey tiled floor and white tiled walls.
- Grab rail, height approx. 35cm
- Lights – spots.
- Entrance door width 66cm.

Outdoor Area

- Loose chipping patio area to back of property with circular table, four rattan chairs. Area is accessed from kitchen French windows as well as pathway from front of property. Walled flower borders either side of pathway up to cottage.

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

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