



Cornish
holiday cottage

3 CHURCHTOWN RISE

ACCESS STATEMENT

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3, Churchtown Rise, St Merryn, PL28 8PF

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- 81cm.
- Internal door handle heights- 95cm
- 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
- Three fabric covered sofas, seat height 50cm. The furniture is not fixed in position.
- There is a flat screen wall mounted TV with a remote control.
- Lighting- spots and wall lights
- Grey walls and white skirting boards

Dining Area

- Tiled floor throughout.
- Open plan from living area.
- Dining table height – 77cm. 2 pillar legs and 71 cm leg room.
- 5 chairs- seat height 47cm (fabric covered, no arms) 1 bench seat.
- Spotlights
- Off white walls.
- Breakfast bar- 92cm high to worktop. 3 stools- seat height 68cm

Kitchen

- Oven doors- drop down, heights 54cm, 72cm and 72cm.
- Worktop and sink height- 92cm.
- Tiled flooring.
- White units, marble countertops.
- Spotlights, cooker hood lighting.

Laundry / Utility Room

- Door width-81cm
- Washing machine and separate dryer.
- Worksurface with sink, height 90cm.
- Tiled flooring.
- White walls.

Bedroom 1, (Ground floor, front)

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

Ensuite Shower (Bedroom 1)

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

Bedroom 2 (Ground floor, rear)

- Twin room.
- Entrance door width 81 cm
- Bed widths- 2 x 90cm, height floor to top of mattress 65cm.
- Synthetic duvet and pillows.
- Spotlights
- Grey walls, white skirting boards

Ensuite Shower (Bedroom 2)

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

Bedroom 3 (First floor, front)

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

Ensuite Shower (Bedroom 3)

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

Bedroom 4, (First floor, rear)

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

Ensuite Shower (Bedroom 4)

- Entrance door width- 81 cm
- Shower threshold- 1 cm
- Shower controls height – 120cm.
- 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 198cm, height floor to top of mattress approx. 68cm.
- Synthetic duvet and pillows.
- Spotlights
- Grey 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, black fittings

Garden

- Grassed garden area with access over paving slabs and paved pathway to side of property.
- Access to games room from garden up 3 steps. Sliding door width- 155cm. 5cm threshold onto top step.
- Hot tub and outdoor shower on paved area.

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.

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