



Cornish
holiday cottage

THE PORTHCOTHAN

ACCESS STATEMENT

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The Porthcothan, Treyarnon Bay, PL28 8JN

Introduction

A mid-terrace duplex apartment with private access, accommodation laid over two floors on first and second levels, sleeping up to 6 people. Two bedrooms on level 2, one ensuite, and a family bathroom, plus a further bedroom and WC on level 1.

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. Gentle slope to parking space at front of property with room for one car. Walk down a gentle incline towards the front door, approx. 15 metres from the car parking area, as detailed within the approach below.

The Property

External Approach & Entrance

- From the allocated parking space, gentle slope to the property, down 5 steps, walk 5 metres to next set of 8 steps with the numbered key safe area to the left of the front door.
- Step through front door, door width approx. 88cm, lip approx. 7.5cm into entry hallway.
- Front door handle height approx. 100cm

Porch, Stairway and Hallway

- Door into hallway area, which leads off to twin bedroom, WC, storage/cleaning cupboard and open plan kitchen/dining/living space.
- Internal door widths 75.5cm.
- Internal door handle heights approx. 99cm.
- White walls.
- Lighting in hall – spots. Stairwell – wall lights.
- Stairs to level 2, carpeted, with 14 treads, height approx. 18.9cm, depth 26.6cm and width 75.5cm. Wooden handrail mounted on wall. Stairs have a return halfway.

- Kitchen, First Level
- Oven door, drop down, 72.5cm.
- Worktop and sink height, approx. 90.1cm.
- Wood units with black laminated worktop. White walls.
- Ceiling spotlights, worktop lighting, cooker hood lighting.
- Washer/dryer machine under counter.
- In-built fridge and separate freezer.
- Entrance door width approx. 81cm.

Living/Dining Area, First Level

- Door width – approx. 81cm
- Open plan into the kitchen. Doors which lead to the outdoor patio area, lip onto patio approx. 3.5cm.
- Laminated floor throughout with a large rug in living area.
- L-shaped sofa with pouffe, seat heights approx. 44.5cm. One tub armchair (seat height 46.3cm) and one upholstered chair (seat height 41.3cm). 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 and one floor lamp.
- White walls.
- Dining table height – 78.1cm. Centre leg, 4 plastic chairs, no arms.

WC, First Level

- Door width – approx. 81cm.
- Cream tiled walls, laminated floor.
- Lights – spots.

Twin Bedroom, First Level

- Twin bedroom, level access from hallway area, laminated.
- Entrance door width approx. 81cm.
- Bed width 76.6cm, height floor to top of mattress 61.5cm, length 200cm, synthetic duvet and pillows.
- Spotlights and two bedside lamps.
- White walls.

Master Bedroom, Second Level

- King-size bedroom, level access from 2nd floor landing area, carpeted.
- Entrance door width approx. 80cm.
- Bed width 147.8cm, height floor to top of mattress 62.1cm, length 200cm with synthetic duvet and pillows.
- Two bedside wall lights, spotlights.
- In-built wardrobe cupboard with sliding doors.
- TV with remote
- White walls

Master Ensuite, Second Level

- Shower controls at approx. 117cm, step into shower cubicle 24cm.
- Shower sockets.
- No grab rails.
- Shower sockets.
- Transfer space limited.
- Laminated floor and beige tiled walls.
- Lighting – wall lights

Twin Bedroom, Second Level

- Twin bedroom, two single beds, level access from 2nd floor landing area, carpeted.
- Entrance door width approx. 80cm.
- Bed widths 76cm, height floor to top of mattress 57.4cm, length 200cm, synthetic duvet and pillows.
- Spotlights and two bedside lamps.
- Sliding door to built-in hanging and cupboard space.
- White walls.

Family Bathroom, Second Level

- Door width – approx. 80.5cm.
- Laminated floor and beige tiled walls.
- Bath height approx. 59.4cm.
- Shower controls accessibility at approx. 53.1cm.
- Shower sockets.
- Lights – spots and wall light.

Balcony Area

- Paved balcony accessed from 1st floor Living/Dining area with six green chairs with built in arms and a table. The furniture is not fixed in position.
- Door width 191cm, lip onto balcony approx. 3cm. Safety glass balustrade at height compliant with building regs.

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

Cornish Holiday Cottage is brought to you by Cornwall Estates (Padstow) Limited.

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