



Cornish
holiday cottage

ARMSYDE

ACCESS STATEMENT

ACCESS STATEMENT

Armsyde, 10 Cross Street, Padstow, PL28 8AT

Introduction

A terraced property with private access, accommodation laid over three levels, sleeping up to eight people. Four en-suite bedrooms, two on the first floor and two on the second floor. Reception rooms on the ground floor.

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 no provision for parking at this property. There are several pay and display car parks within a short walk.

The Property

External Approach & Entrance

- There is a key safe positioned on the left-hand side of the front door
- Two steps up from the road to the doorway, height 16cm
- Front door; door width approx. 94cm, door handle height approx. 95cm

Hallways, Stairs and General

- The ground floor hallway includes doors leading to the sitting room, dining room, snug, cloakroom and kitchen. The first floor landing has doors to the gallery, bedrooms 1 and 2, and second floor landing with doors to bedrooms 3 and 4
- Internal door widths- 67 – 77cm
- Internal door handle heights – 91 - 102cm
- Neutral decoration
- Wooden floors
- Stairs to first floor with handrail - 13 treads, tread height uneven- 17 - 23cm, depth 22cm and top step 34cm, width 98cm.
- Stairs to second floor with no handrail - 10 treads with corner, tread height 23cm, depth 25cm, width 59cm.
- Ceiling lights
- Furniture not in fixed positions

Living Room, Ground Floor

- Wooden flooring
- 2 x three-seater sofas, height approx. 44cm.
- There is a flat screen TV with a remote control
- Wall lighting
- Two toned walls, neutral and pale pink

Dining Room, Ground Floor

- 9cm threshold step down from hall
- Wooden flooring
- Oval table with 2 clawed legs at each end - height 77cm
- Dining seat height 47cm
- Wall lighting
- Neutral walls

Snug, Ground Floor

- Threshold step up into snug 3cm
- Wooden flooring
- 1 x 2-seater and 1 x single seater conservatory chairs, height approx. 46cm.
- There is a flat screen TV with a remote control
- Wall lighting
- White walls

Kitchen, Ground Floor

- Range oven hinged / drop down doors - top handle height 73cm.
- Worktop and sink height - 91cm.
- Pale blue units with black worktop
- Spotlighting
- Tiled flooring
- Built in full height fridge / freezer
- Washing machine in cupboard.

Games Room, Ground Floor

- Two steps up into games room 16cm & 23cm
- Tiled flooring
- Wall lighting
- White walls
- Uneven steps with rail lead up to garden

Cloakroom, Ground Floor

- No transfer space
- Slate floor
- No grab rail
- Wall lighting

Bedroom One, First Floor

- Double bedroom with level access from hallway.
- Wooden floors.
- Bed width 4'6" height floor to top of mattress 71cm.
- Synthetic pillows, feather duvet.
- Wall lighting.
- TV with remote.
- White and patterned walls.

Bedroom One En-Suite, First Floor

- Step up from bedroom 7cm.
- Step into shower cubicle 18cm, shower controls at 152cm.
- Limited transfer space.
- Wooden flooring, blue walls.
- No grab rails.
- Spotlighting.

Bedroom Two, First Floor

- Double bedroom with level access from hallway.
- Wooden floors.
- Bed width 4'6" height floor to top of mattress 97cm.
- Synthetic pillows, feather duvet.
- Wall lighting.
- TV with remote.
- White and pink walls.

Bedroom Two En-Suite, First Floor

- Threshold 1cm
- Bath height 58cm
- Shower over bath, controls at 138cm.
- Limited transfer space.
- Wooden flooring, white & pink walls.
- No grab rails.
- Spotlighting.

Bedroom Three, Second Floor

- Double bedroom with level access from hallway.
- Wooden floors.
- Bed width 4'6" height floor to top of mattress 65cm.
- Synthetic pillows, feather duvet.
- Spot lighting.
- TV with remote.
- Blue patterned walls.

Bedroom Three En-Suite, Second Floor

- Step down from bedroom 5.5cm.
- Step into shower cubicle 9cm, shower controls at 114cm.
- Limited transfer space.
- Wooden flooring, blue walls.
- No grab rails.
- Spot lighting.

Bedroom Four, Second Floor

- Twin bedroom with level access from hallway.
- Wooden floors.
- Bed widths 90cm, height floor to top of mattress 57cm.
- Synthetic pillows, feather duvets.
- Spot lighting.
- TV with remote.
- White walls and feature patterned wall.

Bedroom Four En-Suite, Second Floor

- Threshold 1cm down from bedroom
- Step into shower cubicle 9cm, shower controls at 113cm.
- Limited transfer space.
- Wooden flooring, neutral walls.
- No grab rails.
- Spot lighting.

Garden

- Level patio area accessed from kitchen and snug.
- Uneven steps up from lower patio to another level patio, can also be accessed from first floor gallery and games room via more uneven steps.
- No external access to garden – terraced property.
- Outside tap / hose available.

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.

5 Broad Street, Padstow, PL28 8BS

01841 550998

hello@cornishholidaycottage.com