

Access Statement For Bear Cottage

Introduction

Bear Cottage is a semi-detached property situated in Bezant Place, Pentire a suburb of Newquay in Cornwall. It was built in 2002 on land formerly owned by the Duchy of Cornwall and its design is based on a traditional Cornish fisherman's cottage. We have tried to provide as much information as possible in this statement regarding Bear Cottage and if you have any queries please do not hesitate to contact us.

Pre-Arrival

- We have an extensive website www.explorenewquay.com. Bookings and enquiries can be made via email, phone or online booking.
- The nearest bus stop is at the junction of Pentire Avenue/Pentire Crescent/Pentire Road.
- The nearest train station is 1.5 miles away: there are accessible taxis at the station.
- Shopping can be ordered online and delivered to Bear Cottage on day of arrival.
- The nearest public toilet is situated on Esplanade Road. Go out of Bezant Place and turn right onto Pentire Crescent. At the junction of Pentire Crescent/Pentire Avenue go straight over onto Esplanade Road and the toilets will be found on the right hand side approximately 500 meters away.

Arrival & Car Parking Facilities

- There is an undercover car port at the rear of the Cottage with an allocated parking space.
- There is additional parking behind in tandem format. The car parking area is graveled.
- There is on street parking within Bezant Place for additional parking.
- Parking is adjacent to the rear garden entrance.
- The rear entrance is through a full size garden gate hinged on the left. The gate is 29cm wide. The catch is 82cm high. Through the gate there is a 1 meter wide level path 6 meters long leading up to 2 steps to the back door. The steps are 90cm wide, 18cm high and 30cm deep.
- There is also access via the lawned garden area which is gently sloped up to the back door.
- The keys to the Cottage will be found in a security box on the wall outside the back door.
- For guests arriving late in the evening a torch will be left by the back door for ease of entry.
- The code to the security box is given out to confirmed bookings only.

Rear Entrance & Kitchen

- The entrance to the Cottage has a threshold 7cm high, 5cm deep and 80cm wide. The door is hinged on the right. The door is 80cm wide and the key hole is 90cm high.
- Inside the door on the left are the light switches to the kitchen which are 1.4 meters from the floor.
- The kitchen comprises of fully fitted units with integrated appliances. The highest shelf in the fridge is 1.5 meters high and the lowest shelf in the freezer is 30cm high.
- The double oven has drop down doors. The lowest shelf in the oven is 30cm high.
- The 1½ sink and draining board is 90cm high. The ½ sink houses a waste disposal unit.
- The kitchen is evenly lit with spot lights above work surfaces where required.
- There is a good contrast between the floor, cupboards and other surfaces.
- The flooring is linoleum.
- Door through to Dining Room. The door is 74 cm wide and is hinged on the right. The door opens into the kitchen.

Dining Room

- The Dining Table is moveable side to side – legs on each corner, 0.80m floor to lowest point of table (under space), 0.60 meters long, meters wide and 74cm high
- Free space between table and walls is 1 meter either side and 1 meter at the top of the table.
- Chairs (all moveable) – 4 chairs with padded seat which have no arms, 2 chairs with padded seats with arms.
- Flooring is linoleum.
- Door through to hallway with doors off to Lounge, Down Stairs Cloakroom and Front Door. Door from Dining Room is 74cm wide and is hinged on the left. Door opens into Dining Room.

Down Stairs Cloakroom

There is a down stairs cloakroom provided with toilet and basin but there is limited space available inside. The door opens into the hallway. The door is 74cm wide and is hinged on the left.

Lounge

- Accessed through the hallway the Lounge door is 74cm wide and is hinged on the left. The door opens into the Lounge.
- The flooring is short pile carpet fully fitted with a carpet strip of 10mm on the threshold.
- The furniture is moveable. There is 1 leather 2 seater sofa and one large sofa bed containing feather cushions.
- Sky TV is provided with remote control together with a DVD, VHS video, Stereo with CD and Tape.
- There are double doors opening into the garden. The doors are 1.66 meters wide and have a threshold 5cm high, 7cm deep and 1.66 meters wide.

Front Door

- The Front Door is 74cm wide and opens into the hallway.
- The entrance to the Cottage has a threshold 7cm high, 5cm deep and 82cm wide. The door is hinged on the left. The key hole is 90cm high.
- There are light switches just inside the door on the left hand side. One operates the outside light and the other operates the hallway light.
- The path winds down a gentle slope to a step at the bottom. The step is 18cm high 60cm wide. The driveway is gravelled. Access is allowed over this area on foot only. Parking is not allowed at the front of Bear Cottage at any time.

Stairs to the First Floor, Bedrooms and Bathroom

- The staircase is one flight to the first floor with a landing at the top. The steps are 8cm high, 23cm deep and 80cm wide. There are hand rails both sides. There are 13 steps.
- There is a light switch at the top of the stairs on the right hand side. The height of the switch is 1.4 meters from the floor.

Bedroom 1

- Room dimensions are 3.20 meters by 5.60 meters.
- Door is 74cm wide. The door is hinged on the left and opens into the bedroom.
- The light switch is to the right inside the door and is 1.40 meters from the floor.
- Double bed 4ft 6" wide.
- Bed height 52cm from floor to top of mattress.
- Non feather duvets and pillows provided.
- Sheets, duvet covers and pillow cases are 50% polyester 50% cotton.
- A TV is provided in the bedroom with a remote control.
- En suite Shower room.
- Largest transfer of space available to left or right of bed is 1.1 meters.
- Bed is movable if more space is required to one side.

- Largest free space clear of doors and furniture is 1.2 meters by 2.4 meters.
- Flooring is fully fitted short pile carpet.

En suite Shower Room

- Door is 65cm wide and opens into the bedroom.
- Light switch is located outside shower room on the right. Height of switch is 1.40 meters from floor.
- Toilet seat height is 40cm.
- Space to right of toilet is 1 meter, no available space to the left.
- Shower is 70cm wide, 70cm deep and 2.04 meters high. Step into shower is 25cm high.
- Maximum opening space between doors 35cm.
- Window, hinged on the right opening outwards. Window is 90cm high.
- Flooring is linoleum.

Bedroom 2

- Room dimensions are 3.30 meters by 3.60 meters.
- Light switch is located just inside the door to the left and is 1.40 meters from the floor.
- Door is 74 cm wide. The door is hinged on the right and opens into the bedroom.
- 2 x Twin Beds, 3ft wide.
- Bed height 58cm from floor to top of mattress.
- Non feather duvets and pillows provided.
- Sheets, duvet covers and pillow cases are 50% polyester 50% cotton.
- Largest transfer of space available to left or right of beds is
- Beds are movable if more space is required to one side.
- Beds can be zipped and linked if one larger bed is required.
- Largest free space clear of doors and furniture is 1.10 meters cm by 2.20 meters.
- Window, hinged on the left opening outwards. Window is 60cm from floor.
- Window has safety chain at the top to prevent fully opening. Chain can be released if required.
- Flooring is fully fitted short pile carpet.

Bedroom 3

- Room dimensions are 3.60 meters by 2.4 meters.
- Door is 74cm wide. The door is hinged on the left and opens into the bedroom.
- The light switch is located on the right just inside the door. The height of the switch is 1.40 meters from the floor.
- 2 x Twin Beds, 3ft wide.
- Bed height 52cm from floor to top of mattress.
- Non feather duvets and pillows provided.
- Sheets, duvet covers and pillow cases are 50% polyester 50% cotton.
- Largest transfer of space available to left or right of beds is 30cm.
- Beds are not moveable.
- Largest free space clear of doors and furniture is 1.5 meters by 1.90 meters.
- Window, hinged on the left opening outwards. Window is 60cm from floor.
- Window has safety chain at the top to prevent fully opening. Chain can be released if required.

Bathroom

- Door is 74cm wide and is hinged on the left. Door opens onto landing.
- Light switch is 1.35 meters high and is located on the wall, right hand side just outside the bathroom.
- Bath is on the left with mixer taps and flexible shower over.
- Bath is 58cm high.
- Sink basin is 80cm high and 40cm inside door on right hand side.
- Hot and cold taps.
- Free space between sink basin and bath is 74cm.
- Toilet seat is 43cm high. No available space to right of toilet.

- Flooring is linoleum.

Public Areas - General (Internal)

- Not Available.

Public Areas - WC

- Not Available.

Restaurant / Dining Room, Bar & Lounges, Take Away & Cafe

- Not Available.

Laundry

There is a fully automatic washing machine in the kitchen.

Shop

The nearest shop, "FISTRAL STORES" is located on PENTIRE AVENUE. Turn right out of BEZANT PLACE and walk to the end of the road. Turn left onto PENTIRE AVENUE. The shop is approximately 150 meters along that road on the left hand side. The shop stocks some basic items including milk, bread, newspapers, toilet roll, a selection of alcohol and general food items. The shop also has an ATM machine.

Treatment room/s

Not Available.

Leisure Facilities

Not Available.

Outdoor Facilities

Not Available.

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment

Not Available.

Additional Information

There is an information folder provided in Bear Cottage
Bear Cottage is strictly no smoking.
Dogs are welcome and are charged at £35 each per week (maximum 2).

Seagulls, Rubbish & Recycling

Guests are reminded that the feeding of seagulls is prohibited by the Council and is NOT permitted in Bezant Place. All rubbish must be placed in the dustbin in the garden. Please use bin bags provided and tie securely before placing in the bin. Any unattended rubbish left out will be torn apart by the seagulls and deposited over the garden. DO NOT PLACE ANY SINGLE ITEMS IN THE DUSTBIN (EG: TAKE AWAYS, SOILED NAPPIES, AND DOG POO BAGS). Dustbin day is Monday morning approximately 9.30am. If you need the Council to collect your rubbish, please place the dustbin outside on the road to be emptied. Do not put your bags of rubbish onto the road as the seagulls will tear the bags open.

Contact Information

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Future Plans

Not available.

We welcome your feedback to help us continuously improve if you have any comments please phone or email us.

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