

ACCESS STATEMENT FOR THE BEACH HOUSE POLPERRO

The Beach House Polperro was built in 2008 and is a timber built holiday lodge, situated on Killigarth Manor Holiday Park, 1 mile from Polperro, surrounded by other similar lodges and static caravans. There are three steps up from the ground to the decking which surrounds the lodge and front door. Once inside all rooms are on the same level. There are three bedrooms, one double en-suite and two twin rooms, another bathroom with shower over bath and large open plan lounge/diner with fitted kitchen. The lodge is carpeted throughout with vinyl in the bathrooms and kitchen area. The lodge has a combi-boiler and has gas central heating, there is a radiator in every room and all windows are double glazed. No smoking is allowed anywhere in the lodge or on the decking outside.

PUBLIC TRANSPORT

Looe is easily accessible by train and bus and then there is a regular bus service between Looe and Polperro which stops at the holiday park approximately every hour. There is a regular branch line service from Looe to Liskeard and from Liskeard you can catch a train to anywhere in the country.

There are regular bus services from Looe to Plymouth where you could pick up a National Express service. The nearest airport would be Exeter.

APPROACH

Killigarth Manor Holiday Park is situated 3 miles from Looe and 1 mile from Polperro. Take the road out of Looe to Polperro A387 and turn left onto the access road for the holiday park approximately 1 mile before Polperro. When you reach the holiday park take the sharp right turn onto the caravan park. Look out for the first turning on the left (there are a couple of left turns which are just driveways/parking areas) Follow this road round to the junction where you continue left, the road goes down a hill and then back up, the beach house is lodge 241 and is the second one on the right after

the bend. There is a parking space immediately outside indicated by a post and there is a spare parking space also.

BEDROOMS

There are three bedrooms all accessed from the hallway. One is a double with a door through to the en-suite the other rooms are twins. One twin has smaller beds than the other. All rooms have built in furniture consisting of wardrobe, drawers, dressing table and bedside table. Each room has a light above the bed as well as the main light in the room. (The twin rooms have built in spotlights over the beds) Both bathrooms can be accessed from the hallway and one can also be accessed from the double bedroom. The en-suite bathroom has a walk in shower; the second bathroom has a shower over the bath.

LIVING/DINING/KITCHEN AREA

The open plan living/dining/kitchen area is accessed through a glass panelled door from the hallway. The lounge area is carpeted and the kitchen area has vinyl on the floor. There are patio doors from the lounge which open out on to the decking where there is a table and chairs. There is another gate from this back area for access onto the surrounding communal grass areas which can be used for sitting etc but no ball games are allowed.

There is a leather recliner sofa and easy chair in the lounge, coffee table and a digital TV/DVD on a TV stand in the corner which has freeview channels. The dining table is situated near the kitchen area next to the patio window and has six chairs with seat covers.

The Kitchen consists of fully fitted units with built in gas hob and oven with grill with an extractor fan above. There is a built in fridge freezer and washer/dryer and storage cupboards with crockery/cutlery for six people, pans and kitchen utensils. There is also a selection of cleaning products in the cupboard under the sink. At the back of the sofa is the boiler cupboard where there is an iron and ironing board, clothes horse, Hoover, mop and brush.

SITE FACILITIES

Site facilities are open from March to October. All site facilities are available to use free of charge while using the lodge and consist of indoor swimming pool, sauna and gym. Indoor and outdoor children's play areas, tennis courts, restaurant, bars, pool room, shop and laundrette. These are housed in the main clubhouse which is located on the left as you enter the park grounds.

CHILDREN

Well behaved children are welcome and during the season clubs and activities are run specifically for children by the site. Babies can be accommodated in one of the twin rooms in a travel cot. In order to do this however it is necessary to move a bed from one room to the next therefore it means that the other twin room cannot be used.

PETS

Pets are allowed on the site but we have decided that pets will not be allowed in our lodge.