



Penlan Farmhouse Access Statement

Pre-Arrival

- Bookings can be made online via the website or by phone or email.
- Directions to the property can be found in the 'Touch Stay' app, sent to you before your stay.
- Penlan Farmhouse is arranged over two floors.
- You can view the floor plans of the property in this statement and in the 'Touch Stay' app.
- The nearest train station is Haverfordwest, served by trains from Cardiff Central Station and Swansea. There are taxis at the station awaiting all train service arrivals and there is a limited bus service to St Davids.
- The nearest bus stop is in St Davids centre, approximately 1km from the cottage. More information on bus times can be found at <https://bustimes.org/localities/st-davids-pembrokeshire>
- If you require the statement information, directions or other details in a different format, please contact us via our website, e-mail, or telephone.
- Delivery of provisions can be arranged by using one of the large supermarket chains and the local St Davids Peninsula Producers Food Hub, who offer a delivery service of locally produced food. <https://openfoodnetwork.org.uk/peninsula-producers-food-hub/shop>
- The cottage may only be suitable for guests who have a visual, hearing or mobility impairment if they are accompanied. Emergency warning systems only provide audible warnings.

Key Collection, Car Parking & Communications

- Parking is available for three cars on the level tarmac area in front of the cottage.
- The parking area is approximately 5 metres from the front door. Access is through a walled opening 118cm wide, with ramped access to the front door.
- There is an outside light to the front of the cottage, illuminating the car park area and the entrance at night.
- The cottage will be available from 4.30pm on your day of arrival.
- The key to the property is kept in a key safe adjacent to the entrance gate (left once you enter), 110cm from floor level. The key can be picked up from the St Davids Escapes office, by prior arrangement, if required.
- WiFi is provided within the cottage but the signal can be weak in places due the very old thick walls.
- Mobile reception can be poor in and around St Davids. Please check with your provider, prior to arrival.

Floor Plan



Entrance to Property & Entrance Hall

- There is a porched entrance, 93cm wide.
- There is a step over the threshold to the front door which is 5cm high.
- The front door opening is 79cm wide and hinged on the right side. The keyhole is 97cm high.
- The floor covering inside the entrance is tiled, with an entrance mat.
- The hallway is 93cm wide at its narrowest point leading to the stairs and lounge.
- There is good colour contrast between floors, walls and doors.




Stairs & Landing

- The stairs and landings are well illuminated.
- The head height is restricted for taller guests as you come down the last 4 treads to the hall.
- There are 8 steps to a half landing (19cm high, 25cm deep, 78cm wide) with a handrail on the right and left side, 78cm high from the stair tread. The first stair tread is lower and care should be taken. The stair divides at the half landing with 3 steps up to bathroom and 6 steps up to the bedroom landing and bedroom.
- The landing is 115cm wide.
- The floor covering is a short pile carpet.
- Audible smoke alarm fitted.

Lounge

- The lounge is situated on the ground floor with level entry from the hall.
- The door opening width between the hall and lounge is 75cm.
- The room has two sofas with non-feather cushion seating.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the large front window.
- There are wall lights, ceiling pendant light and table lamps.
- There is a log burning stove and fire guard. The door handle is 50cm from the floor.
- There is a wooden floor.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.

Kitchen & Dining Area

- The kitchen is situated on the ground floor with level access from the hallway.
 - The door opening width between the hallway and kitchen is 85cm .
 - The oven is 84cm from the floor. The door of the oven drops down and the handle is 75cm above the floor. The hob is 95cm from the floor.
 - The worktop and sink with mixer lever taps are 94cm above the floor. The microwave is on the worktop, with a cordless kettle and toaster.
 - The fridge is undercounter with the highest shelf at 64cm and the lowest drawer at 27cm.
 - The dining area is within the kitchen. There is a dining table with eight loose chairs (47cm seat height) and a clear space around the table end of 64cm.
 - Glasses can be moved from the wall cupboards if required. Please request this when booking.
 - Natural daylight enters through the front window.
 - There is under wall unit lighting and ceiling downlights.
 - The floor is tiled.
 - There is a good colour contrast between floor, cupboards and work surfaces.
 - Audible heat alarm fitted.
 - There is a fire blanket located behind the entrance door
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Utility Room

- The utility room is situated on the ground floor, one step up (8cm high) from the hallway and door to the garden.
- The door opening width between the hallway and utility room is 90cm and between the utility room and garden is 72cm.
- The butler sink with mixer lever taps is 88cm above the floor.
- Natural daylight enters through the large rear window.
- There is a ceiling fluorescent strip light.
- The floor is tiled.



Ground Floor Shower room

- The shower room is situated on the ground floor with level access from the utility room.
- The door opening width between the utility room and shower room is 65cm.
- The toilet seat height is 42 cm high and is only accessible from the front.
- The wash basin is pedestal mounted and 82cm high.
- There are no lever taps on the wash basin.
- The floor covering is tiled.
- The floors contrast in tone with the walls and furniture.
- There is a towel rail, 95cm high to the lowest rail and 162cm high to the highest.
- Natural daylight enters through the rear window.
- There are ceiling spotlights.

Bedroom 1 - Double Bedroom - Ground Floor

- The door opening width between the bedroom and hallway is 78cm.
- The room has a restricted ceiling height (186.5cm high).
- The height of the double bed from the top of the mattress to the floor is 47cm and the clear space around the bed is 149cm.
- Non-feather duvets and pillows are provided.
- The bedside table is 59cm high.
- There is a freestanding tall boy with door handles at 88cm high and hanging rail at 130cm high.
- Natural daylight enters through three rear windows.
- There are ceiling downlights and a table lamp.
- There is a wooden floor.

First Floor Family Bathroom

- The bathroom is situated on the first floor, 3 steps up from the half landing.
 - The door opening width to the bathroom is 68cm.
 - The bathroom is located in the eaves and has a very restricted ceiling height.
 - The toilet seat height is 44 cm high and is accessible from the front and left side.
 - The wash basin is pedestal mounted and 80cm high.
 - The bath is 54cm high with a thermostatically controlled shower with a clear glass hinged screen.
 - There is no non-slip mat provided for the bath.
 - There are no lever taps on the wash basin or bath.
 - There are low grab rails on the bath but none for the shower.
 - The floor covering is vinyl.
 - The floors, walls and furniture are all light in tone with limited colour contrast.
 - Natural daylight enters through a small window at low level.
 - There are ceiling spotlights and a mirror light.
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Bedroom 2 - Double Bedroom with Ensuite Bathroom- First Floor

- The door opening width between the bedroom and landing is 75cm.
- The height of the double bed from the top of the mattress to the floor is 60cm and the clear space around the bed is 69cm.
- Non-feather duvets and pillows are provided.
- The dressing table is 78cm high and the bedside tables are 66cm high.
- There is a freestanding wardrobe with door handles at 119cm high and hanging rail at 177cm high.
- Natural daylight enters through the two front windows.
- There is a ceiling pendant light and table lamps.
- The flooring covering is a short pile carpet.
- The door opening width between the bedroom and bathroom is 71cm.
- There are three steps down to the bathroom, 19cm high.
- The bathroom is located in the eaves and has a very restricted ceiling height.
- The toilet seat height is 44 cm high and is accessible from the front and right side.
- The wash basin is pedestal mounted and 82cm high.
- The bath is 55cm high with a thermostatically controlled shower with a clear glass hinged screen.
- There is a non-slip mat provided for the bath.
- There are no lever taps on the wash basin or bath.
- There are low grab rails on the bath but none on the shower.
- The floor covering is vinyl.
- The floors, walls and furniture are all light in tone with limited colour contrast.
- Natural daylight enters through a small window at low level.
- There are ceiling spotlights and a mirror light.

Bedroom 3 - Twin Bedroom - First Floor

- The door opening width between the bedroom and landing is 71cm.
- The height of the twin beds from the top of the mattress to the floor is 57cm and the clear space between the beds is 126cm.
- Non-feather duvets and pillows are provided.
- The dressing table is 78cm high and the bedside tables are 65cm high.
- There is a freestanding wardrobe with door handles at 101cm high and hanging rail at 175cm high.
- Natural daylight enters through the low front window.
- There is a ceiling pendant light and table lamps.
- The flooring covering is a short pile carpet.

Bedroom 4 - Bunk Bedroom - First Floor

- The door opening width between the bedroom and landing is 75cm.
- The height of the bottom bed from the top of the mattress to the floor is 54cm and the top bed is 133cm.
- The clear space next to the bed is 158cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 70cm high.
- There are wall hanging hooks at 152cm high.
- Natural daylight enters through the low front window.
- There is a ceiling pendant light and table lamp.
- The flooring covering is a short piled carpet.



Garden

- The door opening width between the utility room and garden is 80cm.
- There is one step to the garden from the door which is 8cm high.
- There is a small paved patio area with free standing table (72cm high), four chairs (45cm seat height).
- There is level access (to the left) to an enclosed raised lawn area which slopes up from, and encloses the patio. This is 50cm high with no hand rail and care must be taken when using the upper lawn area.

Additional Information

- The information folder in the cottage is produced in size 12 font.
- Emergency procedures and contacts are provided in the 'Touch Stay' app.
- The nearest doctor surgery and hospital information are provided in the 'Touch Stay' app.
- The cottage is no smoking throughout.
- Mobility scooters are available to hire in advance from Oriel y Parc in St Davids to explore the city. Telephone 01437 720392
- Explore West Wales accessible attractions <https://www.visitwales.com/destinations/west-wales/access-all-areas-west-wales>

Property Photographs



Parking Area



Stairs & Split Landing



Lounge



Kitchen & Dining Area



Utility Room



Ground Floor Shower Room





Ground Floor Double Bedroom



First Floor Bedroom (kingsize bed)



Ensuite Bathroom



First Floor Twin Bedroom



First Floor Bunk Room



First Floor Bathroom



Garden Patio & Sloping Lawn Area



Garden Patio Area

