



Mill Lodge Access Statement

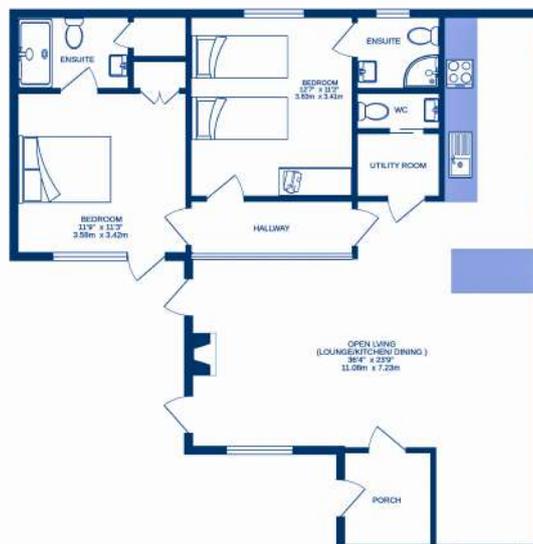
Pre-Arrival

- Bookings can be made online via the website or by phone or email.
- Directions to the property can be found in the Directions & Arrivals information and in the 'Touch Stay' app, sent to you before your stay.
- Mill Lodge is arranged on one level.
- You can view the floor plan of the property in this statement and our website.
- 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 Solva.
- The nearest bus stop is in Solva High St, approximately 1 mile from the cottage. More information on bus times can be found at <https://bustimes.org/localities/solva>
- 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>
- Emergency warning systems only provide audible warnings.

Key Collection, Car Parking & Communications

- Dedicated parking is available for your car on the gravel area immediately beyond the property.
- The parking area is approximately 10 metres from the front door and is uneven in places. There is a gravelled access lane which leads to the front door porch gate.
- The lane is used for staff access and deliveries to the next door woollen mill and the adjacent property. Care must be taken when using the lane.
- 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 door, 143cm 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 - WiFi Speed is 17.09 Download / 72.17 Upload.
- Mobile reception can be poor in and around Solva. Please check with your provider, prior to arrival.

Floor Plan



Entrance to Property & Entrance Hall

- There is an outward swinging gate leading to the entrance steps and door.
- There are 2 steps to the front door porch which are 20cm high, with a further step up to the door 20cm high.
- The front door is 86cm wide and hinged on the right side. The keyhole is 99cm high.
- The entrance hall is lit by high level spot lights.
- There is an inset coir mat floor covering inside the entrance lobby.
- The hall is 155cm wide and clear of furniture and obstacles.
- There is good colour contrast between floors, walls and doors.

Lounge Area

- The lounge area is situated off the entrance hall with level access.
- The door opening width between the entrance hall and lounge area is 82cm.
- The lounge is open to the dining and kitchen areas, with level, clear routes.
- The room has two sofas and one armchair with non-feather cushion seating.
- There is good circulation space.
- There is a Smart TV and DVD with remote controls providing subtitles and audio description capability.
- Natural daylight enters through the large windows to the front and side. These windows do not have blinds. There are also ceiling velux with electric blinds.
- There is a floor lamp and ceiling down lights.
- There is a log burning stove. The door handle is 47cm from the floor.
- The floor covering is a smooth honed slate with central floor rug.
- There is good colour contrast between floors, walls and doors.
- Audible smoke and carbon monoxide alarm fitted.

Dining Area

- The dining area is situated off the lounge and kitchen areas, with level, clear entry.
- There is a dining table with six loose chairs (45cm seat height) and a clear space around the table of 119cm.
- There is an armchair, piano and sideboard adjacent to the table.
- Natural daylight enters through the large front window and ceiling velux.
- There is a floor lamp, pendant light over the table and ceiling spot lights.
- The floor covering is a smooth honed slate with floor rug.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.

Kitchen Area

- The kitchen is situated off the dining area with level access.
- The opening width between the dining/lounge areas and kitchen is 79cm.
- The undercounter oven and controls are 81cm from the floor. The door of the oven drops down and the handle is 74cm above the floor. The induction hob is 91cm from the floor - Please consider the hob, if you have a medical condition that may be effected by this.
- The worktop and sink with mono mixer lever tap is 91cm above the floor.
- The microwave is built in at high level. The controls are 167cm from floor level.
- The cordless kettle and toaster sit on the worktop.
- The fridge freezer is free standing with the highest shelf at 161cm and the lowest drawer at 32cm.

- Glasses can be moved from the wall cupboards if required. Please request this when booking.
- There is a high counter with two stools. The counter is 92cm high and the stool seat height is 61cm.
- Natural daylight enters through the two large side window.
- There is under unit lighting, ceiling downlights and ceiling pendants over the high counter.
- The floor covering is a smooth honed slate.
- There is a good colour contrast between floor, worktop and other surfaces.
- Audible heat alarm fitted.
- There is a fire blanket to the left of the hob.

Utility & Laundry Room

- The utility and laundry room is situated adjacent to the kitchen area with level access.
- The door opening width between the kitchen and utility room is 83cm.
- There is a stacked washing machine and tumble dryer. The washing machine controls are 95cm high from the floor and the tumble dryer controls are 184cm high from the floor.
- There is a built in cupboard with recessed handles at 88cm high and shelf at 168cm high.
- The floor covering is a smooth honed slate.
- There is no natural daylight.
- There are ceiling downlights.
- Audible smoke alarm fitted.

Cloak Room

- The cloakroom is situated through the utility room with level access.
- The sliding door opening width between the utility and cloakroom is 66cm.
- The toilet seat height is 46 cm high and is only accessible from the front.
- The wash basin is pedestal mounted and 80cm high.
- There is a mono lever tap on the washbasin.
- The floor covering is a smooth honed slate.
- The floor tile contrasts in colour and finish with the walls and furniture.
- There is no natural daylight.
- There are ceiling downlights.

Bedroom Corridor

- The door opening width between the lounge and corridor is 97cm.
- There are no internal steps leading to the bedrooms.
- The corridor is 114cm wide.
- The floor covering is a smooth honed slate.
- Audible smoke alarm fitted.

Bedroom 1 - Kingsize Ensuite Bedroom

- The door opening width between the corridor and bedroom is 82cm.
- There is a door opening to the outside terrace, 87cm wide.
- The height of the king size bed from the top of the mattress to the floor is 54cm and the clear space next to the beds is 109cm.
- There are a mix of feather and non-feather pillows provided.
- The chest of drawers is 78cm high and the bedside tables are 60cm high.
- There is a built in wardrobe with door handles at 108cm high and hanging rail at 163cm high.
- Natural daylight enters through the large window (this has an electric black-out roller blind).

- There is a ceiling pendant light, table lamp and bedside lamps.
- The floor covering is a wooden parquet floor.
- Audible smoke alarm fitted.

Ensuite Shower Room

- The ensuite has level access from the bedroom.
- The door opening width between the bedroom and shower room is 83cm.
- The toilet seat height is 46 cm high and is accessible from the front and right side.
- The wash basin is pedestal mounted and 84cm high.
- There is a thermostatically controlled shower in a clear glass cubicle with fixed glass screen and opening of 61 cm wide. The step into the shower is 2cm.
- There is no non-slip mat provided for the shower.
- There is a mono lever taps on the wash basin and raised profiles on the shower.
- There are no grab rails in the shower.
- The floor covering is a smooth porcelain tile.
- The floors, walls and furniture are all light in tone with limited contrast in colour.
- There is a heated towel rail, 47cm high to the lowest rail and 107cm high to the highest.
- Natural daylight enters through an opening small window.
- There are ceiling downlights.

Bedroom 2 - Twin Bedroom

- The door opening width between the corridor and bedroom is 81cm.
- 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 57cm.
- There are a mix of feather and non-feather pillows provided.
- The chest of drawers is 96cm high and the bedside table is 46cm high.
- There is a built in wardrobe with door handles at 108cm high and hanging rail at 152cm high.
- Natural daylight enters through the large rear window and velux (these have a black-out electric blinds).
- There is a ceiling pendant light, table lamp and bedside lamps.
- The floor covering is a wooden parquet floor.
- Audible smoke alarm fitted.

Ensuite Shower Room

- The ensuite has level access from the bedroom.
- The door opening width between the bedroom and shower room is 75cm.
- The toilet seat height is 46 cm high and is accessible from the front only.
- The wash basin is pedestal mounted and 84cm high.
- There is a thermostatically controlled shower in a clear glass corner cubicle with sliding doors (39cm opening). The step into the shower is 5cm.
- There is no non-slip mat provided for the shower.
- There is a mono lever taps on the wash basin and raised profiles on the shower.
- There are no grab rails in the shower.
- The floor covering is a smooth porcelain tile.
- The floors, walls and furniture are all light in tone with limited contrast in colour.
- There is a heated towel rail, 53cm high to the lowest rail and 143cm high to the highest.
- Natural daylight enters through a ceiling velux window.
- There are ceiling downlights.



Garden

- There is a small paved patio area accessed from the parking area up one step, 15cm high, with free standing table (76cm high), four chairs (44cm seat height) and a free-standing BBQ.
- There is a grass lawn area opposite the property accessed across a natural surface track (stone boundary could cause a trip hazard). This leads to a low wall with river behind. Care must be taken with small children.
- There is a further garden area to the rear of the property. This is sloping with a number of obstacles and low walls with no barriers. This area is not recommended to be used.

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.
- Explore West Wales accessible attractions <https://www.visitwales.com/destinations/west-wales/access-all-areas-west-wales>

Property Photographs



Parking Area



Entrance Door



Lounge



Kitchen



Bedroom Corridor



Kingsize Bedroom



Twin Bedroom



Ensuite Shower Rooms



Garden Area To Front