



The Farmhouse Access Statement

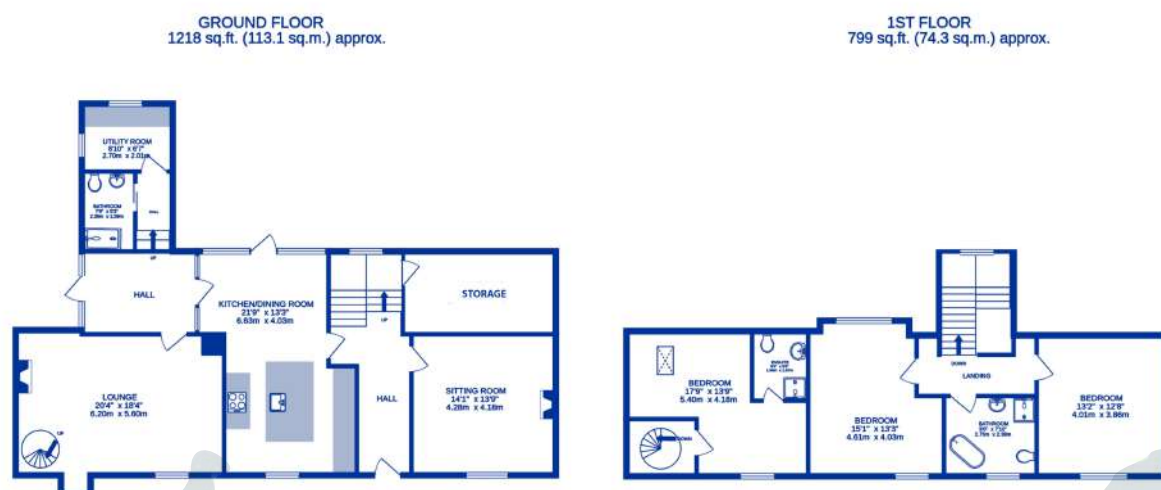
Pre-Arrival

- Bookings can be made online via the website or by phone or email.
- Directions to the property can be found in the documents, sent to you before your stay.
- The Farmhouse is arranged over two floors.
- You can view the floor plans of the property in this statement and in 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 St Davids then onto Croesgoch.
- The property is located at the end of an unmade country track, and may not be suitable for guests with mobility difficulties who could find the track surface difficult to walk/travel on.
- 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

- The Farmhouse is accessed down a narrow country track, off the roadside, through a five-bar gate. A key for the gate is kept in a key box, located on the adjacent pedestrian gate post, 95cm high.
- Parking is available for 2-3 cars on the gravelled driveway to the left and right of the house.
- There is a level paved path to the side entrance door, off the left-side gravelled parking area.
- The left-side parking area is approximately 3 metres from the side entrance door.
- The house will be available from 4.30pm on your day of arrival.
- The key to the property is kept in a key safe to the right of the front door. The key safe is 128cm from floor level.
- WiFi is provided within the cottage.
- Mobile reception can be poor in and around Croesgoch. Please check with your provider, prior to arrival.

Floor Plan



Entrance to Property & Hallway

- There is level gravel access to to the side entrance door, with a 7cm high door threshold.
- The front door is 56cm wide and hinged on the left side. The keyhole is 94cm high.
- There is external entrance lighting illuminating the carpark and side door entrance.
- The glazed entrance hall is spacious and free of obstructions.
- The entrance hall has a wooden parquet floor with contrasting inlay around the perimeter.
- The entrance hall provides access to the Utility Room and Shower Room hallway, Lounge and Kitchen.
- The wall finishes are light in tone, contrasting in colour with stone details and the floor finish.
- Audible smoke alarm fitted.

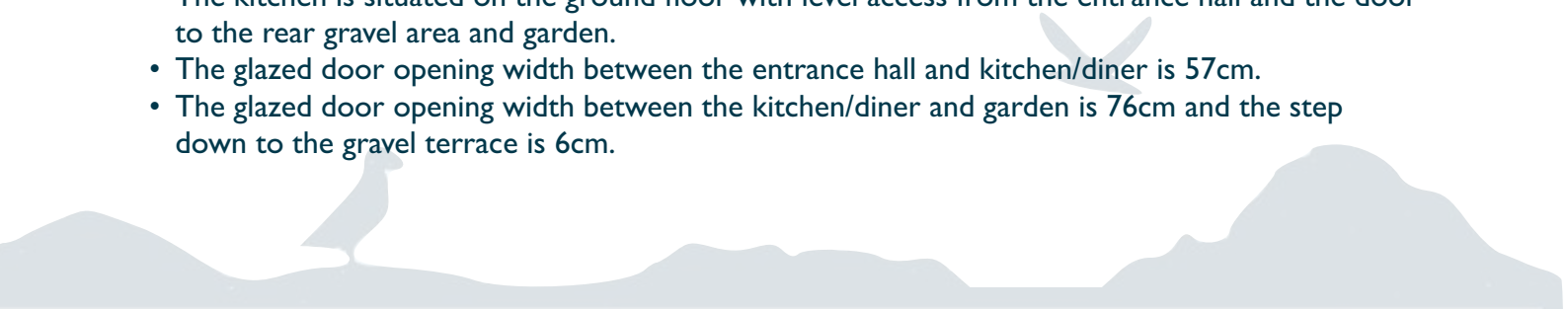
Ground Floor Shower Room & Access Hallway

- The shower room is situated off a hallway, 2 steps up (17cm high, 46cm deep, 97cm wide) from the entrance hall.
- The hall floor has a flag stone floor with wide grout joints and a slightly riven surface.
- The shower room entrance door is a pocket door, 80cm wide, with level access from the hall.
- The toilet seat height is 45 cm high and is accessible from the front only.
- The wash basin is wall vanity mounted and 81.5cm high, with a mono lever tap head.
- There is a walk-in thermostatically controlled shower semi-enclosed with a glass screen (52cm wide opening).
- There are mini-lever taps to control the shower.
- There are no grab rails or non-slip mat in the shower.
- There is towel rail with highest rail 85cm high and lowest rail 75cm high.
- The floor covering is tiled.
- The finishes are all of similar tone (with black details), slightly contrasting in colours with the floor.
- Natural daylight enters through the side window which has no blind.
- There are ceiling spot lights.

Utility Room

- The utility room has level access off the hallway shared with the shower room.
- The opening width between the hallway and utility room is 70cm
- The worktop and sink with cross-head mixer taps are 92cm above the floor.
- The washing machine and separate dryer are undercounter.
- Natural daylight enters through the rear and side windows which have no blinds.
- There are ceiling downlights.
- The floor has a flag stone floor with wide grout joints and a slightly riven surface.
- Audible smoke alarm fitted.

Kitchen & Dining Area

- The kitchen is situated on the ground floor with level access from the entrance hall and the door to the rear gravel area and garden.
 - The glazed door opening width between the entrance hall and kitchen/diner is 57cm.
 - The glazed door opening width between the kitchen/diner and garden is 76cm and the step down to the gravel terrace is 6cm.
- 

- The central island is 90cm high, housing the Belfast sink, dishwasher, storage drawers and cupboards. There is a clear space between the island and perimeter unit worktops of 88.5cm.
- The island has three high stools to dine, 68cm seat height.
- There is an electric range oven with induction hob 92cm from the floor - Please consider the hob, if you have a medical condition that may be effected by this.
- The highest door of the range oven handle is 73cm above the floor.
- The cordless kettle, microwave and toaster are located in two large larder cupboards.
- The tall fridge-freezer is integrated with the highest fridge shelf at 152cm and the lowest freezer drawer at 40cm.
- The dining area is adjacent to the kitchen with level access. There is a dining table with long benches (46cm seat height) and a clear space around the table of 107cm.
- Glasses can be moved from the wall cupboards if required. Please request this when booking.
- Natural daylight enters through the front sash window and large glazed rear opening and door.
- There are ceiling pendants over the island and dining table, kitchen spot lights downlights.
- There is a herringbone wooden floor.
- The wall finishes are light in tone, contrasting in colour with stone details and the floor finish.
- Audible heat and smoke alarms are fitted.

Lounge

- The lounge has level entry from the entrance hall.
- The door width between the hall and lounge is 70cm.
- There is a spiral stair to Bedroom 1. There are 12 open tread steps (21cm high, 51cm wide) with a handrail on the left side, 108cm high from the stair tread.
- The room has a large L-shaped sofa with non-feather cushioning.
- There is a Samsung 55inch Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the false door and front window. This has a roman blind.
- There are ceiling down lights, wall lights, floor lamps and table lamps.
- There is a log burning stove within an inglenook, 165cm high. The stove door handle is 58cm from the hearth.
- There is a wooden floor with central floor rug.
- The finishes are all of similar tone, contrasting in colour with the floor and doors.

Central Hall, Stairs & Landing

- The central hall has level access from the kitchen/dining area and front door (this is not the primary entrance door and rarely used).
- The hall is spacious (135cm wide) and free of obstructions.
- The hall floor has a flag stone floor with wide grout joints and a slightly riven surface.
- The stairs and landings are well illuminated, with good ceiling heights.
- The landing is 92cm wide at its narrowest point.
- There are 15 steps (16.5cm high, 26cm deep, 89cm wide) with a handrail on the left side, 91cm high from the stair tread. There is a half-landing on the 5th step.
- The floor covering is a flat weave stair runner on wooden closed stair treads.
- There is a retractable stair gate on the first stair treads and last.
- Audible smoke alarm fitted.

Snug

- The snug has level entry from the central hall.
- The door opening width between the hall and snug is 70cm.



- The room has two sofas with non-feather cushioning.
- There is a Samsung 43inch Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the front window. This have wooden shutters.
- There is a ceiling pendant light, wall lights and a table lamp.
- The floor covering is a short pile carpet.
- The finishes are all of similar tone, slightly contrasting in colour with the floor.
- Audible smoke alarm fitted.

Bedroom 1 - Kingsize Ensuite Bedroom - First Floor

- The door opening width between the bedroom and spiral stair is 69cm.
- Due to the location within the eaves, the ceiling height is restricted around the perimeter of the room and ensuite.
- The height of the kingsize bed from the top of the mattress to the floor is 49cm and the clear space around the bed is 72cm at the narrowest point.
- Non feather duvets and pillows are provided.
- The bedside tables are 62cm high.
- The freestanding clothes hanging rail is 184cm high.
- Natural daylight enters through two velux windows (with black-out blinds) and front sash window which has a roman blind.
- There is a bedside lamp, spot light, wall light and ceiling down lights.
- The floor covering is a short pile carpet.
- Audible smoke alarm fitted.
- The door opening width between the bedroom and ensuite is 75cm.
- The toilet seat height is 45cm high and is accessible from the front and right side.
- The wash basin is pedestal mounted and 85cm high.
- There are cross head taps on the wash basin.
- There is a thermostatically controlled shower in a clear glass corner cubicle with folding doors (opening width 55cm). There is a 7cm step up to the tray.
- There are lever taps and cross head heat control tap on the shower.
- There are no grab rails or non-slip mat in the shower.
- There is heated towel rail with highest rail 134cm high and lowest rail 50cm high.
- The floor covering is a vinyl wood effect.
- The fittings and finishes are all of similar tone, and contrast in colours with the floor.
- Natural daylight enters through the velux window - no blind.
- There are ceiling downlights.

Bedroom 2- Kingsize Bedroom - First Floor

- The door opening width between the bedroom and landing is 71cm.
- The height of the kingsize bed from the top of the mattress to the floor is 54cm and the clear space around the bed is 80cm at the narrowest point.
- Non feather duvets and pillows are provided.
- The bedside tables are 59cm high.
- The freestanding wardrobe door handles are 132cm high and hanging rail at 194cm high.
- Natural daylight enters through the velux window (this has a black-out blind) and sash window which has wooden shutters.
- There are wall mounted bedside lamps, pendant light and ceiling down lights.
- The floor covering is a short pile carpet.
- There is an internal window overlooking the ground floor dining area. The opening height is low so take care (164cm high).

- Audible smoke alarm fitted.

Bedroom 3 - Twin Bedroom (suitable for children) - First Floor

- The door opening width between the bedroom and landing is 71cm.
- The twin beds are 90cm wide and 195cm long.
- The height of the twin beds from the top of the mattress to the floor is 45cm. The space between the beds is 53cm.
- Non-feather duvets and pillows are provided.
- The bedside cupboard is 44cm high.
- The freestanding wardrobe door handles are 112cm high and hanging rail at 146cm high.
- Natural daylight enters through the front sash window overlooking. This has a wooden window shutter.
- There is a pendant light and ceiling down lights.
- The floor covering is a short pile carpet with bedside flat-weave rug.
- Audible smoke alarm fitted.

First Floor Bathroom

- The door opening width between the landing and bathroom is 70cm.
- The toilet seat height is 45 cm high and accessible from the front and left side.
- The wash basin is pedestal mounted and 86cm high.
- The free-standing bath is 62cm high with a handheld shower.
- There is a thermostatically controlled shower with clear glass screens (opening is 61cm). There is a 2.5cm step up to the tray.
- There is no non-slip mat provided for the bath.
- There are cross-head taps on the wash basin, shower and bath.
- There are no grab rails or balance aids in the bath.
- There is heated towel rail with highest rail 135cm high and lowest rail 52cm high.
- The floor covering is a wood plank effect tile.
- The floors, walls and furniture contrast in colours and finishes with the floor.
- Natural daylight enters through the front window. This has a wooden window shutter.
- There are ceiling downlights.

Garden

- There is a level gravel patio area with free standing table (75cm high) and four chairs. The area is enclosed by a 129cm high fenced bank.
- There is an 'egg' bbq and prep-table, 82cm high.
- There is a small cafe table and two chairs to the front of the house.
- There is a raised large grass area accessed through a gate to the left of the house. There are no pathways and the area is enclosed with a stone wall 121cm high around the perimeter, and a fence 90cm high around the bank overlooking the lower terrace.

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



Grounds To The Front



Grounds To The Front



Rear Lawn Garden



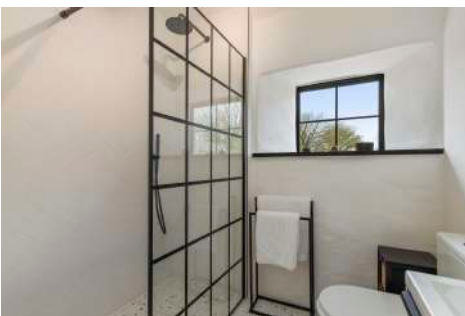
Rear Garden Boundary



Parking Area & Side Entrance Door



Entrance Hall



Ground Floor Shower Room



Utility Room



Dining Area





Kitchen & Dining Area



Kitchen Area



Lounge



Snug



Central Stair



Bedroom I



Bedroom I Ensuite



Bedroom 2



Family Bathroom



Bedroom 3



Parking Area & Side Entrance Door

