



Boathouse Cottage Access Statement

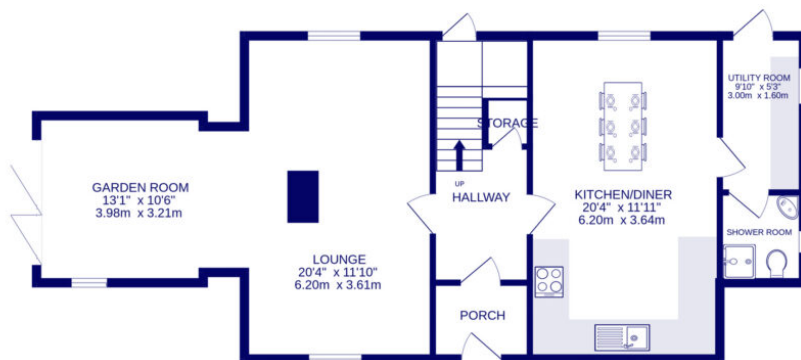
Pre-Arrival

- 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.
- Boathouse Cottage 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 Solva High St, approximately 100m 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>
- 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.

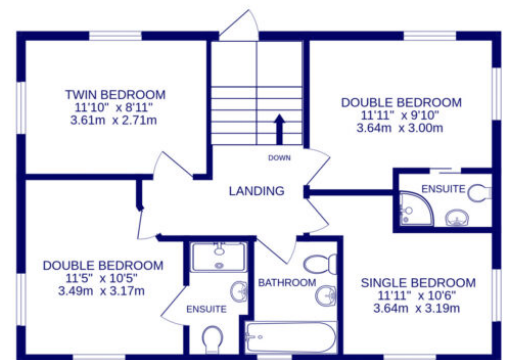
Key Collection, Car Parking & Communications

- There is off-road parking for two cars on the paved driveway to the side of the cottage.
- The paved parking area is approximately 9 metres from the front door.
- There is an outside light to the front of the cottage, illuminating the entrance at night.
- The cottage will be available from 4.30pm on your day of arrival.
- The property key location will be provided prior to your arrival. The key can also be picked up from the St Davids Escapes office, by prior arrangement, if required.
- WiFi is provided within the cottage.
- Mobile reception can be poor in and around Solva. Please check with your provider, prior to arrival.

GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.4 sq.m.) approx.



Entrance Porch to Property & Entrance Hall

- There is a paved ramp up to the front door with a small step over the front door threshold which is 3.5cm high. There is no handrail on the ramp so care must be taken.
- The front door is 85cm wide and hinged on the right side. The keyhole is 95cm high.
- The entrance is lit by an outside light, controlled by a switch on the inside wall by the front.
- The floor covering inside the entrance porch is tiled with a recessed coir entrance mat.
- The hall is 141cm wide at the narrowest point.
- The hall door is 80cm wide and hinged on the left side.
- There is good colour contrast between floors, walls and doors.

Stairs & Landing

- The stairs and landings are well illuminated with good ceiling heights.
- There are 8 steps to a half landing (21cm high, 25cm deep, 79cm wide) with a handrail on the right side, 91cm high from the stair tread. There are a further five steps up to the bedroom landing.
- From the half landing, there is a door, with a 89cm wide opening, providing access to an external metal stair leading to a raised upper-garden terrace, accessed up 29 external steps.
- The first floor landing is 80cm wide at the narrowest point. The floor covering is a short pile carpet.
- Audible smoke alarm fitted.

Lounge, Dining Area & Garden Room

- The lounge and garden room is situated on the ground floor with level entry from the hall.
- The door opening width between the hall and lounge is 81cm.
- The bi-fold door opening width between the sun room and garden terrace is 199cm wide, with a step down over the threshold of 9cm high.
- The combined space has two sofas, two armchairs (with non-feather cushion seating) and two side chairs.
- There is a dining table with eight loose chairs (45cm seat height) and a clear space around the table of 81cm at the narrowest point.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through windows, the bi-fold doors to the garden terrace and Velux roof lights.
- There are wall lights, floor lamps and ceiling downlights.
- There is a double sided central log burning stove. The door handle is 86cm from the floor.
- There is a wooden floor.
- There is good colour contrast between floors, walls and doors.

Kitchen

- The kitchen is situated on the ground floor, with level access from the hall.
- The door opening width between the hall and lounge is 80cm.
- The integrated oven controls are 161cm from the floor. The door of the oven drops down and the handle is 126cm above the floor. The hob is 92cm from the floor.
- The worktop and sink with mixer lever taps are 92cm above the floor. The microwave is on the worktop, with a cordless kettle and toaster.
- There is an integrated fridge freezer with the highest fridge shelf at 172cm and the lowest freezer drawer at 50cm.
- Glasses can be moved from the wall cupboards if required. Please request this when booking.

- There is a dining table with eight loose chairs (47cm seat height) and a clear space around the table of 98cm at the narrowest side.
- Natural daylight enters through the two windows, either end.
- There are ceiling downlights.
- There is a wooden floor.
- There is a good colour contrast between floor, cupboards and other surfaces.
- Audible heat alarm fitted.
- There is a fire blanket located to the left of the sink in the utility room.

Utility Room

- The utility room is situated on the ground floor with level entry from the kitchen.
- The door opening width between the kitchen and utility room is 80cm.
- The door opening width between the utility room and rear entrance is 86cm.
- The worktop and sink with mixer lever taps are 93cm above the floor.
- Natural daylight enters through the window and velux roof light.
- There are ceiling down lights.
- The floor is tiled.
- There is good colour contrast between floors, walls and doors.

Shower Wet Room - Ground Floor

- The shower room is situated on the ground floor with level access from the utility room.
- The door opening width between the kitchen and shower room is 80cm.
- The toilet seat height is 45cm high and is only accessible from the front and right side.
- The wash basin is wall mounted and 84cm high.
- There is a level entry, thermostatically controlled shower.
- There is no non-slip mat provided for the shower.
- There is a lever tap on the wash basin.
- There are no grab rails in the shower.
- The floor covering is tiled with underfloor heating.
- The walls and fittings contrast with the floor finish.
- Natural daylight enters through an obscured glass window.
- There are ceiling downlights.

Bedroom 1 - Kingsize Ensuite Bedroom - First Floor

- The door opening width between the bedroom and landing is 73cm.
- The height of the double bed from the top of the mattress to the floor is 55cm and the clear space next to the beds is 68cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 95cm high and the bedside tables are 56cm high.
- There is a built in wardrobe with door handle at 114cm high and hanging rail at 174cm high.
- Natural daylight enters through the two sash windows.
- There are ceiling downlights and table lamps.
- The floor covering is a short pile carpet.
- The door opening width between the bedroom and en-suite shower room is 72cm.
- The toilet seat height is 45 cm high and is only accessible from the front.
- The wash basin is pedestal mounted and 83cm high.
- There is a thermostatically controlled shower in a clear glass cubicle with sliding doors. The tray is 7cm high.
- There is no non-slip mat provided for the shower.

- There are cross head taps on the wash basin.
- There are no grab rails in the shower.
- The floor covering is a wooden floor.
- There is good colour variation between floors and walls.
- There is a heated towel rail, 85cm high to the lowest rail and 143cm high to the highest.
- Natural daylight enters through two windows.
- There are ceiling downlights.

Bedroom 2 - Double Ensuite Bedroom - First Floor

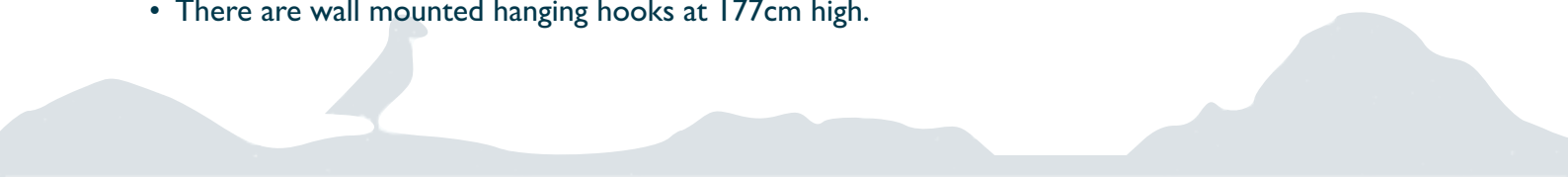
- The door opening width between the bedroom and landing is 74cm.
- The height of the double bed from the top of the mattress to the floor is 58cm and the clear space around the bed is 59cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 114cm high and the bedside tables are 56cm high.
- There is a wall mounted hanging rail at 175cm high.
- Natural daylight enters through two windows.
- There are ceiling downlights and table lamps.
- The floor covering is a short pile carpet.
- The sliding door opening width between the bedroom and en-suite shower room is 67cm.
- The toilet seat height is 44 cm high.
- The wash basin is pedestal mounted and 83cm high.
- There is a compact size thermostatically controlled shower in a clear glass corner cubicle with sliding doors. The tray is 9cm high and the access door is 42cm wide.
- There is no non-slip mat provided for the shower.
- There are cross head taps on the wash basin.
- There are no grab rails in the shower.
- The floor covering is a wooden floor.
- There is good colour variation between floors and walls.
- There is a heated towel rail, 87cm high to the lowest rail and 143cm high to the highest.
- There is no natural daylight.
- There are ceiling downlights.

Bedroom 3 - Twin Bedroom - First Floor

- The door opening width between the bedroom and landing is 73cm.
- The height of the twin beds from the top of the mattress to the floor is 50cm and the clear space between the beds is 52cm.
- Non-feather duvets and pillows are provided.
- The drawer is 100cm high and the bedside table is 55cm high.
- There are wall mounted hanging hooks at 170cm high.
- Natural daylight enters through two windows.
- There are ceiling downlights and a table lamp.
- The flooring covering is a short pile carpet.

Bedroom 4 - Single Bedroom - First Floor

- The door opening width between the bedroom and landing is 75cm.
- The height of the single bed from the top of the mattress to the floor is 51cm.
- Non-feather duvets and pillows are provided.
- The drawer is 69cm high and the bedside table is 56cm high.
- There are wall mounted hanging hooks at 177cm high.



- Natural daylight enters through two windows.
- There are ceiling downlights and a table lamp.
- The floor covering is a short pile carpet.

Family Bathroom

- The bathroom is situated on the first floor with level access from the landing.
- The door opening width between the landing and bathroom is 73cm.
- The toilet seat height is 43 cm high.
- The wash basin is pedestal mounted and 85cm high.
- The bath is 51cm high with a handheld shower attachment.
- There is a non-slip mat provided for the bath.
- There are cross head taps on both wash basin and bath.
- There are grab rails in the bath.
- The floor covering is a wood floor.
- There is good colour variation between floors and walls.
- There is a heated towel rail, 107cm high to the lowest rail and 201cm high to the highest.
- There is natural daylight through an obscured glass window.
- There are ceiling downlights.

Garden

- The door opening width between the utility room and garden is 80cm. There is a step down, 21cm high, leading to a paved path to the parking area down two steps, 21cm high, with no handrail.
- The bi-fold door opening width between the garden room and garden is 199cm.
- There is one step to the garden from the door which is 9cm high.
- There is a paved patio area with free standing table (75cm high) and six chairs (43cm seat height).
- There is level access to a grass lawn area from the garden table.
- There is a level paved passage to the rear of the property which leads to the front parking area, down two steps.
- There is a raised garden terrace, accessed from the stair half landing, which is accessed up 29 external steps with handrails on both sides.

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 & Entrance



Kitchen



Kitchen



Utility Room



Ground Floor Sun Room & Lounge



Ground Floor Sun Room & Lounge



Ground Floor Sun Room & Lounge



Bi-Fold Door Access to Garden



Ground Floor Wetroom



Landing



First Floor Kingsize Ensuite Bedroom



First Floor Bedroom Ensuite



First Floor Double Ensuite Bedroom



First Floor Twin Bedroom



First Floor Single Bedroom



First Floor Bathroom



Garden Lawn & Terrace



Ariel View of Upper Terrace & Steps

