



Farmhouse Retreat Access Statement

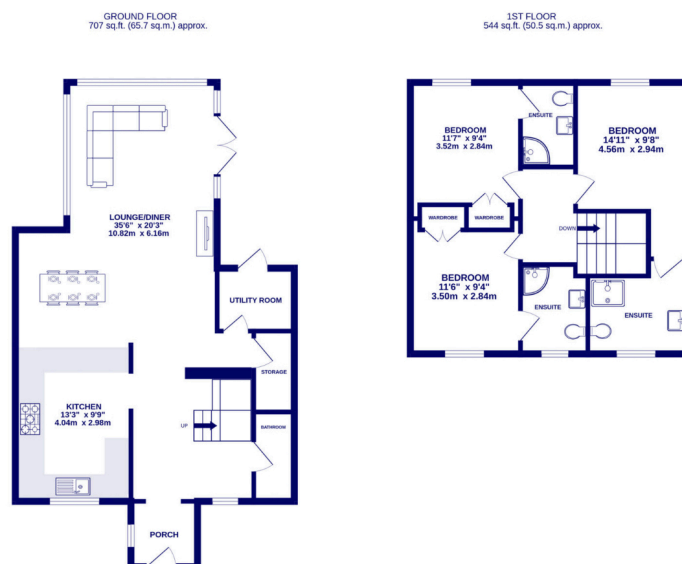
Pre-Arrival

- 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.
- Farmhouse Retreat 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 2km 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

- Access to the cottage and parking is up a very narrow, uneven surfaced lane from the road.
- Parking is available for two cars on the gravel area in front of the property.
- The parking area is approximately 8 metres from the front door accessed up one step (14cm high) through a walled enclosure (107cm wide) to a paved level area and entrance porch.
- 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 to the right of the entrance porch, 149cm 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.
- 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 one step to the front door which is 13cm high.
- The front door is 81.5cm wide and hinged on the left side. The keyhole is 116cm 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 coir matting and there is a wood effect tiled floor in the hall.
- The hall is clear of obstacles, narrowing to 112cm where furniture is located, as you access the cloakroom.
- There is good colour contrast between floors, walls and doors.

Ground Floor Cloak Room

- The cloak room is situated on the ground floor with level access from the hallway.
- The door opening width between the hallway and cloak room is 70cm.
- The toilet seat height is 43 cm high and is only accessible from the front.
- The wash basin is mounted in a vanity unit and 90cm high.
- There is a lever tap on the basin.
- There is a wood effect tile floor.
- There is good colour contrast between floors, walls and doors.
- There is no natural daylight.
- There are ceiling downlights.

Stairs & Landing

- The stairs and landings are well illuminated, with good ceiling heights.
- There are 14 steps, winding half way, (18cm high, 25cm deep, 79cm wide) with a handrail on the right side for the first 4 steps and the left side for the remaining, 98cm high from the stair tread.
- The landing is 134cm wide.
- The stair floor covering is a short pile carpet and the landing has a wood effect vinyl floor.
- Audible smoke alarm fitted.

Lounge & Dining Area

- The lounge is situated on the ground floor with open level entry from the hall.
- The opening width between the hall and lounge is 134cm.
- There are sliding doors leading to the garden from the lounge, 79cm wide.
- There is good circulation space.
- The room has two sofas and one armchair with non-feather cushion seating.
- There is a wall mounted Smart TV with remote control providing subtitles and audio description capability.
- There is a dining table with six loose chairs (47cm seat height) and a clear space around the table of 110cm.
- There is a desk (81cm high) and desk chair (46cm high).
- Natural daylight enters through the large side and gable end window, and sliding doors to the garden.
- There are wall lights, ceiling pendant lights over the dining table and table lamps.
- There is a wood effect tiled floor.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.



Kitchen

- The kitchen is situated on the ground floor, with level access from the hall, and is open to the lounge, divided by the kitchen counter.
- The opening width between the hall and kitchen is 82cm.
- The range oven controls are 83cm from the floor. The door of the oven is hinged and the handle is 74cm above the floor. The hob is 96cm from the floor.
- The microwave is integrated at high level, 171cm high.
- The worktop and sink with mixer lever taps are 91cm above the floor. The cordless kettle and toaster are on the worktop.
- The fridge is integrated with the highest shelf at 114cm and the lowest drawer at 46cm.
- 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, wall lights and downlights.
- There is a wood effect tiled floor.
- There is a good colour contrast between floor, cupboards and work surfaces.

Utility Room

- The utility room is situated on the ground floor with level access from the hall.
- The door opening width between the hall and utility room is 70cm and the garden door is 77.5cm.
- The worktop and sink with mixer lever taps are 91cm above the floor.
- The washing machine and tumble dryer are undercounter.
- Natural daylight enters through the glazed door to the garden.
- There are ceiling downlights.
- There is a wood effect tiled floor.

Bedroom 1 - Kingsize Ensuite Bedroom - First Floor

- The door opening width between the bedroom and landing is 64cm.
- The height of the kingsize bed from the top of the mattress to the floor is 50cm and the clear space next to the bed is 83cm.
- Non-feather duvets and pillows are provided.
- The bedside tables are 59cm high.
- There are built in drawers and wardrobe with door handles at 92cm high and hanging rail at 190cm high.
- There is a wall mounted Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the front window.
- There is a ceiling pendant light and table lamps.
- There is a wood effect vinyl floor.
- The door opening width between the bedroom and shower room is 64cm.
- The toilet seat height is 41 cm high and is accessible from the front and left side.
- The wash basin is mounted in a vanity unit and 91cm high.
- There is a thermostatically controlled shower in a clear glass corner cubicle with sliding doors. The tray is 13.5cm high.



- There is a non-slip mat provided for the shower.
- There are lever taps on the wash basin.
- There are no grab rails in the shower.
- There is a wood effect vinyl floor.
- There is good colour contrast between floors, walls, doors and vanity top.
- There is a heated towel rail, 55cm high to the lowest rail and 128cm high to the highest.
- Natural daylight enters through the side window.
- There are ceiling downlights.

Bedroom 2 - Twin Ensuite Bedroom - First Floor

- The door opening width between the bedroom and landing is 63cm.
- The height of the twin beds from the top of the mattress to the floor is 52cm and the clear space between the beds is 55cm.
- Non-feather duvets and pillows are provided.
- There are built in drawers and wardrobe with door handles at 93cm high and hanging rail at 170cm high.
- The bedside table is 66cm high.
- There is a wall mounted Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the rear window.
- There is a ceiling pendant light and table lamps.
- There's is a wood effect vinyl floor.
- The door opening width between the bedroom and bathroom is 63cm.
- The toilet seat height is 43 cm high and is accessible from the front and left side.
- The wash basin is mounted in a vanity unit and 91cm high.
- The shower bath is 55cm high with a thermostatically controlled shower and clear glass screen.
- There is a non-slip mat provided for the bath.
- There are lever taps on the wash basin.
- There are no grab rails or balance aids in the bath.
- There is a wood effect vinyl floor.
- There is good colour contrast between floors, walls, doors and vanity top.
- There is a heated towel rail, 72cm high to the lowest rail and 145cm high to the highest.
- Natural daylight enters through the low front window.
- There are ceiling downlights.

Bedroom 3 - Kingsize Ensuite Bedroom - First Floor

- The door opening width between the bedroom and landing is 63cm.
- The height of the kingsize bed from the top of the mattress to the floor is 50cm and the clear space next to the beds is 83cm.
- Non-feather duvets and pillows are provided.
- The bedside tables are 57cm high.
- There are built in drawers and wardrobe with door handles at 92cm high and hanging rail at 190cm high.
- There is a wall mounted Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the low rear window.
- There is a ceiling pendant light and table lamps.



- There is a wood effect vinyl floor.
- The door opening width between the bedroom and shower room is 63cm.
- The toilet seat height is 43 cm high and is accessible from the front and left side.
- The wash basin is mounted in a vanity unit and 91cm high.
- There is a thermostatically controlled shower in a clear glass corner cubicle with sliding doors. The tray is 13.5cm high.
- There is a non-slip mat provided for the shower.
- There are lever taps on the wash basin.
- There are no grab rails in the shower.
- There is a wood effect vinyl floor.
- There is good colour contrast between floors, walls, doors and vanity top.
- There is a heated towel rail, 70cm high to the lowest rail and 141cm high to the highest.
- Natural daylight enters through the side window.
- There are ceiling downlights.

Garden

- There is one step to the garden from the utility room door which is 13cm high, and a further small step, 5.5cm high.
- There is a level paved patio area with picnic table and bench(77cm high, 47cm seat height).
- There are nine steps up to a grass lawn area with a further three steps up to a top lawn area. There is no handrail. The steps are made of oak sleepers, with part of the step tread a pea shingle infill. Therefore, the step tread is not level and care should be taken.
- There is no handrail on any part of the steps.
- The raised area is open, with no screen or balustrade. Care must be taken with the change in level.
- There is a level paved area to the front of the property with a bench seat.

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



Access Lane



Parking Area & Entrance



Entrance Door



Stair to First Floor



Dining Area & Lounge



Dining Area & Kitchen



Lounge (looking out to garden)



Kitchen



Twin Bedroom



Ensuite Bath/Shower



Kingsize Bedroom



Ensuite Shower Room Vanity



Rear Garden (steps to raised area)



Garden Patio Area



Front Paved Area