



Grove Cottage Access Statement

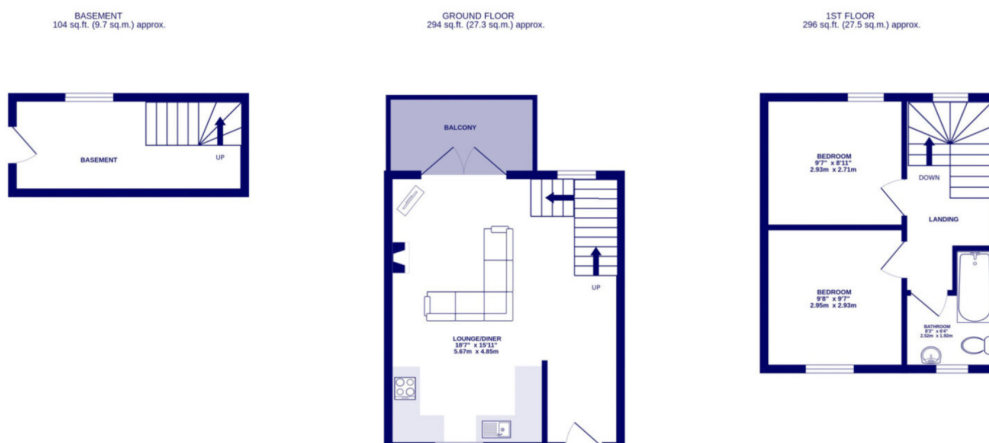
Pre-Arrival

- 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.
- Grove Cottage is arranged over two floors with additional basement boot room.
- 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 Solva.
- The nearest bus stop is in Solva High St, approximately 300m 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

- Parking is available for one car on the level solid surface area to the right side of the cottage.
- The parking area is approximately 5 metres from the front door.
- There is an outside light to the side 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 door 177cm high (top right corner) to the basement boot room. This is accessed to the left of the cottage down 9 steps of various heights which are difficult to descend. Alternatively, 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 Solva. Please check with your provider, prior to arrival.

Floor Plan



Entrance to Property & Entrance Hall

- There is one small step to the front door which is 5cm high and a further 5cm high step over the door threshold.
- The front door is 79.5cm wide and hinged on the right side. The keyhole is 137cm 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 is a coir mat and the hall has a wooden floor.
- The hall is 91cm wide at the narrowest point and clear of furniture and obstacles.
- There is excellent colour contrast between floors, walls and doors.

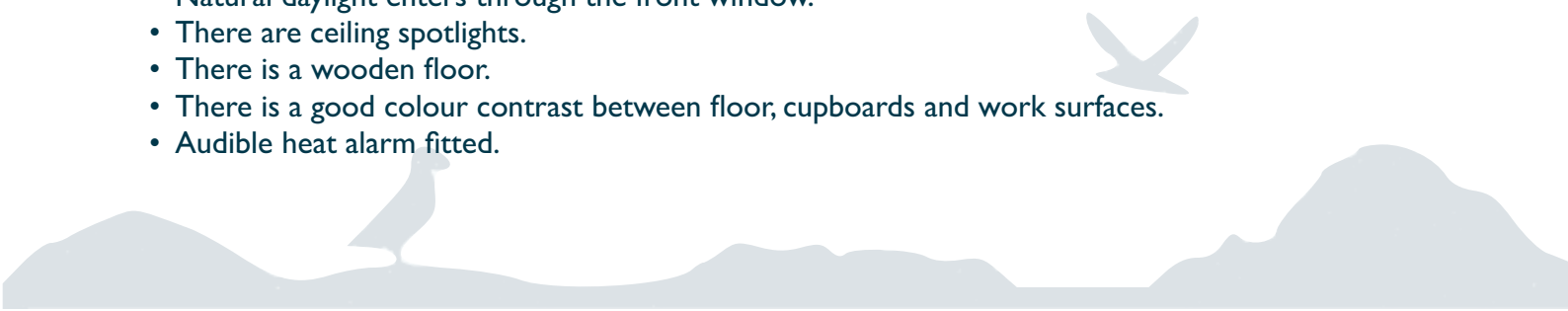
Stairs & Landing

- The stairs and landings have natural and artificial lighting.
- There are 13 steps (18cm high, 25cm deep, 70.5cm wide) with a handrail on the left side, 71cm high from the stair tread. There is a half landing after the seventh step and stair gate at the base.
- The first floor landing is 74cm wide.
- The floor covering is a short pile carpet.
- Audible smoke alarm fitted.

Lounge

- The lounge is situated on the ground floor with open level entry from the hall.
- The opening width between the hall and lounge stair is 177cm.
- There are french doors leading to a balcony, 160cm wide. There is a step down to the balcony, 25cm high.
- The room has one sofa and two armchairs with non-feather cushion seating.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the glazed french doors to the garden balcony.
- There is a low ceiling pendant light, floor lamp and table lamps.
- There is a log burning stove. The door handle is 34cm from the floor.
- There is a wooden floor.
- There is a stair to the basement boot room, 64cm wide, protected by a stair gate.
- 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 open access from the lounge.
 - The oven is 85cm from the floor. The door of the oven drops down and the handle is 75cm above the floor. The hob is 92cm from the floor.
 - The worktop and sink with mixer lever tap are 92cm above the floor. The microwave is on the worktop, with a cordless kettle and toaster.
 - The fridge is free standing with the highest freezer shelf at 120cm and the lowest fridge drawer at 27cm.
 - The dining area is within the kitchen. There is a dining table with four loose chairs (47cm seat height) and a clear space around the table of 83cm.
 - Glasses can be moved from the wall cupboards if required. Please request this when booking.
 - Natural daylight enters through the front window.
 - There are ceiling spotlights.
 - There is a wooden floor.
 - There is a good colour contrast between floor, cupboards and work surfaces.
 - Audible heat alarm fitted.
- 

- There is a fire extinguisher located in the corner to the left of the hob.

Bedroom 1 - Double Bedroom - First Floor

- The door opening width between the bedroom and landing is 72cm.
- 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 52cm.
- Non-feather duvets and pillows are provided.
- The bedside tables are 66cm high.
- There is a freestanding hanging rail at 163cm high.
- Natural daylight enters through the rear window.
- There is a ceiling pendant light and bedside wall lights.
- There is a wooden floor with central rug.

Bedroom 2 - Twin Bedroom - First Floor

- The door opening width between the bedroom and landing is 71.5cm.
- The height of the twin beds from the top of the mattress to the floor is 61cm and the clear space between the beds is 80cm.
- Non-feather duvets and pillows are provided.
- The bedside table is 72cm high.
- There is a freestanding hanging rail at 163cm high.
- Natural daylight enters through the front window.
- There is a ceiling pendant light and table lamp.
- There is a wooden floor with central rug.

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 64.5cm.
- The toilet seat height is 42 cm high and is only accessible from the front.
- The wash basin is pedestal mounted and 84cm high.
- The bath is 49.5cm high with a thermostatically controlled electric shower above the bath.
- There is a non-slip mat provided for the bath.
- There are cross head taps on both wash basin and bath.
- There bath has grab rails.
- The floor covering is a wood effect laminate floor.
- The walls and furniture are white with only the floor contrasting in colour.
- There is a heated towel rail, 67cm high to the lowest rail and 148cm high to the highest.
- Natural daylight enters through the front opening window.
- There is a ceiling light.

Basement Room Boot Store

- The basement room can be accessed by 10 steps from the lounge or door from the garden.
- The stair width is 71cm wide and the steps are steep and difficult to descend.
- The garden door is 91cm. This has a door closer fitted.
- There is a step down as you enter from the garden door, 13cm high.
- There are hanging hooks positioned 173cm from floor level.
- Natural daylight enters through the garden door and small window.
- There are ceiling spot lights.
- The floor is painted concrete with a central rug.



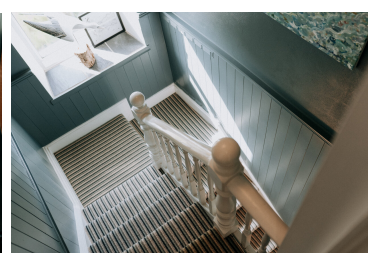
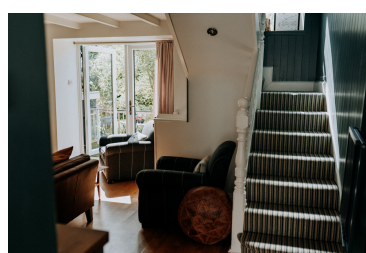
Garden

- The garden can be accessed from the balcony or left side passage, through a gate, 69cm wide.
- The balcony accessed from the lounge, is 177cm deep, with 3 chairs (46cm seat height), and table. From the balcony there is a spiral stair of 11 steps (72.5cm wide) to the garden.
- There is a gently sloping lawn area that leads to the river bank. There is no barrier to the river and care must be taken.
- There is a small gravel patio area overlooking the river, with two free standing curved bench seats (45cm seat height) and a fire pit.

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 (right side of cottage) Entrance

Stair Open to Lounge

Stair to First Floor

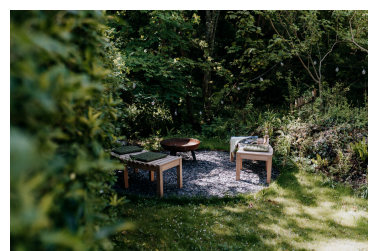


Kitchen & Dining Area

Lounge & Balcony

Lounge & Kitchen

Double Bedroom



Twin Bedroom

Bathroom

Balcony & Stair to Garden Garden Dining Area