



The Old Grove Bakery 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.
- The Old Grove Bakery 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 150m 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

- One parking space is available for your car on the off-road area in front of the house.
- The parking area is in front of the front door and is gently sloping and uneven in places. There is a raised ramped slate threshold to the door, 13cm high.
- 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 adjacent to the entrance door, 109cm 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

- The front door is 75cm wide and hinged on the right side. The keyhole is 124cm high.
- The door opens directly in to the lounge.
- There is one step immediately as you enter, 11cm up to the lounge.
- 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 wooden floor with entrance mat.

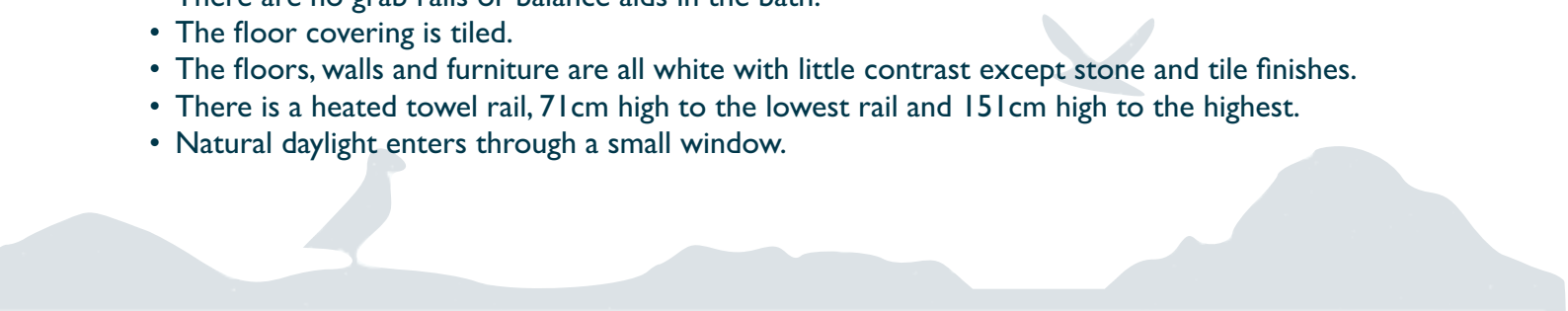
Lounge & Dining Area

- The room has two sofas with non-feather cushion seating.
- There is a dining table with four loose chairs (45cm seat height) and a clear space around the table end of 55cm.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the front and rear windows.
- There are wall lights and a ceiling pendant light.
- There is a log burning stove. The door handle is 42cm from the floor.
- There is a wooden floor with central floor rugs.
- There is good colour contrast between floors, walls and doors.

Kitchen

- The kitchen is situated on the ground floor with level access from the lounge through a clear opening, 77cm wide.
- The oven is 83cm from the floor. The door of the oven drops down and the handle is 72cm above the floor. The hob is 92 cm from the floor.
- The worktop and sink with mixer lever taps are 94cm above the floor. The microwave is on the worktop, with a cordless kettle and toaster.
- There is a free standing fridge freezer with the highest fridge shelf at 126cm and the lowest freezer drawer at 36cm.
- Glasses can be moved from the dresser cupboards if required. Please request this when booking.
- Natural daylight enters through the front window.
- There are ceiling downlights.
- The floor is tiled.
- There is a good colour contrast between floor, cupboards and work surfaces.
- There is a fire extinguisher located to the left of the dresser.

Bathroom

- The bathroom is situated on the ground floor with level access from the hall.
 - The door opening width between the hall and bathroom is 74cm.
 - The toilet seat height is 42 cm high and is only accessible from the front.
 - The wash basin is wall pedestal mounted and 87cm high.
 - The bath is 59cm high with a shower and hinged screen.
 - There is a non-slip mat provided for the bath.
 - There is a lever tap on the wash basin.
 - There are no grab rails or balance aids in the bath.
 - The floor covering is tiled.
 - The floors, walls and furniture are all white with little contrast except stone and tile finishes.
 - There is a heated towel rail, 71cm high to the lowest rail and 151 cm high to the highest.
 - Natural daylight enters through a small window.
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- There are ceiling downlights.

Bedroom 1 - Double Bedroom - Ground Floor

- The level door opening width between the bedroom and hallway is 73cm.
- 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 156cm.
- Non-feather duvets and pillows are provided.
- The dressing table is 72cm high and the bedside tables are 45cm high.
- There is a freestanding wardrobe with door handles at 125cm high and hanging rail at 140cm high.
- Natural daylight enters through the two front window and rear barn door.
- There are wall lights, ceiling light and table lamps.
- There is a wooden plank floor with bedside rugs.

Hallway & Stairs

- The hallway is 96cm wide at the narrowest point.
- The stairs rise from the hallway, and wind up to a gallery sitting room.
- There are 11 steps (20cm high, 24cm deep, 80cm wide) with a handrail on the right side, 104cm high from the stair tread.
- The stair is not brightly illuminated.
- There are height restrictions on the stairs at the base and the top. Each point is signed to take care. Care must also be taken as you come down the stairs reaching the last step to the hall.
- The wooden steps are not covered.

First Floor Gallery Sitting Room

- The gallery sitting room is situated on the first floor, off the stair from ground floor.
- The gallery handrail is 112cm high.
- The ceiling height is very restricted due to the location within the eaves.
- The room has two armchairs and two side chairs with non-feather cushion seating.
- There is natural daylight through a small velux window.
- There are ceiling spotlights.
- There is a wooden floor with central rug.
- There is good colour contrast between floors and walls.
- Audible smoke alarm fitted.

Bedroom 2 - Twin Bedroom - First Floor

- The door opening width between the bedroom and gallery sitting room is 75cm.
- The ceiling height is very restricted due to the location within the eaves.
- The height of the twin beds from the top of the mattress to the floor is 59cm and the clear space between the beds is 57cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 71cm high.
- There is a freestanding tall boy with door handles at 83cm high and hanging rail at 119cm high.
- Natural daylight enters through the small gable window and velux. The curtain does not provide blackout.
- There are wall lights and ceiling spotlights.
- There is a wooden plank floor with bedside rugs.



Garden Terrace Off The Ground Floor Bedroom

- The door opening width between the bedroom and garden is 80cm.
- There is one step over the door threshold to the garden terrace which is 19cm high.
- There is a paved patio area with free standing table (73cm high) and four chairs (45cm seat height).
- The cobbled pavers are uneven in places and can be slippery when wet.

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



Entrance Door & Parking



Lounge



Lounge & Dining



Lounge (from gallery)



Kitchen



Bathroom





Entrance Door



Hallway



Bath Shower



Ground Floor Double Bedroom



Ground Floor Double Bedroom



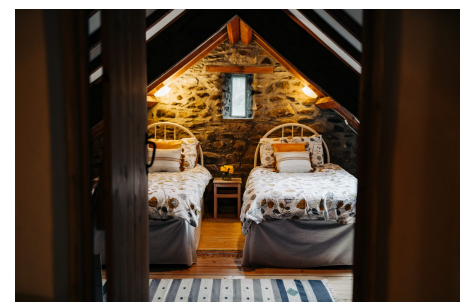
Garden Terrace



Winding Stair



Gallery Sitting Room



First Floor Twin Bedroom

