



Wdig Farmhouse Access Statement

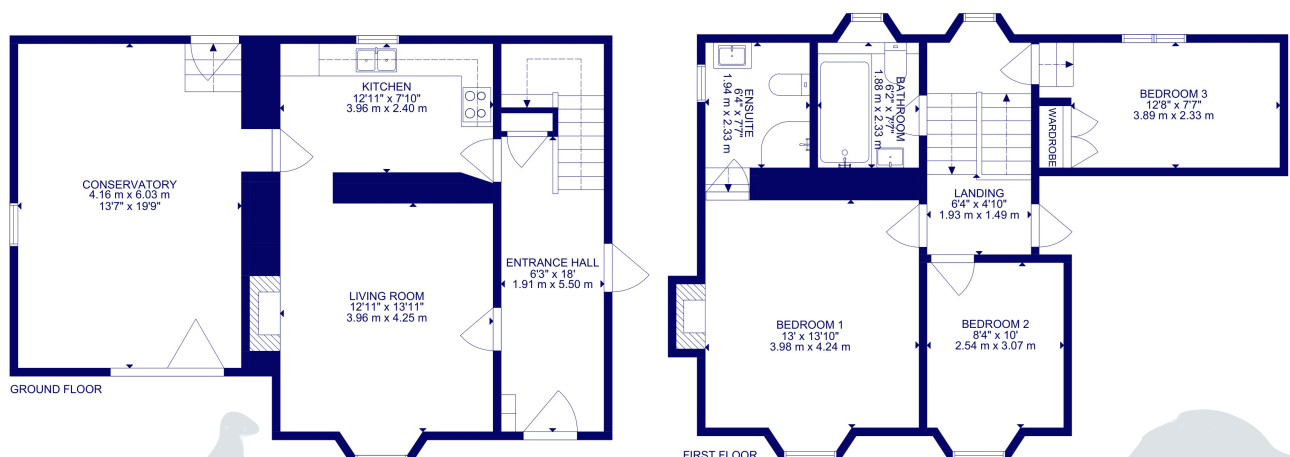
Pre-Arrival

- Bookings can be made online via the website or by phone or email.
- Directions to the property can be found in the 'Touch Stay' app, sent to you before your stay.
- Wdig Farmhouse 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 in St Davids centre is approximately 1.5 mile from the cottage. More information on bus times can be found at <https://bustimes.org/localities/st-davids-pembrokeshire>. The Strumble Shuttle bus operates close by, between 25th May and 29th September connecting St Davids, Whitesands and the coast.
- 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 approach to the cottage is off a minor road, along a single track for about 500m.
- Parking is available for 2+ cars on the grass parking area opposite the cottage on the right.
- The parking area is approximately 25 metres from the front door. The approach is uneven. The entrance is accessed up one step (11cm high) through an opening, 103cm wide, to a paved path to the entrance door.
- The cottage will be available from 4.30pm on your day of arrival.
- The key to the property is kept in the laundry outbuilding, opposite the farmhouse. The entrance door is 81cm wide. The key is kept on a shelf, 138cm from floor level.
- 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

- There is a step over the entrance door threshold, 12cm high.
- The front door is 82cm wide and hinged on the right side. The keyhole is 116cm high.
- The floor covering inside the entrance is a stone flagstone floor with central floor rug.
- The hall is 177cm wide, at the narrowest point and clear of obstacles.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.

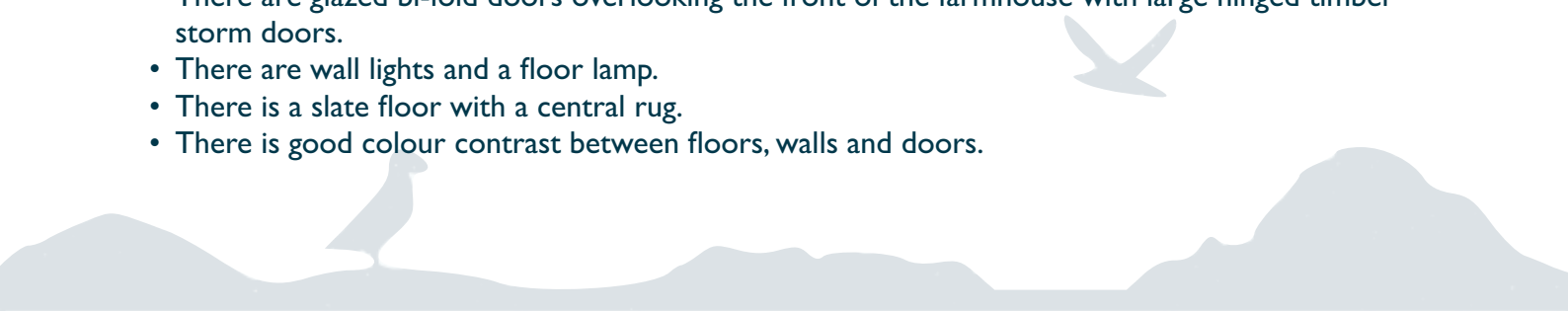
Lounge

- The lounge is situated on the ground floor with level entry from the entrance hall.
- The door opening width between the hall and lounge is 87cm.
- There is good circulation space.
- The room has two sofas and an armchair with non-feather cushion seating.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- There is a log burning stove with fire guard. The door handle is 30cm from the floor.
- Natural daylight enters through the large sash window with shutters.
- There are floor lamps and table lamps.
- There is a natural sisal floor covering with a central rug.
- 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 and lounge areas.
- The door opening width between the hall and kitchen is 72cm and the opening width from the lounge to the kitchen is 97cm.
- The integrated oven controls are 85cm from the floor. The door of the oven drops down and the handle is 75cm above the floor. The induction hob is 94cm from the floor.
- The sink with mixer lever taps are 96cm above the floor. The microwave, coffee machine, cordless kettle and toaster are located on the worktop, 93.5cm high.
- The tall fridge freezer is integrated with the highest fridge shelf at 182cm and the lowest freezer drawer at 55cm.
- Glasses can be moved from the wall cupboards if required. Please request this when booking.
- Natural daylight enters through the rear sash window.
- There are ceiling strip lights and wall cabinet under-lights.
- There is a painted wooden floor.
- There is limited colour contrast between floor, cupboards and work surfaces.

Conservatory

- The conservatory is situated off the kitchen with level access.
 - The door opening width between the kitchen and sun room is 72cm.
 - There is a dining table with two loose chairs and two benches (46.5cm seat height) and a clear space around the table end of 144cm.
 - The room has an L-shaped sofa with non-feather cushion seating.
 - Natural light enters through the glazed roof. The space can become very hot on sunny days.
 - There are glazed bi-fold doors overlooking the front of the farmhouse with large hinged timber storm doors.
 - There are wall lights and a floor lamp.
 - There is a slate floor with a central rug.
 - There is good colour contrast between floors, walls and doors.
- 

- There is a single step down to the front garden area, 17cm high.
- There are a further 3 steps up, 22cm high, to an inward opening door at the rear of the room leading to the rear garden area.

Ground Floor Utility Under Stair Cupboard

- A utility cupboard is situated off the hall. Care must be taken when entering as there are 3 tall steps (26cm high) immediately down to a lower store area. The steps do not span the opening and are dangerous.
- The door opening width between the hall and utility room is 78cm.
- There is a flag stone floor.
- There is good colour contrast between floors, walls and doors.
- Natural daylight enters through a single small window to the rear.
- There is a ceiling light.
- The laundry facilities are located in the outbuilding opposite the Farmhouse, to the right.

Stairs to First Floor

- The stairs and landings are well illuminated, with good ceiling heights.
- There are 15 painted timber steps to the first floor, with a half landing after the 8th step (from which you enter the twin bedroom). The steps have closed treads (17.5cm high, 28cm deep, 87cm wide). There is a low handrail on the left side, 70.5cm high from the stair tread.
- The landing is 137cm wide at the narrowest point.
- The bathroom opens directly out onto the stairs without any landing. Care needs to be taken when entering or leaving the room as you must step onto the highest stair tread, immediately outside the door.
- Audible smoke alarm fitted.

Bedroom 1 - Kingsize Bedroom with En-suite Shower Room - First Floor

- The door opening width between the bedroom and hallway is 87cm.
- The height of the kingsize bed from the top of the mattress to the floor is 66cm and the clear space next to the bed is 107cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 100cm high and the bedside tables are 60cm high.
- There is a freestanding wardrobe with door handles at 87cm high and hanging rail at 157cm high.
- Natural daylight enters through the sash window (with shutters).
- There is a floor lamp and bedside table lamps.
- There is a painted wooden floor with central rug.
- The door opening width between the bedroom and ensuite is 70cm.
- There are two steps down to the ensuite, 15.5cm high. Care must be taken as these are painted the same colour as the floor and do not visually stand out.
- The toilet seat height is 45cm high and is only accessible from the front.
- The vanity mounted wash basin is 89cm high.
- There is a thermostatically controlled shower in a glass corner cubicle with sliding doors. The tray threshold is 8cm high and the door opening is 74cm 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.
- There is a painted wooden floor.
- There is limited colour contrast between floors, walls and doors - see previous note relating to steps.



- Natural daylight enters through a small window (this has a shutter).
- There are ceiling downlights and wall lights.

Bedroom 2 - Twin Bedroom - First Floor

- The door opening width between the bedroom and stair half landing is 73cm.
- There are 3 steps up to the bedroom (20cm high, 29.5 deep, 77cm wide). There is no handrail.
- The height of the twin beds from the top of the mattress to the floor is 53cm and the clear space between the beds is 45cm.
- Non-feather duvets and pillows are provided.
- The bedside table is 60cm high.
- There is a built-in wardrobe with door handle at 114cm high and hanging rail at 168cm high.
- Natural daylight enters through the single window (with black-out roller blind).
- There are pendant lights and bedside table lamp.
- There is a natural sisal floor covering.

Bedroom 3 - Single Bedroom - First Floor

- The door opening width between the bedroom and landing is 82cm.
- The height of the single bed from the top of the mattress to the floor is 50cm and the clear space to the side of the bed is 147cm.
- Non-feather duvets and pillows are provided.
- The tall drawer is 112cm high and the bedside table is 66cm high.
- There is no wardrobe or hanging rail.
- Natural daylight enters through the single window (with shutters).
- There is a ceiling light and bedside table lamp.
- There is a natural sisal floor covering with a bedside flat weave rug.

First Floor Bathroom

- The bathroom is situated on the first floor with access from the stair (see previous note - 'Stairs to First Floor').
- The door opening width between the stair and bathroom is 76.5cm.
- The toilet seat height is 45cm high and is accessible from the front and right side.
- The wash basin is vanity mounted, 86cm high.
- The bath is 59cm high with a shower with glazed hinged door.
- There is no non-slip mat provided for the bath.
- There are cross head taps on the wash basin.
- There are no grab rails in the bath.
- There is a heated towel rail, 126cm high.
- There is a painted wooden floor.
- The floors and furniture contrast in colours and finishes.
- Natural daylight enters through the rear window (with shutters).
- There are ceiling downlights and a wall light over the mirror.

Garden

- There is a small stone paved area (uneven) in front of the sun room bi-fold doors with free standing picnic table (74cm high), and fixed benches (44cm seat height).
- From the paved area, there is access to a grass area.
- To the rear of the cottage there is an additional stone path and raised paved areas which is accessed by stone steps. The areas are not advisable to use.

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



Farmhouse Access Lane & Outside Dining Area



Farmhouse Wall Enclosure & Access



Entrance Door Threshold



Hallway & Stair to First Floor



Lounge



Lounge



Kitchen



Kitchen



Conservatory



Conservatory Access to Outside



Conservatory Dining Area



FF Ensuite Kingsize Bedroom



FF Bedroom Ensuite



***FF Bedroom Twin
(off half landing)***



***FF Bathroom (off stair - access/exit
with caution - see notes)***



FF Single Bedroom 1



***Farmhouse (attached cottage
separate rental)***



***Outbuilding where entrance key
is stored***

