



## Wellfield 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.
- Wellfield 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 Solva.
- The nearest bus stop is in Solva High St, approximately 1 mile 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 two cars on the gravel area to the side of the house. Accessing and exiting the parking area is restricted and not suitable for larger vehicles.
- The gravelled parking area is approximately 2 metres from the front door and is sloping and uneven in places.
- The front entrance door is to the rear of the cottage, facing the garden.
- 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, 140cm 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 Solva. Please check with your provider, prior to arrival.

### Floor Plan



## ***Entrance to Property, Entrance Porch & Hall***

- There are three steps up to the front door, the highest of which is 17cm high.
- The front door is 82cm wide and hinged on the left side. The keyhole is 105cm high.
- The entrance is illuminated by an outside light, controlled by a switch on the inside wall of the porch.
- The porch is 120cm wide at the narrowest point.
- The door opening width between the porch and hall is 71cm.
- The hall is 83cm wide and clear of obstacles.
- The floor covering inside the entrance porch and hall is tiled with a floor mat.
- 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.
- The door opening width between the hall and kitchen is 74cm.
- The oven is 79cm from the floor. The door of the oven drops down and the handle is 69cm above the floor. The hob is 90cm from the floor.
- The microwave is integrated at high level, with controls at 163cm height.
- The worktop and sink with mixer lever taps are 90cm above the floor. There is a cordless kettle and toaster on the worktop.
- There is an integrated fridge freezer with the highest fridge shelf at 170cm and the lowest freezer drawer at 51cm.
- Glasses can be moved from the wall cupboards if required. Please request this when booking.
- Natural daylight enters through the two side windows.
- There are recessed ceiling lights.
- The floor is tiled with a central floor rug.
- There is a good colour contrast between floor, cupboards and other surfaces.
- There is a fire extinguisher and fire blanket located on the right side wall as you enter.

## ***Lounge & Dining Area***

- The lounge is situated on the ground floor with level entry from the hall.
- The door opening width between the hall and lounge is 72cm.
- The room has a sofa and armchair with non-feather cushion seating.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- There is a dining table (74cm high) with five loose chairs (48cm seat height). There is a clear space around the table of 60cm.
- Natural daylight enters through the large windows.
- There are wall lights, floor lamp and table lamps.
- There is a log burning stove. The door handle is 44cm from the floor.
- There is a wooden floor with central floor rug in the lounge area and a short pile carpet and rug in the dining area.
- There is restricted head height under the stairs.
- There is good colour contrast between floors, walls and doors.
- There is an additional door to the garden terrace, 80cm wide. This has one step down to the terrace, 10cm high.
- Audible smoke alarm fitted.



## **Study**

- The Study is situated on the ground floor with level entry from the dining area.
- The door opening width between the dining area and study is 73cm.
- The room has a desk (75cm high) and desk chair (43cm high).
- Natural daylight enters through the small front window.
- There are wall lights and table lamps.
- The floor covering is a short pile carpet.
- There is good colour contrast between floors, walls and doors.

## **Stairs & Landing**

- The stairs and landings are well illuminated, with natural light and good ceiling heights.
- There are 12 open tread steps (21.5cm high, 24cm deep, 74cm wide) with a handrail on the left side to the half landing and both sides beyond, 85cm high from the stair tread. The half landing is on the 6th step.
- The wooden stairs treads are exposed with no covering.
- The landing is 92cm wide.
- There is a built-in wardrobe with door handles at 102cm high and hanging rail at 152cm high.
- The landing floor covering is a short pile carpet.
- Audible smoke alarm fitted.

## **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 53cm and the clear space around the bed is 35cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 76cm high and the bedside tables are 60cm high.
- There is a freestanding wardrobe with door handles at 109cm high and hanging rail at 170cm high.
- Natural daylight enters through the large window.
- There is a ceiling pendant light and table lamps.
- The floor covering is a short pile carpet.

## **Bedroom 2 - Twin Bedroom - First Floor**

- The door opening width between the bedroom and landing is 72.5cm.
- Due to the location of the room in the eaves, there is restricted headroom over the beds.
- Circulation space within the room is limited.
- The height of the twin beds from the top of the mattress to the floor is 55cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 76cm high and the bedside table is 44cm high.
- Natural daylight enters through the velux window (this has a blind).
- There is a ceiling pendant light and table lamps.
- The flooring 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 74cm.
- The toilet seat height is 42 cm high and is accessible from the front and sides.
- The wash basin is vanity mounted and 81cm high.
- The roll top bath is 62cm high with a hand held shower attachment.
- There is a separate thermostatically controlled shower with a clear glass screen.
- There is a non-slip mat provided for the shower.
- There are lever taps on both wash basin and bath.
- There is a wall mounted grab rails above the bath.
- The floor covering is tiled.
- The floors, walls and fixtures contrast in colour.
- There is a heated towel rail, 50cm high to the lowest rail and 101cm high to the highest.
- Natural daylight enters through the large window.
- There are recessed ceiling lights.

## **Garden**

- There is one step to the garden terrace from the lounge door which is 10cm high.
- There is a level paved terrace area with free standing table (70cm high), chairs (41cm seat height).
- There is one tall step down, 27cm high, to a sloping and uneven grass lawn area.
- The raised terrace does not have a barrier and is 39cm at its highest. Care must be taken, especially in low light conditions,
- There is a level gravelled parking area to the side of the property which leads to the front of the cottage and road.
- The garden is not enclosed, open to the adjacent cottage garden which has two ponds. There is also a stream and well at the bottom of the cottage garden and common land beyond. There is an additional garden with small decked terrace area and seating.

## **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 Area**



**Entrance (Porch to the Right)**



**Kitchen**



***Lounge***



***Dining Area***



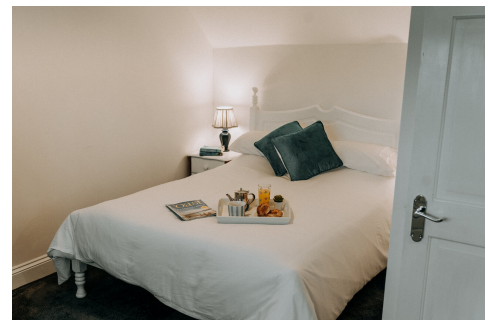
***Study***



***Lounge & Stair***



***Stair***



***Bedroom 1***



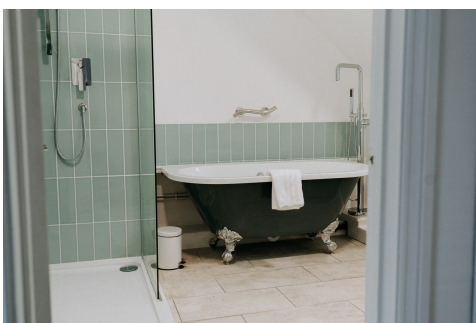
***Bedroom 1***



***Landing***



***Bedroom 2***



***Bathroom***



***Garden***



***Open Garden***

