



Fisherman's Nook 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.
- Fisherman's Nook is arranged on ground and first floor levels.
- You can view the floor plans of the property in this statement or 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 Solva Memorial Hall, approximately 150 metres 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.

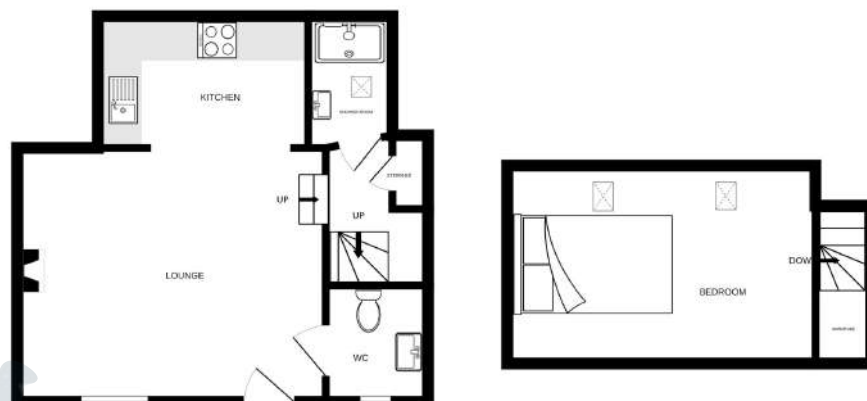
Key Collection, Car Parking & Communications

- There is no parking, or space to off-load, outside the cottage. There is only a pedestrian approach to the cottage. There are usually spaces to park on Anchor Down which is a short walk to the property, however, spaces cannot be guaranteed. There are other public roads where you can park, further from the property, if necessary.
- There is a part gravelled and grass lane leading to the property which is sloping and uneven in places. There are two steps down to the entrance door (tallest 17.5cm high). There are gaps around the bottom step of 11cm, so care needs to be taken.
- There is restricted head height of 1.61m as you walk through the door from the steps.
- 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, 148cm from floor level.
- WiFi is provided within the cottage.
- Mobile reception can be poor in and around Solva. Please check with your provider, prior to arrival.

GROUND FLOOR
347 sq.ft. (32.3 sq.m.) approx.

1ST FLOOR
170 sq.ft. (15.8 sq.m.) approx.

Floor Plan



Entrance to Property

- There is a 1cm change in floor level (step down) after the front door threshold.
- The front door is 73cm wide, hinged on the right side. The keyhole is 136cm high.
- The entrance is not illuminated by an outside light.
- The entrance door opens directly into the lounge.
- Natural daylight enters through a small window in the entrance door.

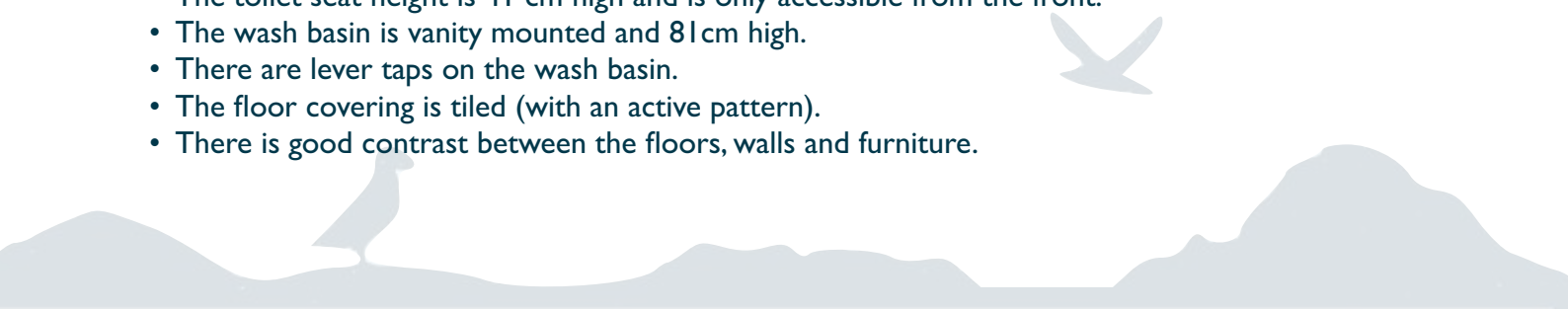
Lounge

- The lounge is situated on the ground floor with level entry to the kitchen.
- The room has one sofa, an armchair and a foot stool, all with non-feather cushion seating.
- There is a 32" Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the front window.
- There are recessed ceiling downlights and spot lights.
- There is a log burning stove. The handle opening the stove is 45cm high.
- There is a lightly riven slate floor with central rug.
- There is good colour contrast between floors and walls, however doors are similar in colour to walls.
- Audible smoke alarm fitted.

Kitchen

- The kitchen is situated on the ground floor with level access from the lounge.
- The worktop and sink with mixer lever taps are 95cm above the floor. The microwave is on the worktop, with a cordless kettle and toaster.
- The oven controls are 84cm from the floor. The door of the oven drops down and the handle is 77cm above the floor. The hob is 95cm from the floor.
- There is an integrated fridge freezer with the highest fridge shelf at 172cm and the lowest freezer drawer at 51cm.
- There is a small dining table with two loose chairs (45cm seat height) and a clear space around the table of 68cm.
- Glasses can be moved from the wall cupboards if required. Please request this when booking.
- Natural daylight enters through two velux roof lights.
- There are recessed ceiling downlights.
- There is a lightly riven slate floor.
- There is a good colour contrast between floor and cupboards, however, the work surface is similar in tone to the walls and cupboards.
- Audible heat alarm fitted.

Cloakroom

- The door opening width between the lounge and cloakroom is 55cm.
 - The toilet seat height is 41 cm high and is only accessible from the front.
 - The wash basin is vanity mounted and 81cm high.
 - There are lever taps on the wash basin.
 - The floor covering is tiled (with an active pattern).
 - There is good contrast between the floors, walls and furniture.
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- Natural daylight enters through the front window which has a roman blind (not blackout).
- There is a recessed ceiling down light.

Stairs To First Floor Bedroom

- The stairs are located off the lounge.
- There are 3 painted wooden steps (22cm high, 25cm deep, 115cm wide) to the shower room landing. Take care as there is no handrail.
- There are a further 7 narrow and winding wooden steps (24cm high, 55cm deep, 55cm wide) to the first floor bedroom. There is no handrail and care must be taken using the stairs. The stairs are not suitable for those with mobility issues.
- Natural daylight enters through a velux roof light above.
- None of the wooden stairs are covered and may become slippery, following a liquid spill.
- Audible smoke alarm fitted.

Shower Room

- The door opening has limited headroom (175 cm high).
- The door opening width between the landing and shower room is 69cm.
- The wash basin is vanity mounted is 81cm high.
- There is a thermostatic shower with a floor recessed shower tray, 27cm deep. There is a wall mounted grab rail to assist.
- The shower is enclosed with a sliding screen door providing an opening of 68cm when fully open.
- There is no non-slip mat provided for the shower.
- There are lever taps on the wash basin.
- The floor covering is tiled (with an active pattern).
- There is good contrast between the floors, walls and furniture.
- Natural daylight enters through a velux roof light.
- There is a recessed ceiling down light.

First Floor Double Bedroom

- The stair opens directly out into the bedroom.
- Due to the location in the eaves, the head height is very restricted with low standing room only in the centre.
- The height of the double bed from the top of the mattress to the floor is 55cm and the clear space around the bed is 93cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 83cm high and the bedside tables are 62.5cm high.
- There is a hanging rail at 122cm high, off the winding stair - care must be taken when using.
- Natural daylight enters through two velux roof lights (these have black-out blinds).
- There are recessed ceiling down lights and two bedside lamps.
- There is a wooden plank floor with central rug.

There is no garden, however, you can sit outside the cottage, to the right of the entrance door where there is a free standing table and two chairs provided.



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



Lane Approach



Front & Entrance Door



Entrance & Stairs to Shower Room



Lounge



Lounge (looking towards kitchen)



Kitchen



Bedroom (open to stair)



Shower Room



Stair to Bedroom



Bedroom

