



The Artist's Beach House Access Statement

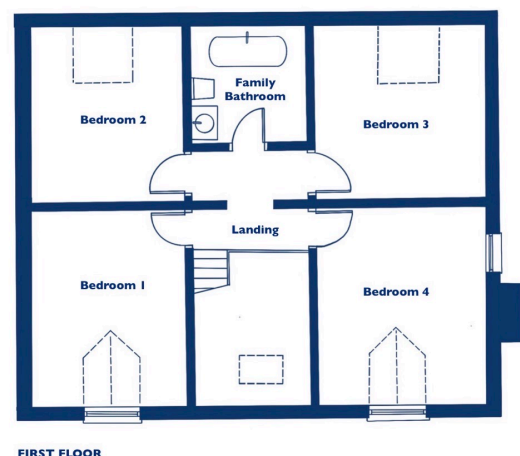
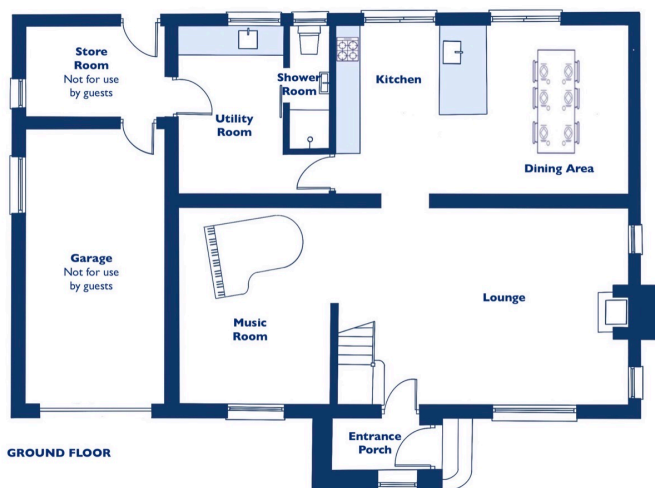
Pre-Arrival

- 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 Artist's Beach House 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 800m from the house. 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 house 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 four cars on the concrete and gravelled private area to the front of the house.
- There is a level surface to the front door, off the parking area.
- The nearest parking area to the entrance is approximately 3 metres from the front door.
- The house will be available from 4.30pm on your day of arrival.
- The key to the property is kept in a key safe to the right of the front door. The key safe is 147cm 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, Porch & Hallway

- There are 3 stone steps up to the front door entrance, uneven in places and 18cm high, 31cm deep. There is a handrail on the right side 94cm high. There is a further 10cm high step over the door threshold.
- There is an alternative access through the rear house gate, accessed by a level path and gravel area. This provides access to the terrace and kitchen sliding doors, however, these will be locked from the inside on your arrival. Use of this will need to be arranged prior to arrival.
- The front entrance door opening is 74cm wide and hinged on the left side. The keyhole is 107cm high.
- There is an external light illuminating the entrance area.
- The internal entrance porch is 109cm wide and free of obstructions.
- The porch and hall has a coir carpet floor finish.
- The door opening width between the porch and lounge is 71cm.
- The wall finishes contrasting in colour with the floor.

Lounge & Music Room

- The lounge has level entry from the entrance porch and through to the kitchen.
- The lounge has two sofas, two armchair and a footstool, some with with feather cushioning.
- There is a 50" screen Smart TV with remote control providing subtitles and audio description capability.
- There is a log burning stove. The door handle is 34cm from the floor.
- There is a further music room, off the lounge, with a piano, sofa and an armchair.
- Natural daylight enters through four windows and the porch window.
- There are two floor lamps, a ceiling pendant light and a table lamp.
- There is a short pile carpet with central floor rugs.
- The wall finishes are all of similar tone, slightly contrasting in colour with the floor.
- Audible smoke alarm fitted.

Stairs & Landing

- The stairs and landings are well illuminated, with very good ceiling heights.
- The landing is 88cm wide at its narrowest point.
- There are 15 steps (18cm high, 24cm deep, 73cm wide) with a handrail on the right side, 83cm high from the stair tread. There is a half-landing on the 2nd step.
- A stair gate can be provided which will be fitted on the 3rd tread.
- There is a 22cm opening to the music room on the 10th tread - care must be taken with young children.
- The stair is covered in a short pile carpet.
- Audible smoke alarm fitted.

Kitchen & Dining Area

- The kitchen is situated on the ground floor with level access from the lounge.
- The opening width between the lounge and kitchen is 73cm.
- There are two sets of sliding doors to the garden. The opening widths are 69.5cm and the step Up over the threshold to the garden terrace is 5cm.
- The central island is 94cm high, housing the sink and storage drawers. There is a clear space between the island and perimeter unit worktops of 162cm.
- The island has one high stools to sit at, 79cm seat height.



- The integrated oven controls are 86cm from the floor. The door of the oven drops down and the handle is 77cm above the floor.
- There is a gas hob 97cm from the floor .
- The coffee machine, cordless kettle and toaster are on the worktop.
- The fridge-freezer is free-standing with the highest fridge shelf at 160cm and the lowest freezer drawer at 33cm.
- The dining area is adjacent to the island unit. There is a dining table with eight loose chairs (48cm seat height) and a clear space around the table of 81cm.
- Glasses can be moved from the wall cupboards if required. Please request this when booking.
- Natural daylight enters through glazed sliding doors.
- There are ceiling pendants over the dining table and spotlights over the kitchen.
- There are book shelves and low storage cabinets on the end wall.
- There is a wooden floor.
- The finishes contrast in tone with the floor.
- Audible heat and smoke alarms are fitted.

Utility Room

- The utility room is situated on the ground floor with level access from the kitchen.
- The opening door width between kitchen and utility room is 71cm.
- The worktop and sink with mixer lever taps are 94cm above the floor.
- The washing machine and dryer are undercounter.
- Natural daylight enters through the rear window.
- There is a ceiling light.
- There is a wooden floor and floor rug.
- Audible smoke alarm fitted.

Ground Floor Shower Room

- The shower room is situated off the utility room with level access.
- The sliding door opening width between the utility room and shower room is 62cm.
- The toilet seat height is 42 cm high and is accessible from the front only.
- The wash basin is wall mounted and 86cm high.
- There are lever head taps on the wash basin.
- There is a thermostatically controlled shower in a black framed glass cubicle with folding door. The opening width is 56cm and there is a 8cm step up to the tray.
- There are minimum raised head control taps on the shower.
- There are no grab rails or non-slip mat in the shower.
- There is heated towel rail with highest rail 149cm high and lowest rail 119cm high.
- There is a wooden floor.
- The furniture and finishes are all of similar tone, slightly contrasting in colours with the floor.
- Natural daylight enters through the rear window which has obscured glass.
- There are ceiling downlights.

Bedroom 1 - Double Bedroom - First Floor

- The door opening width between the bedroom and landing is 71cm.
- Due to the location within the eaves, the ceiling height is restricted around the perimeter of the room, either side of the dormer window.
- The height of the double bed from the top of the mattress to the floor is 54cm and the clear space around the bed is 102cm.
- Non-feather duvets and pillows are provided.

- There is a freestanding wardrobe with full height side door handle and hanging rail at 206cm and 106cm high.
- The bedside tables are 40cm high.
- Natural daylight enters through the front dormer window. This has a black-out blind.
- There are bedside lamps and ceiling pendant light.
- The floor covering is a short pile carpet.
- Audible smoke alarm fitted.

Bedroom 2- Kingsize Bedroom - First Floor

- The door opening width between the bedroom and landing is 71cm.
- Due to the location within the eaves, the ceiling height is restricted around the perimeter of the room over the left side of the bed.
- The height of the kingsize bed from the top of the mattress to the floor is 56cm and the clear space around the bed is 86cm.
- Non-feather duvets and pillows are provided.
- There is a freestanding wardrobe with door handles at 105cm high and hanging rail at 193cm high.
- The drawers are 121cm high and the bedside tables are 53cm high.
- Natural daylight enters through the velux window. This has a black-out blind.
- There are bedside lamps and a ceiling pendant light.
- The floor covering is a short pile carpet.
- Audible smoke alarm fitted.

Bedroom 3- Kingsize Bedroom - First Floor

- The door opening width between the bedroom and landing is 70cm.
- Due to the location within the eaves, the ceiling height is restricted around the perimeter of the room and above the bed.
- The height of the kingsize bed from the top of the mattress to the floor is 52cm and the clear space around the bed is 86cm.
- Non-feather duvets and pillows are provided.
- There is a freestanding wardrobe with door handles at 105cm high and hanging rail at 196cm high.
- The drawers are 99cm high and the bedside tables are 53cm high.
- Natural daylight enters through the velux window. This has a black-out blind.
- There are bedside lamps and a ceiling pendant light.
- The floor covering is a short pile carpet.
- Audible smoke alarm fitted.

Bedroom 4 - Kingsize Bedroom - First Floor

- The door opening width between the bedroom and landing is 71cm.
- Due to the location within the eaves, the ceiling height is restricted around the perimeter of the room either side of the dormer window.
- The height of the kingsize bed from the top of the mattress to the floor is 50cm and the clear space around the bed is 144cm.
- Non-feather duvets and pillows are provided.
- There are four wall mounted clothes hanging hooks at 170cm high.
- The drawers are 123cm high and the bedside tables are 53cm high.
- Natural daylight enters through the front dormer window. This has a black-out blind.
- There are bedside lamps, a floor lamp and a ceiling pendant light.



- The floor covering is a short pile carpet.
- Audible smoke alarm fitted.

First Floor Bathroom

- The door opening width between the landing and bathroom is 70cm.
- Due to the location within the eaves, the ceiling height is restricted above the bath and wc.
- The toilet seat height is 47 cm high and accessible from the front side only.
- The wash basin is mounted on top of the wall mounted vanity unit and is 94cm high.
- The freestanding bath is 58.5cm high with a handheld shower attachment.
- There is no non-slip mat provided for the bath.
- There are lever taps on both wash basin and bath.
- There are no grab rails or balance aids in the bath.
- There is heated towel rail with highest rail 184cm high and lowest rail 73cm high.
- The floor covering is a laminated floor with central rug.
- The floors, walls and furniture contrast slightly in colour and finishes with the floor.
- Natural daylight enters through the velux window. This does not have a blind.
- There are ceiling downlights.

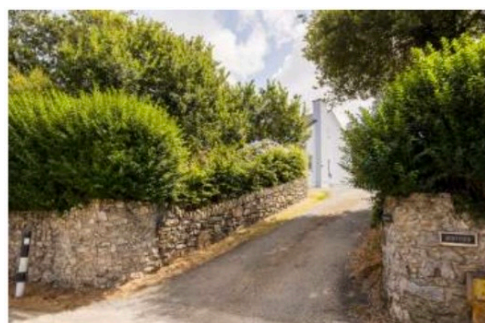
Garden

- There is a level decked patio area with two bench seat which leads to a gravel area with free standing picnic table (77cm high) and fixed benches seating eight (48cm seat height). There is a further area in the centre of the garden with a cafe table and two chairs.
- There is a small pond with no rail. Care must be taken and children must be supervised at all times.
- There is an external light illuminating the terrace area.
- There is a deep single step down from the decked patio area, 32cm high. Care must be taken when using the terrace.
- The rear gate can be used to access the house if the front steps cannot be used. This must be arranged prior to arrival.

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

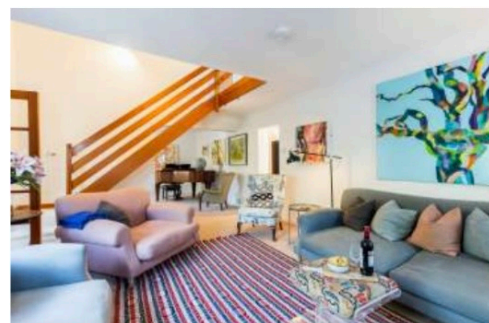
Property Photographs



Entrance To The Drive



House Entrance & Parking Area



Lounge



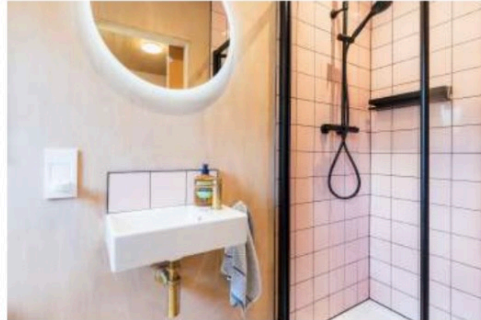
Lounge



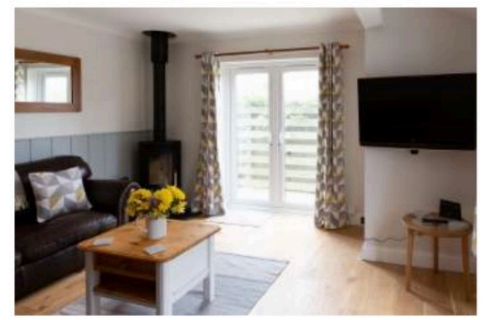
Kitchen



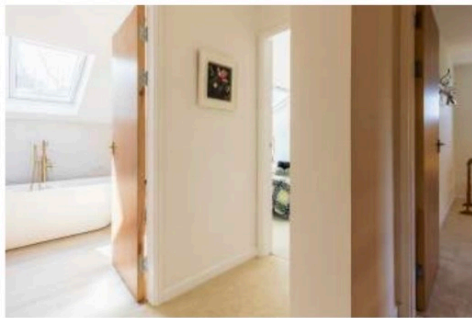
Kitchen Island & Dining Area



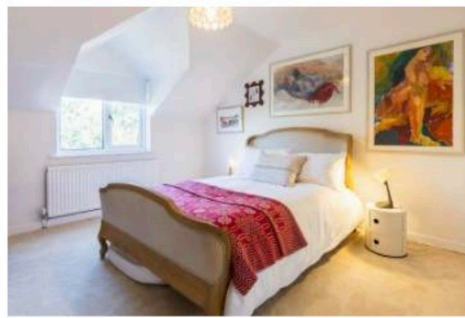
Ground Floor Shower Room



Stair



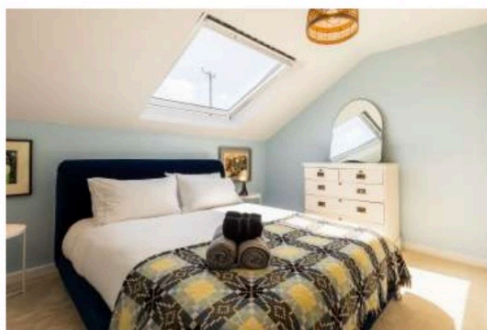
Landing



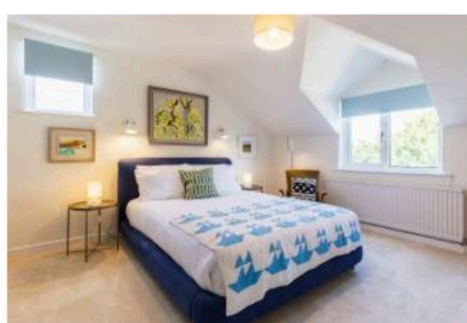
Double Bedroom 1



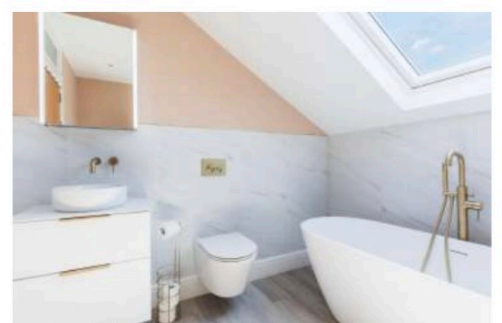
Kingsize Bedroom 2



Kingsize Bedroom 3



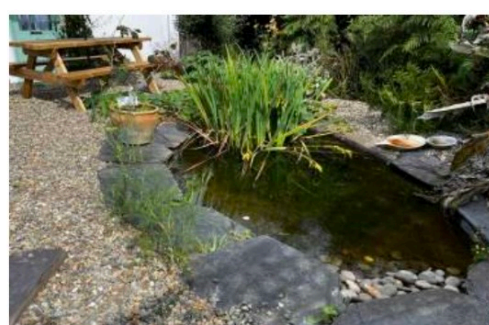
Kingsize Bedroom 4



First Floor Bathroom



Garden



Pond