



Lemon Tree 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.
- Lemon Tree 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 St Davids.
- The nearest bus stop is in St Davids centre, approximately 500m 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

- You can briefly off-load in front of the cottage. There is free on-street parking in Bryn Road, 30m from the cottage, but spaces in high season cannot be guaranteed.
- The entrance is illuminated by a wall light.
- The cottage 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 entrance door, 163cm 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

To Be Added



Entrance to Property & Entrance Hall

- Please take care as you approach the front door area as there is a stone step (15cm high) adjacent to the dropped pavement leading to the door.
- There is one step over the front door threshold which is 12cm high.
- The front door is 73cm wide and hinged on the right side. The keyhole is 106cm high.
- The entrance is illuminated by a light adjacent to the door.
- The door opens directly into the lounge.
- There is a coir entrance mat.

Lounge

- The lounge has a sofa and two armchairs with non-feather cushion seating.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the large front window and entrance door.
- There are pendant lights and a floor lamp.
- There is a log burning fire with a slate hearth. The door handle height is 29cm from the floor.
- There is a wooden floor with central flat weave rug.
- There is good colour contrast between floors, walls and doors.

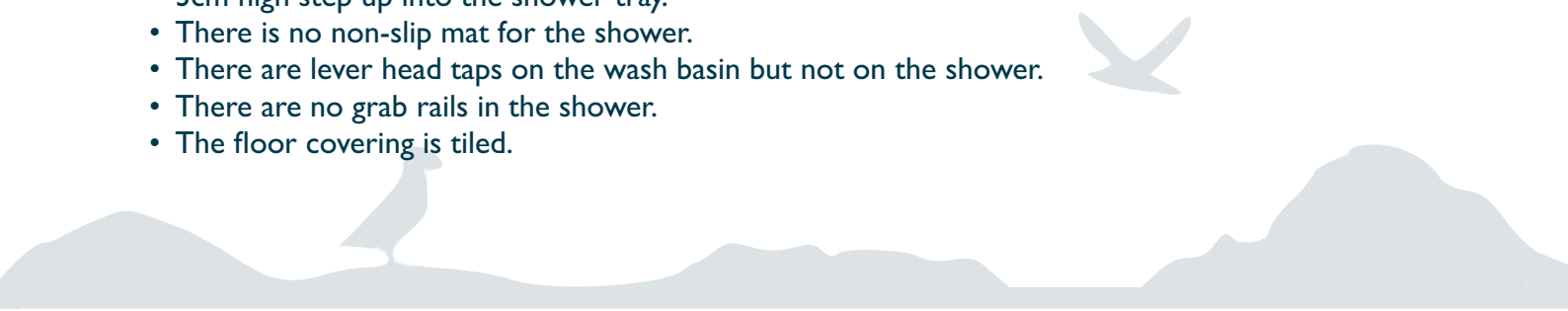
Hallway

- The door opening width between the hall and lounge is 71cm and between the hall and kitchen is 71cm.
- There is a pendant light illuminating the hall.
- The floor is tiled.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.

Stairs & Landing

- The stairs and landing are well illuminated, by day and night, with good ceiling heights.
- There are 13 steps (18cm high, 23cm deep, 84cm wide), with the first 3 steps winding and a handrail on the left side, 93cm high from the stair tread.
- The last stair tread is higher (23cm high) so please take care.
- The landing is 87cm wide.
- The stair and landing floor covering is a flat weave natural carpet. This can be slippery in socked feet so please take care.
- Audible smoke alarm fitted.

Shower Room

- The shower room is situated on the ground floor with level access from the hall.
 - The door opening width between the hall and bathroom is 64cm.
 - The toilet seat height is 42 cm high and only accessible from the front.
 - The wash basin is pedestal mounted and 84cm high.
 - There is a thermostatically controlled shower in a fixed glass cubicle with hinged end. There is a 3cm high step up into the shower tray.
 - There is no non-slip mat for the shower.
 - There are lever head taps on the wash basin but not on the shower.
 - There are no grab rails in the shower.
 - The floor covering is tiled.
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- The floors and walls are light in tone contrasting with the floor.
- There is a narrow heated towel rail, 65cm high to the lowest rail and 172cm high to the highest.
- There is no natural daylight.
- There are ceiling downlights.

Kitchen & Dining Area

- The kitchen is situated on the ground floor with level access from the hall.
- The door opening width between the hall and kitchen is 71cm and between the kitchen and garden is 76cm.
- The oven controls are 83cm from the floor. The door of the oven drops down and the handle is 72cm above the floor. The electric induction hob is 90cm from the floor.
- The worktop and sink with mixer lever taps are 90cm above the floor. The microwave is on the worktop, with a cordless kettle, coffee machine and toaster.
- The fridge is undercounter with the freezer box at 65cm and the lowest drawer at 24cm.
- The dining area is within the kitchen. There is a dining table with four loose chairs (47cm seat height) and a clear space around the table of 123cm.
- Glasses can be moved from the wall shelf if required. Please request this when booking.
- Natural daylight enters through the rear window and glazed door.
- There is a ceiling pendant light over the dining table and sink, and downlights over the kitchen.
- The floor is tiled.
- There is a good colour contrast between floor, cupboards and work surfaces.
- Audible heat alarm fitted.
- There is a fire extinguisher located to the left of the door to the garden.

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 53.5cm at the narrowest point.
- Non-feather duvets and pillows are provided.
- The bedside tables are 67cm high.
- There is a freestanding wardrobe with door handles at 97cm high and hanging rail at 162cm high.
- Natural daylight enters through the rear garden facing window. This is a hinged fully opening window with no restrictor - please take care, especially with children.
- There is a ceiling pendant light and table lamps.
- The floor covering is a wooden laminate floor.

Bedroom 2 - Twin Bedroom - First Floor

- The door opening width between the bedroom and landing is 72cm.
- 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 72cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 96cm high and the bedside cabinet is 66cm high.
- There is a freestanding open wardrobe hanging rail with hanging rail at 154cm high.
- Natural daylight enters through the two front street facing windows.
- There is a ceiling pendant light and table lamp.
- The floor covering is a wooden laminate floor.



Garden

- The door opening width between the kitchen and garden is 76cm.
- There is step over the door threshold (3cm) and two steps down (11cm) to the tiled terrace.
- The step is the same slate finish as the terrace so please take care, especially in low light.
- There is a free standing circular table (74cm high) and 4 chairs (42cm seat height).
- There is a step down (19.5cm) from the terrace to a gravelled area. There is no handrail, balustrade or step nosings. Care must be taken, especially in low light.
- The garden is enclosed on all side by a stone wall and fence.
- External lights are switched from the kitchen.

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 & Street



Entrance into Lounge



Lounge



Shower Room



Kitchen & Dining Area



Double Bedroom



Twin Bedroom



Garden



Garden