

Access Statement For Penrhiw

This statement covers all basic features of Penrhiw, if you have particular requirements or something isn't clear please do not hesitate to call us.

General

Penrhiw is in a rural location just over 3 miles from Newgale Beach and can be reached via the A487 followed by approximately 2.5 miles of narrow country lanes or from the B4330 at Hayscastle Cross followed by 2.2 miles of narrow country lane (Roch Road). The property is part way up a hill close to Little Rhyndaston Wood, Brandy Brook and Gignog Wen. The property is 10.4 miles from Haverfordwest, 5.8 miles from Solva and 8.9 miles from St Davids.

From the A487 the road to Penrhiw is one vehicle wide with passing places and surfaced with asphalt. The approach down the hill is gradual, flattens in front of the house and steepens past the house down to Brandy Brook. There is off street parking for up to four cars to the front of the house and more on the hardstanding to the side accessed via a five bar gate.

Penrhiw has five bedrooms. One bedroom is on the ground floor and has an en-suite wetroom and together with the adjacent kitchen area has been adapted with level floors, raised sockets, low level light switches and widened doors.

The nearest railway station is in Haverfordwest and taxi services are available locally. Daily bus services run along the A487 stopping at Pen Y Cwm (2.5 miles) and along the A40 stopping at Wolfs Castle (5.6 miles) with an infrequent service along the B4330 stopping at Hayscastle Cross (2.2miles).

There are a number of local stores offering a range of goods, Newgale (3 miles), Roch, (3.1 miles) Solva (6.1 miles) or Pelcomb Service Station (5.6miles). Larger stores can be found in Haverfordwest and St Davids with some (eg Tesco's) offering home delivery.

Wheelchairs and other mobility equipment can be hired from P.I.P.P.A. Equipment Hire, Goodwick – details can be found on their web site: www.pippa-pembs.org.uk/index.html or 01348 873034. PIPPA have a dedicated hire service tailored for visitors holidaying in the area and will deliver to Penrhiw.

Approaching the House

The parking area's have a smooth concrete finish with step free routes to the front and back of the house wide enough to accommodate wheel chair users. To the front of the property there are slight slopes but the pathways to the rear and side are flat and unobstructed. There is enough space to allow cars to be parked in such a way that there is unobstructed off road access to parked vehicles.

There is external lighting to the front, side and rear of the house controlled by light sensors and in some cases movement sensors.

Access routes through the house

There is a single 80mm high step to the front door which has restricted width and height. This door leads into a small 1.1m wide lobby lit by a single centrally located ceiling light. Doors to the left and right (also restricted in width and height) lead off the hall to the lounge and old dining room. This entrance is not suitable for wheelchair users or persons with limited mobility

Access to the back door of Penrhiw is ramped (1:12 slope) with a minimum width of 1.2m and length 2.5m, a non-slip surface and a handrail to the right. The back door is usually used as the main access to Penrhiw and is where the key safe is located

The landing immediately outside the back door is a minimum of 1.5m wide in all directions and gives level step free access into the house with a 5mm high threshold. The clear open width with the back door fully open is 0.75m. The access route to this entrance is smooth and level from the car parking areas and is fully lit with lights activated by light and movement sensors.

The back door leads to the back hall which is 1.5m wide narrowing to 1.1m wide. The hallway is a minimum of 0.8m wide at the entrance to the utility room /second kitchen. The hallway is lit by ceiling downlighters with a tiled floor surface.

Off the back hall are the ground floor bedroom, ensuite wet room, main kitchen and second kitchen/utility room. Door widths in this area have been increased to ensure a minimum 0.75m clear opening and electrical sockets and light switches relocated to between 0.9m and 1.2m above finished floor level.

Main access to the dining room, staircase to the upper floor and main lounge is from the kitchen. There is a single 70mm step from the kitchen into the lounge and a single 70mm step into the dining room. These door widths and heights are restricted (mind your head!)

The lounge and old dining room are carpeted with downlighters in the lounge and wall lights in the dining room. As noted above the lounge and dining room can also be accessed via the front door and hallway. The route from the front door is restricted in height and width but is step free.

There are two further accesses into/out of Penrhiw. Patio doors with a clear opening width of 1.7m and a 150mm high step lead into the lounge and a side door with clear opening width of 700mm and a 150mm high step leads into the kitchen.

The upper floor is accessed via a staircase leading up from the kitchen. The stairs are carpeted. On the first floor there is a double bedroom, two twin bed rooms and a family bathroom leading off a landing immediately at the top of the stairs and a second lounge, second double bedroom and third ensuite bathroom accessed via a short carpeted corridor 0.9m wide off the main landing.

The doorway at the end of the short corridor to the second lounge, bedroom and ensuite bathroom is 0.75m wide with a single step down into the second lounge area.

Floor Finishes, Services, Lighting and Furniture - Ground Floor

The main lounge is furnished with three seater and a two and half seater settees and an armchair. The floor is carpeted and the room evenly lit via ceiling mounted spotlights supplemented by table lamps. There is an open fire and the ceiling height is low at approximately 2.14m between the downstand beams. There is an internet connected TV with remote control which receives text services and can display subtitles. There is a fold out bed in the three seater settee.

The old dining room is carpeted and the room is lit by wall lights over the fire place. There is currently a table football table in the dining room. The floor to ceiling height is 2.2m between downstand beams.

The kitchen is large with a central farmhouse table. The table can accommodate 10 persons. Access to the kitchen is step free from the rear hallway via a door with a clear opening width of 0.75m. The floor covering is smooth tiles and the room is evenly lit by a number of ceiling mounted spot lights supplemented by task lighting over the cooker. Chairs are hardbacked without arms. The floor to ceiling height in the kitchen is 2.26m between downstand beams.

The ground floor bedroom is furnished with two single beds and space to the side for wheel chair users. The floor surface is carpet and the room is evenly lit by a series of ceiling mounted downlighters. All power outlets with the exception of two are 1.1m above finished floor level and the lights are switched via pull cords, one located adjacent to the corridor door and the door to the wet room and a second at the head of one of the two single beds. There is a wall mounted TV with DVD player and remote control which receives text services and can display subtitles. There is a single casement window with opening light. Access to this bedroom is step free.

The downstairs ensuite wet room is accessed either from the rear hallway or directly from the downstairs bedroom. Both access doors have a minimum clear opening width of 0.75m with a small (10mm) threshold at the bedroom entrance. The whb/wc is set at a suitable level for wheelchair users. There is adequate space to the side of the toilet to permit transfer from a wheelchair.

There is clear space beneath the whb which is clear of all pipework other than the sink waste which has a "comfort" handle (extended reach) on the basin tap and a maximum quarter turn for both hot and cold.

An overhead shower has clear access to permit showering in a wheel chair and a wall mounted fold down seat 310mm wide, 435mm deep, 450mm above finished floor level. There is transfer space at the side of the seat to enable transfer from a wheelchair. The shower area has a non-slip tiled surface of a different colour to that of the surrounding floor and a hand shower on a flexible hose. The shower is controlled via a single lever controlling both volume and temperature. If the maximum temperature is exceeded (for example if the cold water supply fails) the unit will shut off within two seconds.

The bathroom floor is tiled and the room is evenly lit via ceiling mounted spot lights controlled via pull cords adjacent to the doors. There is a ceiling mounted extract fan with overrun is operated via a pull cord adjacent to the door from the rear hallway.

The second kitchen is accessed from the rear hallway and forms the route to the downstairs bedroom. All work surfaces have been set at 0.87m above finished floor level with a clear underspace of 0.8m throughout other than in the area of the boiler. There are no under worktop cupboards or shelves. There is a clear underspace of 0.7m below the sink bowl and separate hot and cold lever action taps with a maximum quarter turn from off to on.

There is a fan assisted oven with fold away door in the second kitchen. The base of the cooker is 0.65m and the controls 1.1m above finished floor level. This oven is suitable for use by wheel chair users. A large capacity combination microwave/oven/ grill has been provided above the main oven.

A washing machine has been provided at floor level with dryer above. The washing machine is at a level suitable for wheel chair users.

There is a minimum of 1.2m clear floor space in front of all units and work surfaces and all accessible power outlets and light switches are between 0.9m and 1.2m above finished floor level. There is currently no hob in this kitchen. Cutlery and crockery is currently stored in the main kitchen, however some can be transferred to the second kitchen on request.

The floor surface is tiled and the room is evenly lit by ceiling mounted downlights. Access to this room from the rear hallway, main kitchen, ground floor bedroom and bathroom is step free without thresholds.

Floor Finishes, Services, Lighting and Furniture - Upper Floor

All first floor bedrooms are carpeted and generally lit by a single centrally located ceiling light supplemented by bedside lights. Beds are standard sizes, double beds are king size, single beds are 0.9m standard width. All beds are framed with a separate mattress, not divan type, and can be moved. The frames to the single beds prevent them being pushed together to form a double.

The double bedrooms have internet connected TV's which receive text services and can display subtitles. There are remote controls for the TV's.

The Family bathroom has a bath with overhead shower, a wash hand basin and a WC. The ensuite (Porthole) bathroom has a bath, separate shower cubicle, wash hand basin and WC. All bathroom taps and showers have quarter turn lever heads and a fixed shower head. The Family bathroom also has a loose shower head on a flexible hose. The baths can be filled independently of the shower. The floor finish in both bathrooms are tiled with underfloor heating and ceiling mounted down lighters providing an even light and there are shaving lights, shaver sockets and mirrors over the wash hand basins.

The second lounge on first floor is accessed via a short corridor from the main landing and has a carpeted floor finish and a centrally mounted ceiling light supplemented by table lamps. There is a single step from the corridor into this room. The room is furnished with a three seater settee and a two seater settee with a side table. There is a fold out bed in the two seater settee. There is a TV with DVD player which receives text services and can display subtitles. There is a remote control for the TV.

Garden

The garden is generally flat with a lawned area bordered by trees and shrubs. Footpaths are concrete approximately 1.0m wide with a smooth and level surface without joints or steps. There are two steps 75mm high and slope on the path to the garden store with level access into the store. The spa (hot tub) is located on a raised grassy area accessed via grassy steps. There is a timber walkway to the spa.

Pathways are lit by motion controlled lights on dusk to dawn sensors. The light switch for the lights close to the house is adjacent to the back door and those near the garden store and spa have external light switches adjacent to the garden store and near the spa.

Three picnic type benches are provided for each able to seat 6 persons which can be moved around the garden. There are a further 8 aluminium hard backed loose garden chairs with arms.

Dogs are welcome and the booking conditions indicate a maximum of two dogs, although more can be accommodated by arrangement. The garden is generally fenced, however care is required as it is possible for children or animals to enter the fields. The surrounding fields are generally laid to grass and in the same ownership as the house.