

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 utility area has been adapted with level floors, raised sockets, low level light switches and widened doors.

All rooms have voice activated Google mini's which can play music via spotify answer questions and stream from your device via bluetooth. There is google hub in the kitchen.

The nearest railway station is in Haverfordwest and taxi services are available locally. Daily bus services run along the A487 stopping at Penycwm (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 and Morrisons) offering home delivery.

Cantre Mobility <https://cantremobility.co.uk> based in Carmarthen (tel 01267 222201) or Aberaeron tel 01267 222201 will hire out mobility scooters, wheelchairs and other mobility aids and have delivered to Penrhiw in the past.

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 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 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 up from the kitchen into the lounge and a single 70mm step up 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 a three seater settee, a two and half seater settee 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 and the main controller / thermostat for the central heating and hot water. 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 ceiling mounted spot lights supplemented by under cabinet lighting and at low level along the kickboard. 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 two beds can be moved together and with a mattress topper forms a Super Kingsize bed. 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 internet connected TV with a voice activated remote control which 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 (15mm) 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. A frame with arms is available for use with the toilet if required.

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. There is 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. A standalone adjustable height shower chair with arms is also available if required.

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 utility room is accessed from the rear hallway and forms part of 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. 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.

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

The White and Front bedrooms have wooden floors with rugs. The remaining first floor bedrooms are carpeted and are generally lit by a single centrally located ceiling light supplemented by bedside lights. The beds are standard sizes, the permanent double beds are king size and the single beds are 0.9m standard width. All beds have wooden frames with a separate mattress, not divan type. All single beds can be moved together and with a mattress topper form super kingsize doubles enabling Penrhiw to offer from two to five double beds with the balance single beds.

All bedrooms bar the rear bedroom have wall mounted internet connected TV's which can display subtitles with remote controls.

The Family bathroom has a bath with overhead shower, a wash hand basin and a WC. The Porthole bathroom has a standalone bath, separate shower, wash hand basin and WC. All bathroom taps and showers have quarter turn lever and a fixed shower head. The shower in the Family bathroom has an additional loose shower head on a flexible hose and the shower in the Porthole bathroom has 4 body sprays. The baths can be filled independently of the shower. There is a tiled floor finish in both bathrooms 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 an internet connected TV and DVD player which 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. There are two picnic tables with bench seating on the barbecue area each able to seat 6 persons. The route to the barbecue area is across the main lawn to the rear of the house.

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 pets to enter the fields. The surrounding fields are generally laid to grass and in the same ownership as the house.