

## Garn Isaf Guesthouse / Garn Isaf Self Catering Accessibility Statement

Garn Isaf Guesthouse (Bed and Breakfast), provides cosy and modern accommodation, with bed space for ten people, all rooms being en-suite. It is a few minutes' walk from the Pembrokeshire National Park coastal path, at Abercastle, near St. David's. A grade 2 listed cottage which has been superbly renovated to an exceptionally high standard.

---

Approach to the farmhouse	<p>The guesthouse is approached over a slightly sloping gravel/part tarmac (uneven in places) drive from the main road.</p> <p>A ramp leads to the front door and to Bedroom 1. Min width 114cm with metal handrail on one side</p> <p>External door to Bedroom 1 (Gorseland) accessed via ramp with rail on one side. See bedroom 1 description.</p> <p>15 slate steps (max rise 22cm) up to external door to Bedroom 2 (Swallows Nest). Step rises and depths are not uniform.</p> <p>Ramp access with double rail over sloped lawn (up) to external door for Bedroom 4 (Seal Cove)</p>
Parking	<p>There is parking for three vehicles with further parking near the entrance to the drive in a carpark. It is possible to park very close to the entrance.</p>
Entrance	<p>Front door (clearance 88cm) opens inwards to the entrance hall over a threshold of 0.5 cm high.</p>
Flooring & doors	<p>All floors on the ground floor are stone with underfloor heating and on one level.</p> <p>All floors upstairs are wood and on one level.</p> <p>All doors are fire doors</p>
Kitchen (only accessible to self catering guests)	<p>The commercial kitchen is accessed by a door with 77cm clearance opening into the kitchen from the hall.</p> <p><u>Washing up and prep area:</u> Double sink – 91cm high Handwashing sink – 94cm high Worktops - 91cm high Facilities: dishwasher, American fridge-freezer, tall fridge, Microwave set back on a shelf 97 cm high</p> <p><u>Cooking area:</u> Door into cooking area 78cm clearance opening into the cooking area.</p>

---

Facilities: two ovens an 8-ring gas hob and under worktop fridge and freezer. Separate grill approx. 135cm high and single sink 92cm high.

Width between worktops and cooker 98cm

Dogs are not allowed in the kitchen.

---

Dining room

Located at the end of the entrance hall, a sharp left turn and then through a door (max clearance 75 cm). A very large room with two large tables and number of other tables. Plentiful dining chairs.

Alternative access to the patio/garden via a door with 76cm clearance and a threshold of 0.5cm high up and 2.5 cm down onto a ramp with a handrail leading to the patio.

---

Laundry room

Accessed through door from the dining room: door 78cm clearance opening into the dining room to a small lobby. Another door opening into the lobby to give access to the laundry room max clearance 67cm.

The laundry room has a fire extinguisher and hooks for highchair etc which makes the clearance into the room 55cm, although these can be temporarily removed from the walls to make access easier

Two washing machines and a tumble-dryer at floor level and another tumble-dryer which sits on a worktop above.

Handbasin.

---

Lounge

Accessed through a door from the dining room opening into the lounge with 76cm clearance

Three large sofas and an armchair.

Wall mounted tv with remote, dvd player and internet access for services such as Netflix and freeview.

Radio/cd music system on shelf 96cm high.

Woodburning stove on hearth 3cm high

Light and airy with floor to ceiling windows and velux roof lights.

Door (90cm clearance) to patio opening outwards onto a slate step. Threshold 38cm wide with a total height of 3cm dropping to the step by a total of 4 cm.

The slate step is 14cm down onto the patio

---

2 <sup>nd</sup> Hall	<p>Accessed from both the dining room and an external door. The hall is 83cm wide.</p> <p>Dining room door opens into the dining room with a clearance of 76cm</p> <p>The external door has a clearance of 83cm and a threshold 4.5cm from outside to meet the internal floor.</p> <p>A third door, clearance 66cm, gives access to Staircase 2 leading to Bedroom 2 – “Swallows Nest”. See below.</p>
Ground floor bedroom with en-suite	<p>Accessed from the second hall through a door which opens into the bedroom. Clearance 76cm</p>
Bedroom one “Gorseland”	<p>Kingsize bed (accessible from all sides) and single bed (accessible from the long side and the bottom).</p> <p>Large settee</p> <p>Further door (fire exit) opening outwards onto the front ramp of the property – clearance 82.5cm with a threshold 1cm high from the room going outdoors and 2.5cm down onto the ramp with rail.</p> <p>Wall mounted tv/dvd player with remote.</p> <p>Ensuite bathroom and shower: Door opening into the bathroom (clearance 78cm)</p> <p>Clearance of 71cm into the room</p> <p>Rolltop freestanding bath</p> <p>Shower cubicle with door clearance of 65cm. Cubicle is 84cm x 90cm. A step up into the cubicle of 5cm.</p> <p>Toilet and handbasin</p>
Staircase 2 Leading to “Swallows Nest”	<p>Door opens into the stairwell (clearance 76cm). Wooden staircase to half landing and a turn right to the second flight up to a landing. The stairs are 78cm wide including wooden handrail.</p>
Bedroom two with en-suite “Swallows Nest”	<p>Door opens into the bedroom (clearance 71cm). Door out to external stone steps (4.5cm high threshold) clearance of 77cm and 6cm down onto first step. (see Approach to the farmhouse)</p> <p>Superking bed with access from both sides.</p> <p>Two full size single beds. Accessible from the long side and bottom end of each bed (57cm gap between the beds).</p>

Sloping ceilings due to the room being in the eaves with two velux windows.

Two wall mounted televisions with DVD

Ensuite shower – door clearance of 73cm.

Shower in cubicle (73cm x 117), with a 20cm step up and 7cm down onto shower tray. The shower is in the eaves with limited head height on one side.

---

Staircase 1  
leading to “Sea Breeze” and  
“Seal Cove”

Accessed from the entrance hall via door opening into the staircase (clearance 71cm).

Wooden staircase to half landing and a turn right to the second flight up to a landing. The stairs are 78cm wide including wooden handrail.

Two doors off the landing open into “Seal Cove” (right) and “Sea Breeze” (left).

---

Bedroom three with ensuite  
“Sea Breeze”:

Door opens into the bedroom with a clearance of 70cm.

Kingsize bed accessible from all sides. This can be made up as two full size single beds with access from all sides for one bed and access on the long side and the bottom for the other.

Settee.

Wall mounted TV/dvd player with remote

Concertina door opening into en-suite shower room with a clearance of 67.5cm

Semi-circular shower enclosure measuring 72cm from corner to door opening. Step into the cubicle or 26cm high and 14cm down onto the shower tray.

Toilet and handbasin.

Sloping ceilings due to the room being in the eaves with two velux windows

---

Bedroom four with en-suite  
“Seal Cove”

Door opens into the bedroom with a clearance of 70cm.

Kingsize bed accessible from all sides.

Settee.

Wall mounted TV/dvd player with remote

Concertina door opening into en-suite shower room with a clearance of 67.5cm. Shower cubicle measures 71cm x

---

106cm. Sliding door access to the shower cubicle with clearance of 44.5cm. The step into the cubicle is 27cm up and then 13.5cm down onto the shower tray.

Concertina door opening into en-suite toilet and washbasin with a clearance of 67cm

External ramp access from lawned area (see "Approach to farmhouse above) via a door which opens outwards with a clearance of 88cm. The ramp is 92cm wide with handrails on both sides.

Sloping ceilings due to the room being in the eaves with two velux windows

---

Garden

The enclosed garden is accessed from:

- a lounge patio door (see lounge);
- a door from the dining room via a ramp (see dining room); or
- via a 5-bar gate from the parking area directly onto the second lawn (clearance 360cm).

It has two lawns, sloping in some areas:

1. one raised with access via three slate stone steps (max step height 23.5cm) and
2. the second accessed from the patio via a step down max 6cm

The flat paved patio area has picnic tables, benches, other wooden garden furniture and a bbq.

Location

Garn Isaf is situated a short walk downhill to Abercastle harbour. The walk is longer returning uphill depending how fit you are!

The Strumble Shuttle bus service runs through Abercastle with a stop at the bottom of the hill.

Distance to coastal path – approx. 500m

Other

Dogs welcome by prior arrangement

Wifi available

Good mobile reception

---