

Y Garn Accessibility Statement

'Y Garn' is a five star self catering, dog friendly cottage offering quality accommodation just minutes walk off the Pembrokeshire National Park coastal path, at Abercastle, near St. David's.

A grade two listed farmhouse building (part of the courtyard of Garn Isaf), which has been beautifully renovated, keeping many of the original features. It comprises of; slate floors throughout the downstairs, wooden floors upstairs, wood burning stoves, a shower room and a bathroom and bed space for 7 people.

Approach to the farmhouse	<p>The house is approached over a slightly sloping part tarmac part scalplings drive from the main road. There is part grass around the front/side of the house.</p> <p>The door most used for the property is to the side of the house. There is a small (2cm min to 12cm max) step onto an outside slate entrance area (where the bin enclosure is located) and then another small step over the threshold through the door (clearance 75.5cm) into the kitchen.</p> <p>The formal front door is accessed over a grassed area with 5 semi-circular slate steps up. The threshold is 4.5cm up and a 2cm step down over the threshold. 1 railing attached to the wall on the right hand side. Door opening clearance of 88cm.</p>
Parking	<p>There is plenty of parking. It is possible to park outside the entrance where it is mainly level.</p>
Flooring	<p>All floors on the ground floor are slate tiled and on one level with underfloor heating.</p> <p>All floors upstairs are wooden and on one level.</p>
Kitchen	<p>The open plan kitchen is the first room to be entered from the side kitchen door (clearance 75.5cm).</p> <p>Worktops and sink are at a standard height. The microwave is above standard worktop height.</p> <p>Facilities: Washer/dryer, dishwasher, two electric ovens, an electric hob and free standing tall American fridge-freezer.</p> <p>French doors (clearance 85cm) onto the patio with a step down. Threshold is 0.5cm high, threshold to outside slate step is 4cm and outside slate step is 17.5 cm down to the patio</p> <p>Rectory type table with moveable bench seating.</p> <p>Wall mounted tv with remote control.</p>

Bathroom	<p>The bathroom with toilet and sink is on the ground floor with access from the kitchen</p> <p>The bath stands in the middle of the room and is a free-standing roll top bath</p> <p>Door opens out into the kitchen with a clearance of 78cm.</p>
Shower room	<p>The shower room with toilet and sink is on the ground floor with access from the kitchen.</p> <p>The shower has</p> <ul style="list-style-type: none"> • a large sliding screen door with a 57cm opening clearance • a 21.5cm step up into the shower enclosure and a 6cm step down onto the shower tray <p>Door opens out into the kitchen with a clearance of 79cm</p>
Dining room	<p>Located through a fire door from the kitchen with clear toughened glass (no spring closure) to be closed at night. Door opens out into the kitchen with a clearance of 86cm.</p> <p>Large farmhouse table with bench seating. The wood settle with a seat height of 46cm on one length of the table is fixed.</p> <p>Wood burning stove in a large inglenook fireplace. The hearth is 3cm high.</p> <p>Access to the formal front door (see above). Understairs cupboard storing vacuum cleaner, mops etc</p> <p>Wifi router location</p>
Lounge	<p>Accessed through a door from the dining room opening into the lounge with a clearance of 80cm</p> <p>Two large sofas. Side tables with lamps. Wood burning stove with 3cm high hearth.</p> <p>Wall mounted tv with remote and internet access for services such as Netflix and Freeview.</p> <p>DVD player located on a shelf 110cm high and radio/cd music system located in nook in wall 110cm high.</p>

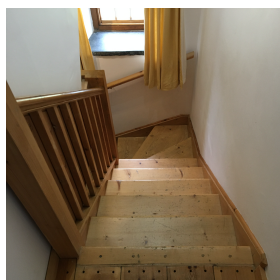
Stairs and landing



The stairs are accessed from the dining room and have a wooden handrail. The steps are wooden and curve steeply as they go up. See photographs for stairs and handrails.

The first tread is 15 high and the rest are 21cm high.

Landing is a wooden floor and of one level with three bedroom doors off it.



Bedrooms

All bedrooms are upstairs.

Star bedroom photos:



Master Bedroom – located at the end of the straight landing. Super kingsize bed. Access from both sides of the bed. Step up (19.5cm) into additional storage area with limited head height (clearance 66cm). Door opening into the bedroom with a clearance of 72cm.

Twin Bedroom – located off the straight landing. Two full size single beds. Accessible from the long side and bottom end of each bed (31cm gap between the beds). Door opening into the bedroom with a clearance of 71cm.

Star Bedroom – located off the straight landing. One single bed Access from one side of the single bed. Door opening into the bedroom with a clearance of 72cm.



A kingsize bed on a mezzanine is accessed within Star Bedroom. The mezzanine has limited head height. It is accessed via a short steep staircase with a wooden handrail on the lower staircase (7 steps to half landing and step to second slate half landing, and three further steps to the mezzanine floor/mattress). There is no handrail on the upper staircase.

Not suitable for very young children or those with mobility needs. Please see photographs.

Garden

The garden has a flat patio area with picnic tables with other wooden garden furniture. There is a lawn area accessed via a slope on one side (with a 11cm stone step up and then a 16cm step down onto the grass). On the other side of the garden there are seven slate steps (each step 15cm high) with metal handrail and a tight turn onto the lawn.

A metal gate at the top of the slate steps opening into the garden (maximum clearance of 99cm) leads from the garden to the side entranceway with a 20cm step down at the top onto the side path.

A five-bar gate is located to the right of the front of the property and provides further access to the rear garden. The gate opens out from the garden and there is a step over (13cm up and 10cm down). The gate opens onto a slate chippings path which leads up towards the patio. There is a step up onto the lawn/stone step (15cm high) and then another step down (11cm) onto the patio.

Location

Y Garn 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
