

## BANCEITHIN FARM AND HOLIDAY COTTAGES

### ACCESS STATEMENT

#### General

The flooring is wood floorboard or laminate throughout with rugs in each room.

All the interior doors are latch handle operated, with the exception of the en-suite shower room in Hen Ffermdy cottage (see below).

The light switches are generally around 1200mm above floor level, therefore accessible from a seated position.

Each cottage has an audible smoke detection system and heat sensor. If specific requirements are needed in the event of an emergency, please discuss this with us prior to your arrival.

There is no mobile-phone network in this area that we are aware of. Customers of EE may be able to access the network via the signal booster located in the main house. Each cottage has open access to a wi-fi network.

If you require any information provided by Banceithin to be produced in large print, please ask.

There is no public transport service to Banceithin. Guests can be collected from Aberystwyth train/bus station. For information on wheelchair accessible taxi services, please ask.

Information on pre-ordering groceries from the local farm shop is provided on booking. As of the date of this document, Tesco is the only supermarket providing a delivery service to Banceithin.

The approach to Banceithin is along rural single track lanes and the driveway up to the cottages is via a gently sloping rough stone track.

Both cottages are former stone farm buildings and have not been renovated with specific adaptations for wheelchair use.

## **Parking**

There is designated parking directly outside each cottage on a mixed grass/gravel surface.

The parking surface is level but rough.

The parking and exterior communal areas have no lighting, but the lighting outside the front door of each cottage is good.

## **Cwt Mochyn cottage (sleeps 6)**

- Main Entrance

The route from the parking area to the main entrance door is through a latched gate opening at 950mm and level rough gravel path. There is one stone step up to the door.

The door is manually operated with a key. The door opening is 780mm. There is one step up into the porch.

The second entrance door is operated with a key. The door opening is 750mm. There is one step up into the cottage.

Except for the steps at the entrance doors, Cwt Mochyn cottage is all on one level, no changes in floor height anywhere.

- Lounge

Manoeuvrability is reasonable. Furniture is not moveable.

There is one seat available with arm rests and back support.

A TV / DVD player is present, operated by remote control.

Colour contrast is good between walls and furniture and the room is bright and airy.

- Dining Area

The dining chairs do not have arms.

The height of the dining table from floor to the base of the table top is 700mm.

General lighting is good and colour contrast between the walls and furniture is also good.

The furniture is moveable and can be rearranged to suit.

The door to the exterior patio has a full-length glass panels. Care should be taken by visually impaired people when using this door.

There is a step out onto the patio.

- Kitchen

Some storage only is accessible from a seated position.

The sink is set at worktop height of 920mm. There is no free space beneath the sink area or worktops for wheelchair access.

The kettle is cordless and easy to grip and operate and is located within easy reach on the kitchen worktop.

The oven and hob are accessible when seated.

The oven controls are located at the front of the appliance. The oven door flips downwards.

The microwave is located above the oven and is not accessible when seated.

The sink taps are lever operated with a mixer tap. Hot and cold is not easily identifiable.

The fridge-freezer is located on the floor and easy to access.

- Bedrooms

The door widths are all 700mm.

There is storage available at range of heights including hanging storage accessible from a seated position.

The switch for the ceiling light is not reachable from the bedside, but lighting is available at the bedside.

The height of the beds is 550mm (double room), 650mm (twin singles room) and 600mm (double en-suite room), with a reasonably firm surface.

Manoeuvrability within the double bedrooms is limited. However, manoeuvrability in the twin singles room is reasonable and the furniture is moveable and can be rearranged to suit.

There is no television in the bedrooms.

- En-suite bathroom

The door width is 630mm.

There is a cubicle shower only available in this bathroom.

The toilet and sink are colour contrasted against the background, but the cubicle shower is not.

The shower controls are positioned at a height of 1200mm and are moderately easy to operate. Hot and cold directions are easy to identify.

The height of the shower head is not adjustable.

There is no shower seat.

The height of the toilet seat is 400mm.

The shaving point is located at the side of the sink and at a height of 1300mm.

The flooring is a black and white tile surface that is not anti-slip.

Lighting is reasonably good within the bathroom.

The sink has a lever handle mixer tap.

The mirror is not viewable from a seated position.

- Family bathroom

The bathroom suite is not significantly colour contrasted against its background.

There is a standard bath with overhead shower only available in this bathroom.

The rim of the bath is at a height of 560mm.

The shower controls are positioned at a height of 930mm from the inside base of the bath and are moderately easy to operate. Hot and cold directions are not easy to identify.

There is a height adjustable shower head.

There is a non-slip bath mat available but not a shower seat.

The height of the toilet seat is 400mm.

The shaving point is located at the side of the sink and at a height of 1200mm.

The flooring is a black and white tile surface that is not anti-slip.

Lighting is reasonably good within the bathroom.

The sink has a lever handle mixer tap.

The mirror is not viewable from a seated position.

### **Hen Ffermdy Cottage (Sleeps 2)**

- Main Entrance

The route from the parking area to the main entrance door is an uneven stone path.

The door is manually operated with a key. The door opening is 780mm. There is one step into the cottage.

The lounge and dining area, kitchen and cloakroom with toilet are all on one level, but the mezzanine bedroom is accessed by an open spiral staircase and is unsuitable for people with limited mobility.

- Lounge & dining area

Manoeuvrability is reasonable. Furniture is moveable, so can be rearranged to create extra space.

There is seating available with arm rests and back support.

A TV / DVD player is present, operated by remote control.

Colour contrast is good between walls and furniture and the room is bright and airy.

The dining chairs do not have arms.

The height of the dining table from floor to the base of the table top is 700mm.

- Kitchen

Some storage only is accessible from a seated position.

The sink is set at worktop height of 900mm. There is no free space beneath the sink area or worktops for wheelchair access.

The kettle is cordless and easy to grip and operate.

The oven is accessible when seated.

The oven controls are located at the front of the appliance. The oven door flips downwards.

The microwave is located above the oven and is not accessible when seated.

The sink taps are lever operated with a mixer tap. Hot and cold is not easily identifiable.

The fridge with freezer compartment is located on the floor and easy to access.

- Cloakroom

The bathroom suite is significantly colour contrasted against its background.

The height of the toilet seat is 400mm.

The flooring is dark and not anti-slip.

Lighting is moderately good within the bathroom.

The sink has a lever handle mixer tap.

The mirror is not viewable from a seated position.

- Bedroom

The height of the bed is 350mm, with a reasonably firm surface.

All storage, including hanging storage, is accessible from a seated position.

The switch for the ceiling light is not reachable from the bedside, but lighting is available at the bedside.

Manoeuvrability within the room is limited. The furniture is not moveable.

There is no television in this room.

- En-suite shower room

The sliding door is handle operated and the maximum door opening is 600mm wide.

The bathroom suite is not significantly colour contrasted against its background.

There is a small cubicle shower only available in this bathroom.

The shower controls are positioned at a height of 1200mm and are easy to operate. Hot and cold directions are easy to identify.

The height of the shower head is not adjustable. There is no shower seat available.

The height of the toilet seat is 400mm.

The shaving point is located at the side of the sink and at a height of 1200mm.

The flooring is brightly coloured but not anti-slip.

Lighting is moderately good within the bathroom.

The small wall mounted sink has a lever handle mixer tap.

The mirror is not viewable from a seated position.

## **Outside**

The garden of Cwt Mochyn cottage is enclosed by a fence. There is a mature hedge along one boundary the branches of which can at some times of year overhang the fenceline into the garden.

The garden of Hen Ffermdy is not fully enclosed as there is a gateless access to the cottage front door.

Both cottages are situated on a working smallholding and consequential hazards are present in the form of tools and some machinery stored in open sheds and livestock in fields. Fencing of the smallholding includes barbed wire and electric fencing.

Banceithin is bounded to the south by a large stream and there are smaller streams and ditches along other boundaries. There is a warning sign by the deep pond at the main gate, but none of the streams or ponds are fenced off.

The wooden treehouse and hammock platform is not suitable for children under 10 to play unsupervised.

We have tried to make this access statement as comprehensive as possible, however, if there is anything that has not been covered that you would like further information on, please contact us on 07794 738403.