

Access Statement for Wye Cottage at Wye View

This access statement does not contain personal opinions as to the suitability of the cottage for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

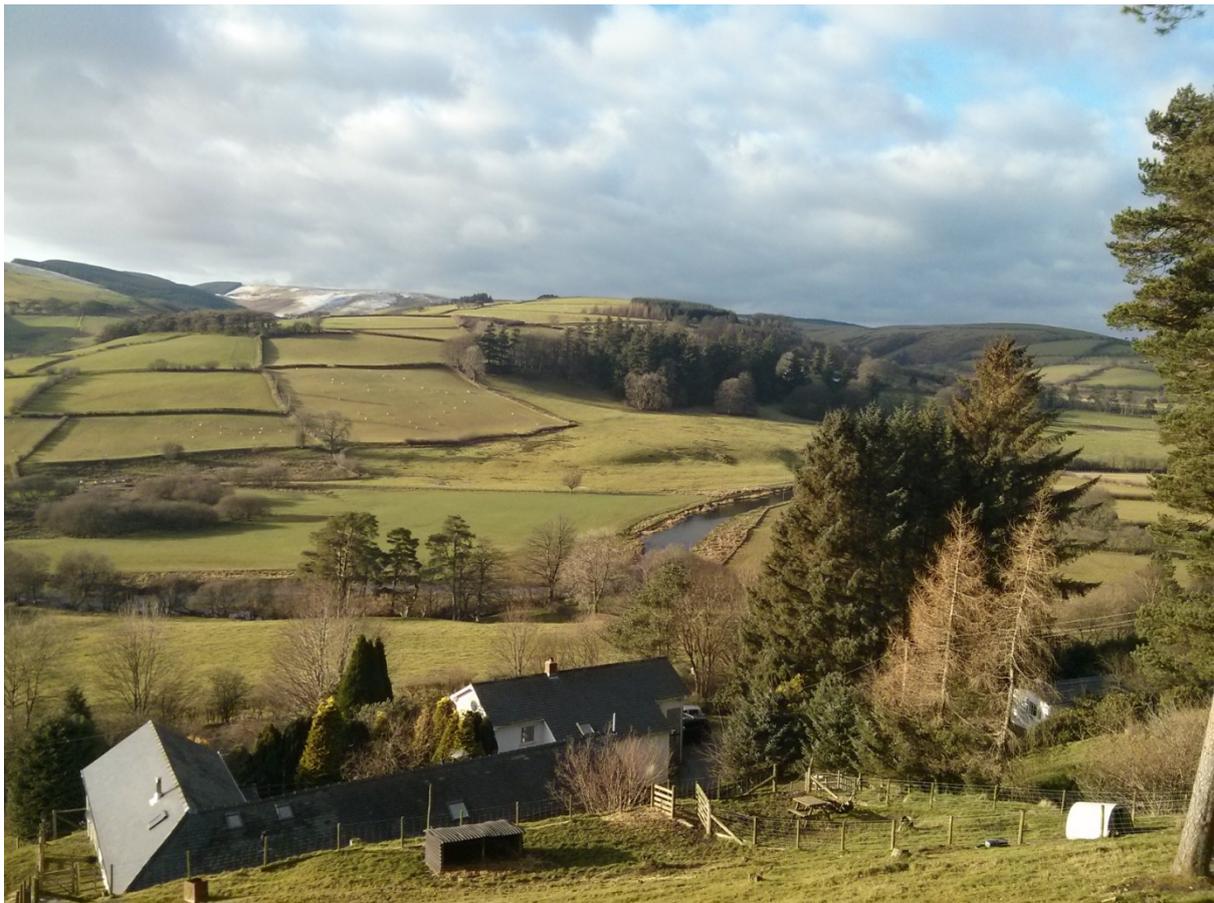
Introduction

Wye Cottage at Wye View is part of a barn conversion at Cilgwrgan Fach near Llangurig, Powys. Llangurig is a village on the A470, five miles from Llanidloes and nine miles from Rhayader.

The four cottages are situated around a terrace above the old farmhouse and guest car park. The grounds are located at the top of a driveway accessed from the A470 Rhayader road, and overlook the Upper Wye Valley.

Wye cottage has two bedrooms on the first floor, kitchen dining and lounge areas and a shower room on the ground floor.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01686 440205 or email info@wyeview.com



Wye View Cottages and the farmhouse at Cilgwrgan Fach, overlooking the Upper Wye Valley.

Pre-Arrival

There is full information about Wye View Cottages on the website at <http://wyevew.com>

You can find our location and directions at <http://wyevew.com/location>

Bookings / enquiries can be made by via email or telephone on +44 (0)1686 440205.

The nearest bus stop is approximately 0.9 miles away, outside the post office in Llangurig. The X75, X47 and 525 services all stop at Llangurig: full timetables for each service can be found at <http://www.traveline.cymru/timetables>. The National Express 409 also calls at Llangurig once a day in each direction.

The nearest train station is Caersws, 14 miles away.

There are accessible taxis at the station.

We are normally able to offer a collection service from the village, please contact us in advance to arrange this.

Although the roads in Llangurig have pavements, outside of the village there are only grass verges.

The village shop and post office in Llangurig has a range of dry, chilled and frozen goods, and is open until 5:30pm Monday to Friday, and until 4pm on Saturdays. There is a Co-operative supermarket in Llanidloes open until 10pm (4pm on Sundays) which has a wide range of groceries and an off-licence. You can order groceries for delivery from <http://tesco.com> but be sure to quote our full address Wye View, Cilgwrgan Fach, Llangurig, Powys, SY18 6RX and let us know when to expect the delivery – we can put it away in your cottage ready for your arrival.

If you require this information in a different format, please contact Grace Ince via email info@wyevew.com

Key Collection, Welcome and Car Parking

Please call at the farmhouse for the key to the cottage. We are happy to help with baggage.

There is a car parking area with enough room for four cars behind the farmhouse. There is no on-street parking.

The car parking is levelled, gravelled and flat and even.

Parking is approximately seventeen metres away from the steps up the cottages.

Entrance to the Property

Access to the cottage is via twelve steps up from the car park level to the terrace, approximately 63cm wide, 14cm high and various depths. The steps are brick and concrete. There is also a ramp made from concrete slabs alongside the steps.

The door of the cottage is approximately six metres away from the top of the steps, across a level gravel terrace. There are two steps up into the cottage.

The front door is 84 cm wide and the keyhole lock is 125cm high.

Lights around the terrace and at the bottom of the steps switch on automatically at dusk.

Halls, Stairways, landings and Passageways

Front door leads directly into the lounge area. Coats can be hung in the under-stair cupboard to the left.

The flooring is rough slate, with a rug in the lounge area and a mat in the kitchen area.

The stairs to the first floor comprise eleven steps, the eighth being a quarter landing to the left. The width of the stairs is 79cm minimum. The stairs are carpeted.

The stairs open into the dressing area of the bedroom.

The lounge, dining area and kitchen are open plan.

Lounge

Flooring is rough slate with a rug.

Furniture is moveable.

One leather double sofa and one leather single armchair.

A circular coffee table, 60cm diameter x 53cm high.

Freesat on a 26 inch LCD TV with remote control. DVD player.

Dining Area

The dining room is open plan with the lounge.

Flooring is rough slate.

A dining table is in the dining area with four chairs.

The circular dining table measures 68 cm floor to lowest point of table, 120cm diameter.

Chairs are movable with padded seats and no arms.

Kitchen

The kitchen is open plan with the lounge and dining area

Aperture between kitchen and lounge diner is 115cm.

The worktop height is 91cm.

Electric fan oven with drop down door with gas hob above.

Sink at worktop height with cupboards underneath.

Built- in front loading washing machine with decorative door panel 60cm wide.

Lighting is recessed LED spotlight.

26cm / 65cm free space between cupboards and worktops.

Flooring is rough slate with mat.

Built under fridge with 4 star compartment at top with door hinged on the right.

Microwave on work surface.

Bedrooms

Master Bedroom

Double size four poster bed (4ft 6in). Bed height 51cm floor to top of mattress.

Duvet and pillows are low allergy duck feather and down filled.

Narrowest clearance around bed is 55cm.

Bedside drawers are 64cm high.

Largest free space clear of doors and furniture is 385cm by 215cm

Shower Room and Toilet

Door width 65cm.

Shower in enclosed compartment.

Toilet seat height 44cm.

Space beside toilet 120cm to left, 20cm to right.

Wash basin height to rim 80cm, with pedestal beneath.

Flooring is rough slate with a bath mat.

Colour contrast: walls are a cream colour; ceiling is white, floor is slate grey and the facilities are white.

Garden

Gravel terrace in front of cottage. Remainder of garden (1.5 acres, steep slopes) is shared with other cottages.

Additional Information

Heating is provided by gas central heating with radiators in each room and a heated towel rail in the shower room.

Information folder in lodge is produced in size 11 font.

Mobile phone reception is described as “good” for Vodafone, EE, O2, and Three. 3G data reception is described as “likely to have sufficient signal” for EE and Three, but “unlikely to have sufficient signal” for Vodafone and O2. There is no 4G signal coverage. (Data from ofcom.org.uk).

Wireless internet access to broadband is provided.

The property is no smoking throughout, although smoking is permitted on the terrace outside.

Up to two well- behaved dogs are welcomed.