

Access Statement for Felin Wynt - The Windmill

Introduction

Please refer our comprehensive online information which will assist you greatly when combined with this access statement - this includes - video, photos, 360° virtual tours of each room, 3D and 2D plans.

Pre-Arrival

- Access to The Windmill is along a narrow hardcore farm track and is 2400mm at it narrowest point, with 4 farm gates that must be opened and closed.

Arrival & Car Parking Facilities

- The Windmill is approached from the courtyard. Luggage can be unloaded outside the Windmill. Parking is immediately outside on loose gravel with space for 2 cars. Access to the Windmill is from a loose 15mm gravel car park. There is good quality lighting to the car park and front entrance.

Hallway

- From the hallway you access the bathroom, kitchen and dining area
- Hot water booster switch and central heating thermostats on wall in hallway (height 1880mm).

Main Entrance

- Access into The Windmill is over a very uneven riven stone slab (height 70mm, depth 900mm, width 1200mm) and a smooth polished stone step (height 40mm, depth 290mm) and over the threshold (height 40mm, depth 55mm, door width 790mm) onto Welsh slate ceramic tile hallway floor.

Bedrooms

- 1st floor Bedroom - accessed from ground floor up 14 steep very uneven riven stone spiral stairs originally built in 1741(approximate tread width 700-800 mm, depth 200mm, height between treads 240mm, 265mm top step) with an interrupted handrail to the left, swapping to the right for top 5 steps. Double bed (height 720mm), feather duvet and pillows with quality cotton sheets. Remote controlled flatscreen TV, DVD player and Sky. Oak flooring.
- 2nd floor Bedroom - accessed from wooden spiral staircase up 13 steps (approximate tread width 780mm, depth 150-230mm, height between treads 180mm) with an uninterrupted handrail on the right and interrupted handrail on the left. Double bed (height 720 mm), feather duvet and pillows with quality cotton sheets. Oak flooring.

Bathroom

- Accessed from hallway (door width 780mm). Toilet (height 410mm) pedestal washhand basin (height 840mm). Bath (height 555mm, internal length 1540mm, internal width 510mm at smallest part, 590mm at widest). Shower (height 2000mm). Slate tile flooring.

Kitchen

- Accessed from hallway (door width 780mm). Standard size oak wood fitted kitchen units with built in (worktop and sink height 925mm) combined 3-in-1 hob, oven/grill (drop-down door width 580mm, depth 275mm, height from floor 560mm) and dishwasher (drop-down door width 580mm, depth 350mm, height

from ground 150mm) and fridge. Available floor space width 1200mm at widest and 870mm at narrowest, length 2230mm. Slate tile flooring.

Dining and Living Areas

- Dining room - access from hallway through open doorway (width 1090mm). Glass-topped circular dining table (height 830mm) chairs x 4 (seat height 490mm). Slate tile flooring.
- Lounge – on top floor, a total of 40 steps from ground floor. Access is through bedrooms, 13 steps up wooden spiral staircase from 2nd floor, (tread width 800mm, depth 150-230mm, height between treads 200mm, top step 230mm) with continuous handrails on both sides from 2nd floor to the top. Full-height glazing across half the walls above oak seating (height 330mm, minimum width 240mm) ornate railings outside securable opening windows. Chairs (height 530mm). Remote controlled TV and Sky. Oak flooring.

Grounds and Gardens

- Access to the lawn is over a stone step (height 30mm). Decking (height 60mm), benches and table (seat height 500mm, table height 790mm). Lavender bushes grow in various beds.
- Outside fridge/freezer accessed along gravel path (height from ground to inside top of fridge compartment 1800mm, internal width 480mm, depth 400mm).
- Gas barbeque (height of control knobs 800mm, height of grill 900mm, height of handle 930mm when closed, 1560mm when open).
- *Spa Hot Tub* – access up 3 steps (height of 1st step 150mm, height of 2nd and 3rd steps 170mm, depth 300mm, width 690mm) with handrail on left hand side. Height from step to top of tub 500mm, width of lip 130mm, height from top into 1st step 280mm, down to 2nd step 250mm, down to floor 230mm.

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Future Plans

- Plans to increase sensory aspects of the garden.

Communication

We welcome your feedback to help us continually improve; if you have any comments, suggestions or questions please email info@whitebeachholiday.co.uk