



R o w a n C o t t a g e

Access Statement

Rowan Cottage, Woodlands Farm, Littlehaven, Pembrokeshire SA62 3UH

If you have any specific needs or questions please discuss / inform booking Agent.

Woodlands Farm is approached by road via a single track country lane through a gated entrance into the enclosed courtyard area serving 10 properties in total. A parking space dedicated to Rowan Cottage is adjacent to the property approximately 4metres from the entrance to the cottage .

A raised stone cobble edging separates the parking space from the communal courtyard road and again from the road to the cottage frontage. There is a small step up into the entrance storm porch which houses a refuse bin and plenty of hanging hooks for outdoor clothing. There is a smaller step at the front entrance door, being a split 'stable' type door of a standard width.

Immediately inside the entrance door there is a recessed coir entrance matt set flush with the floor and edged with a carpet strip. Ground floor finishes are either carpet (lounge and master bedroom with rugs), quarry tile (kitchen) or 'Amtico' flooring (bathroom and wc). From the lounge dining room there is a glazed double door access to the conservatory which has a raised timber threshold and a full step down into the conservatory. The conservatory is fully glazed, including roof. From the conservatory to the garden there is a similar arrangement to access the gravelled 'patio' area of the garden which accommodates a picnic style bench. The gravel is retained by slate edging with a slight step down onto the lawn which is relatively flat with a small fall away from the cottage. This is an ideal playing area for children as it is fully enclosed and only gently sloping. There is a stone barbequing area, ideal for disposable / portable barbeques next to the cottage and picnic bench.

First floor accommodates two single beds, clothes hanging and storage space and is an open galleried loft bedroom with limited headroom due to the slope of the roof and exposed roof timbers. It is accessed via a traditional loft ladder with handrails to both sides.

The bathroom has a steel bath with wall mounted overbath mixer shower and curtain. A wall mounted handle is fitted to the wall adjacent to the bath. A hanging rail is provided over the bath where wet garments can be hung to dry. A large standard height wash basin and pedestal is also situated in the bathroom with mirror fronted bath cabinet, vanity light and dual voltage shaver point over. There are also plenty of hooks and a towel rails. There is also a plastic step unit to assist younger guests with access to the wash basin and wc. Off the bathroom there is a separate wc cloak room where the immersion switch for hot water can be found.

The lounge area has TV/DVD combi unit and a Freeview Digital Box (limited channels) both remotely operated. There is also a small portable CD / radio player. The small galley style kitchen off the lounge has low level electric fan oven and worktop hob, microwave, kettle, toaster, fridge with small freezer compartment. There is also a modern combined washing machine and tumble dryer.

Generally electrical sockets (except those in the kitchen) are located at low level (just above skirting with all light switches at high level (approx 1400mm high). There is a light to the storm porch, the switch being located at low level beneath the electricity meter. Battery operated audible smoke detector alarms are fitted to lounge and master bedroom and there is a fire blanket provided in the kitchen. An emergency first aid kit is also provided above the wc.

Internal doors are fitted with traditional gate latch furniture. The double doors to the conservatory have shoot bolts top and bottom, as do the double doors to the garden, with the addition of a deadlocking latch and lever handles. The front door is fitted with a 'yale' type latch. These last three doors are also fitted with hooks to enable them to be held open.

There is no telephone at the cottage, the nearest payphone being situated in the village (opposite Craft Shop and Bistro). There is mobile phone reception and WiFi service in the pub in the village. Public transport busses can also be accessed at the village (details and timetables in cottage). The nearest train stations at Haverford west (7.5miles), Milford Haven (6.6miles) and Johnston (7miles).