

[Access Statement for Wern Fawr Manor Farm
Country House B&B and Self Catering Holiday Cottages](#)

Access Statement - General for whole Property

The construction of the buildings do not allow for alterations for the disabled or wheelchair user, however the information below made be of interest for other disabilities, wishing to use our accommodation.

Directions: Access from Pwllheli, head out on the Abersoch Road (A499). Approximately 4 miles later you will see a sign for Llanbedrog on the left. Follow the road and at the top of the hill (opposite a pub on the left called GLYN-Y-WEDDW ARMS) turn right to the village centre sign posted ABERDARON B4413. Follow the road for approximately 1 mile past the School and the Chemist on the right until you reach a road on the right called LON PIN. There are signposts on the left of this road for Wern Fawr and Wern Newydd and on the right for the Clay/archery School. Go along this road for approximately 1 mile - passing 'The Shooting School' (Wern Newydd) on right and take the next turning right - house name is signposted on either side of the drive. Follow the farm road bearing left at the stone barn, past some derelict buildings on left. Go down the hill and Wern Fawr Manor Farm is in front of you, please hoot your horn on arrival as we could be anywhere in the grounds.

Surroundings: Set in 60 acres (3 acres of gardens; 3 acres of fields; 54 acres of woodlands). We are approximately 1 mile from the village of Llanbedrog, which has two public houses The Ship and The Glyn-y-Weddw. We are approximately 5 miles from Pwllheli (for supermarkets, marina and other shops) and 3 miles from Abersoch a popular boating village. Public transport approximately 1 ¼ mile from cottages and house.

General: The cottages and Country House are fitted with smoke detectors, fire blankets and fire extinguishers. Assistance Dogs and other dogs are welcome. All staff trained under the Welcome Host Scheme.

Country House - Bed and Breakfast

Cars: Parking for Bed and Breakfast guests is on gravel in front of the cottage.

Access: Wide entrance door (84 cms wide) with a step down (13 cms) into carpeted hallway, leading to lounge (86 cms door), dining room (86 cms door) and access through another door (84 cms) to the rear walled garden, which has a patio area with seating and a step down into the level lawn within stone boundary walls. The remainder of the gardens are on an incline.

Bedrooms: The two bedrooms are situated on the first floor accessed via a staircase with the first two steps (23cms) and then a further 13 steps (19 cms) with a handrail on the right hand side, leading upstairs. Each bedroom has door access of 68 cms, with minimum access in room of 50 cms, the en-suite shower rooms with door access 68 cms and minimum access of 50 cms have showers with hand basin, heated towel rail, shaver light and a toilet.

Facilities: All rooms have cordless kettles, hairdryers, clock radio, electric blankets, small coolers, trouser press and 36 cms colour TVs with remote controls. The Dining Room and Lounge are situated on the ground floor each have door access of 68 cms, with minimum access in rooms of 50 cms. Corridors have good colour contrast and are well lit.

Emergency facilities: The house is fitted with emergency lighting (30 minutes) in the event of a power cut as well as smoke detectors and fire alarms in all rooms. Fire escape situated on the first floor has a door (80cms) leading to a small balcony with one step down (25cms) leading to galvanised steel steps - 13 in all (21 cms) with railed handrail on left, leading to small paved path around the side of the house.

Bragdy Wern

Cars: Parking for Bragdy Wern Cottage is on tarmac drive with a small hill down to a flat parking area at rear of cottage.

Access: Two entrances are provided - the first is by the patio door - with a tarmac ramp into the conservatory via double doors, the conservatory leads into the living area via a wide patio sliding door. The second entrance is via the kitchen door one 20 cms step.

Bedrooms: There are two bedrooms situated on the ground floor accessed:
The Double Room has a door access 84 cms wide, area around the bed is approximately 60 cms.
The Twin Room has a door access of 84 cms wide, area around the beds is approximately 60 cms.
There are two bedrooms situated on the first floor accessed, via a staircase:
Both bedrooms are the same with three single beds and having door access 70 cms wide, area around the bed is approximately 60 cms.

Facilities: The ground floor shower room is a wet room with a shower with hand basin, heated towel rail, shaver light and a toilet, door access of 84 cms interior access is a maximum of 60 cms. The first floor bathroom has a bath, a separate shower with hand basin, heated towel rail, shaver light and a toilet, door access of 70 cms interior access is a maximum of 60 cms. Fully fitted kitchen with range cooker having gas hobs and two electric ovens, microwave, cordless kettle, toaster, American fridge/freezer, dishwasher, washing machine and tumble dryer. All equipment is provided including oven gloves, tea towels and a welcome starter pack. Lounge has 81 cms colour TV and DVD player, all with remote controls as well as a radio.

Rose Cottage

Cars: Parking for Rose Cottage is on gravel with a slight incline at rear of cottage.

Access: Two entrances are provided - the first is by the Kitchen door - 16 cms step up into doorway 60 cms wide, the second is Patio door one 20 cms step, there are two steps up into the Lounge area first 23 cms, second 20 cms, with a 7cms lip at the bottom of the door which has a width of 74 cms.

Bedrooms: The three bedrooms are situated on the ground floor accessed:
The Double Room (en-suite) has a door access 70 cms wide, area around the bed is approximately 60 cms, and en-suite consists of shower with hand basin, shaver light and a toilet, this is very compact door width 62 cms.
The Twin Room has a door access of 70 cms but access around the beds is approximately 60 cms.
The Bunkroom has a door access of 70 cms but access around the beds is approximately 60 cms.

Facilities: The main shower room has a shower with hand basin, heated towel rail, shaver light and a toilet, door access of 62 cms interior access is a maximum of 46 cms. Fully fitted kitchen with electric cooker, oven, microwave, cordless kettle, toaster, small fridge and dishwasher. All equipment is provided including oven gloves, tea towels and a welcome starter pack. Lounge has 81 cms colour TV, video and DVD player, all with remote controls as well as a radio.

The Cottage

Cars: Parking for The Cottage is on gravel with a slight incline at rear of cottage.

Access: Two entrances are provided - the first is by the Courtyard door - 9 cms step up, door lip 7cm into doorway 70 cms wide, this is followed by a 14 cms step into the cottage, with hand rails on either side, the second is Patio/Bedroom door one 15 cms step and door lip of 7cms.

Bedrooms: The three bedrooms are situated on the ground floor accessed:

The Double Room (en-suite toilet and basin) has a door access 65 cms wide, area around the bed is approximately 30 cms at its minimum, and en-suite toilet consists of hand basin, shaver light and a toilet this is very compact (max 35 cms) door width 60 cms.

The Bunk Room has a door access of 65 cms but access around the beds is approximately 60 cms.

The Single Room has a step down 10 cms, with door access of 65 cms, but access around the beds is approximately 30 cms.

Facilities: The main shower room consists of shower with hand basin, heated towel rail, shaver light and a toilet has corridor access of 50 cms, door access of 62 cms interior access is a maximum of 60 cms. Fully fitted kitchen with gas hob, electric oven, microwave, cordless kettle, toaster and fridge/freezer. All equipment is provided including oven gloves, tea towels and a welcome starter pack. Lounge has 81 cms colour TV, video and DVD player, all with remote controls as well as a radio.

Camellia Cottage

Cars: Parking for Camellia Cottage is on gravel with a slight incline at rear of cottage.

Access: Two entrances are provided - the first is by the Courtyard door - 18 cms step up, door lip 7cm into doorway 60 cms wide, the second is Side door with two steps the first step is 26 cms, the second is 14 cms followed by a door lip of 4 cms, into doorway 74 cms wide.

Bedrooms: The whole cottage is situated on the ground floor accessed.

The double room (en-suite shower room) has a door access 65 cms wide, area around the bed is approximately 30 cms at its minimum, and en-suite shower room which consists of shower with hand basin, shaver light and a toilet this is very compact (max 50 cms) door width 68 cms.

The Lounge for extra sleeping has minimum access of 30 cms.

Facilities: Fully fitted kitchen with electric cooker, oven, microwave, cordless kettle, toaster and small fridge. All equipment is provided including oven gloves, tea towels and a welcome starter pack. Lounge has 66 cms TV, video and DVD player, all with remote controls as well as a radio.

The Forge

Cars: Parking for The Forge is on gravel in front of the cottage.

Access: Two entrances are provided - but only one is used this is via the Courtyard door -door lip 7cm into doorway 67 cms wide.

Bedroom: The whole cottage is situated on the ground floor accessed. The open plan living area with area around the double bed of approximately 30 cms at its minimum, and en-suiteshower room consists of shower with hand basin, shaver light and a toilet this is very compact (max 60 cms) door width 68 cms.

Facilities: Fully fitted kitchen with electric cooker, oven, microwave, cordless kettle, toaster and small fridge. All equipment is provided including oven gloves, tea towels and a welcome starter pack. Lounge has 36 cms TV, video and DVD player, all with remote controls as well as a radio.