

## National Trust Cottages Access Statement

Little Breck  
Stepaside  
Narberth  
South Wales

Ref: 008023



### Introduction

- Little Breck is a single storey 3-bedroom bungalow built in the early 1970s.
- The bungalow lies on a hillside and has views down the valley towards Amroth.
- It is about 400 yards from Colby Woodland Garden.
- The bungalow is spacious and stylishly appointed. It is on one level throughout the main living areas with a step at the internal door between the kitchen and the garages/utility room.
- It comprises two double bedrooms (one of which has an en-suite shower room and the other which can be a twin, on request), a twin bedroom, large bathroom with bath, level access shower and WC, sitting room, dining room, kitchen, hall, separate WC and utility room (through garage).

### Pre-Arrival

- See the main webpage for booking and location details.
- Please contact us prior to booking if you have any specific access requirements.
- Directions provided with booking
- Bring torch if arriving in dark as there are no street lights here

### Approach

- The Cottage is approached via a narrow hilly lane and a short steep tarmac drive down to the parking area by the front door.

### Arrival & Parking Facilities

- There is ample parking for two cars on level firm ground directly in front of the cottage and a garage.

## Getting in (and out) of the cottage



- Concrete ramp 3500mm long x 1350mm wide to front door. 1:11 gradient.
- Keysafe to left of front door.
- Front door has clear opening width of 800mm
- Rainbar of 20mm high at threshold
- Door key lock at 1200mm
- Spacious hallway with integral doormat by door
- Payphone in hallway

## Getting around the cottage

- Level access throughout the cottage (apart from the step between the kitchen and garage which leads to the utility room and separate WC).
- Wooden floor throughout with textured vinyl floor in the kitchen and en-suite bathroom and quarry tile floor in bath/shower room.
- Internal doorways 785-800mm wide
- Some rugs on floors
- Corridors of reasonable width
- Door in corridor between living and sleeping areas. 800mm wide.

## Kitchen



**Corner of kitchen**



**Approach into kitchen from hall**

- Generous circulation space
- Height of worktops is 830mm, rising to 925mm over the dishwasher and fridge.
- Clear kneespace under sink of 660mm
- Lever taps to sink
- Electric hob with 790 clear kneespace underneath
- Separate electric oven with side opening door at 1100mm to centre
- Cooker controls at 1400mm
- Microwave, toaster and cordless kettle.
- Spot lights over cooker and sink area and light in cooker hood
- Door to garage which leads to utility room and separate WC
- Door to garage gas 200mm step
- Wooden table and four chairs with rush seating
- Table is extendable and has 735 kneespace underneath

## Dining Room

- Generous circulation space
- Next to kitchen
- Door has 830mm clear opening width
- Wooden table with 720mm kneespace underneath
- Chairs with padded seats
- Large armchair with seat height of 480mm
- Corner standard lamps and two central lights



## Sitting Room

- Next to dining room
- Door 800mm wide
- Good circulation space
- Two generous-sized sofas and two armchairs all at 480mm high
- TV, DVD, CD, Radio
- Variety of lighting
- Double doors to patio with internal wooden fillet ramp
- External ramp to patio 1125mm wide and 4270mm long with 1:11 gradient to patio



**Ramp from sitting room to patio**

### **Bedroom 1 – Twin bedroom**



- Beds 6'3" x 3'
- Height of beds is 615mm
- 58mm gap under beds between bottom of bed and floor
- Built-in cupboard with sliding doors
- Chest of drawers between beds with reading lamp
- Both beds against the wall on one side

## Bedroom 2 – Double bedroom



- Zip-linked mattresses (2 x 3' wide mattresses)
- Beds 6'3" long
- Bed height 620mm
- 980mm wide space by wall and 680mm wide space by window
- 58mm gap under bed between bottom of bed and floor
- Small chest of drawers with table lamp either side of bed
- Wardrobe with sliding door and clothes rail at 1900mm

## Bedroom 3 – Double bedroom with en-suite shower



- Double bed 5' wide x 6'6" long
- Bed height 630mm high
- 58mm gap under bed between the bottom of the bed and the floor
- Free-standing wardrobe with clothes rail at 1450mm
- En-suite shower room with WC
- 6½"/65mm step into shower

- Shower has fixed head and is monsoon-style
- WC 420mm high
- Basin 830mm high



**En-suite shower and WC**

## **Bathroom with bath, WC & shower**



- Generous circulation space (overall dimensions are 2360mm x 3520mm)
- Textured quarry tile floor
- Bath 700mm wide x 1700mm long x 530mm high
- Bath has integral handles either side
- WC is 480mm high with drop down rail at 845mm on outer side and fixed rail to wall side
- Basin 725mm high

- Level access shower area
- Small (240mm x 340mm) hinged shower seat at 560mm
- Fixed monsoon-style shower head
- Shower controls at 1150mm to centre

## Utility Room & WC

- Accessible through garage from kitchen via 200mm step between kitchen and garage
- Utility room has worktop at 950mm high
- Washing machine, tumble drier and wall units
- WC has seat at 430mm high



## Garden

- The cottage is built on a steep slope but has a level paved terrace around it. The rest of the garden is laid to grass and slopes quite steeply.
- Table and chairs on the terrace





## Additional Information

- Wood-pellet boiler central heating included
- Assistance dogs are welcome at all our cottages
- From January 2011 this cottage will welcome up to two dogs
- In the event of a fire, it is the responsibility of the guests to evacuate themselves. Please contact us if you required any specific access requirements in this respect.

## Facilities at all cottages

The National Trust aims to expand the list of accessible /equipment/items available at each cottage and these may include

- Cordless kettle
- Chair with armrests
- Good reading light
- Large handle vegetable peeler
- Easy tin opener
- Non-slip mat for bath/shower
- Non-slip place mat
- Easy jar opener
- Information in alternative formats (on request)

Please note that we cannot guarantee that all items will be available at the time of your visit. Please enquire at the time of booking regarding any particular requests.

## Specialist equipment

Other specialist equipment such as wheelchairs, bath seats, toilet frames and commodes etc may be available for loan or purchase from the local Red Cross loan centre. Please check this out before booking the Cottage and contact us if you require further information.

<http://www.redcross.org.uk/standard.asp?id=89425>

The nearest centre is in Pembroke Dock Area. Tel: 01437 763075

## Future Plans to improve Access to NT Holiday Cottages

- We are currently in the process of writing access statements for all our holiday cottages and improving access over time for all our guests. All feedback is very helpful in informing us of ways in which we can improve access to all our cottages. We welcome any comments or ideas from you about access at this cottage and thank you for taking the time to do this. Please do this in the most convenient way for you. See main webpages for details.

## About the Access Statement

- This Access Statement is intended to provide key information about the cottage that may be particularly relevant to guests with disabilities. Please contact us prior to booking if you would like information that is more specific and we will be happy to oblige.  
Email: [cottages@nationaltrust.org.uk](mailto:cottages@nationaltrust.org.uk)  
Phone: 0844 8002070

## Access for All at the National Trust

- The Access for All office works to improve access at all National Trust cottages and properties. The office welcomes comments and ideas on improving access.  
Phone: 01793 817634  
Email: [accessforall@nationaltrust.org.uk](mailto:accessforall@nationaltrust.org.uk)

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