Ref: 008003

Introduction

- A timber cottage in the Dolmelynllyn estate of Snowdonia. Originally built as a 19th-century observatory, the field is unlit so visitors are advised to arrive in daylight and bring a torch with them. Good footwear is advisable.
- The cottage can accommodate two people.
- Electric panel heating.
- Wood burning stove.
- There is parking space adjacent to cottage.

The cottage is arranged as follows:

- **Ground floor**
  
  Kitchen, bathroom with shower over bath, and walk-through double bedroom with antique brass/iron bed. From the bedroom, steps lead to the dining/sitting room with a multi-fuel stove, and small veranda.

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 the dark as there are no streetlights where the car is parked.
Approach
• Guests need to follow the information sent with the booking information with care.

Arrival & Parking Facilities
• There is parking space for one car directly adjacent to the cottage. The parking area is slightly challenging and uneven so care should be taken.

Getting in (and out) of the cottage
• The front door has a clear opening width of 71cm.
• Front door has two locks (1 x yale, 1 x mortice), turn both to exit.
• Cottage is approached via uneven stone at the front of the house.
• The front step is 12cm, once inside there is a dip of 2.5cm for the doormat.
• The balcony door step is 4cm and leads to a small gate to stone steps at leading to the parking area/front.

Getting around the cottage
Ground floor:
• There is a front door step of 12cm.
• Kitchen bathroom and utility are on the same level
• Quarry tiles in porch and kitchen, vinyl in bathroom, carpet in the utility, bedroom and stairs upto lounge. Painted wood timber in lounge, balcony is wood.
• 23cm step up into double bedroom from kitchen.
• Bathroom door has clearance of 67cm, utility 66cm, porch to kitchen is 72 cm, kitchen to double bedroom is 72cm
• 3 steps up into lounge from bedroom are 17cm, 18cm and 20cm, with a clearance of 70cm, 68cm at top landing.
• 77cm between wood panel and wall.
• Bedroom shelf 58cm and 68cm at window.
• 30cm between bottom left post and wall.
• 32 cm between double bed and fully open door.
• Step onto the veranda is 4cm

PIC
Furniture since been replaced

Utility
- 38cm at narrowest point between brick wall and fridge.
- Fuse box on left at top
- Iron on plastic shelving behind fridge

Bathroom
- Dimplex electric wall heater, towel heater.
- Shaving point and light
- WC 43cm, basin 78.5cm high.
- 54cm between bath and wall heater.
- Shower over enamel bath 54 cm high x 170cm x 68cm wide.
- Window is at 103cm with boxed pipes at 14cm

Kitchen
- Height of worktop is 91cm.
- Microwave shelf is 104cm
- Electric cooker with ceramic top height 103cm on Quarry tile step
- Fluorescent strip light.
- Electric toaster and kettle.
Sitting Room
- One sofa with seat height of 40cm.
- One armchair with seat height of 45cm.
- Wood burning stove, 6cm high hearth slate.
- Large rug with non-slip backing covering floor in front of fireplace.
- 2 bolts on living room balcony door.

Dining Area
- Dining table with a height of 75cm. Two wooden dining chairs have a seat height of 45cm.

Double Bedroom
- Step into bedroom is 23cm
- The bed is 66cm high x 135cm wide x 190cm long.
- Iron bedstead.
- Bedside table is 68cm high with lamp on
- There is a wooden shelf on window side.
Garden
- Small open garden with metal table, 63cm, and chairs 46cm on grassed area. Wooden bench, 50cm, under balcony and wooden picnic bench in sight of bedroom window.
- Slate steps up to balcony between 9cm and 20cm high
- Wooded area, possibility of Highland Kuh sightings!

Additional Information
- Assistance dogs are welcome at all our cottages.
- Pets other than assistance dogs cannot be accommodated here.
- In the event of a fire, it is the responsibility of the guests to evacuate themselves. Vibrating fire/smoke detectors are available if requested at time of booking. Please contact us if you have any other specific access requirements in this respect.

National Trust
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
- Hollow fibre bedding
- 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 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.

Future Plans to improve Access to National Trust Holiday Cottages
- We are currently in the process of writing accessibility guides 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 contact details below or information on website.

About the Accessibility Guide
- This Accessibility Guide 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
  Phone: 0344 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 818531
  Email: accessforall@nationaltrust.org.uk

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