

BASEL COTTAGE, LITTLE HALL ACCESS STATEMENT

LOCATION

Address:

Basel Cottage,
Little Hall,
LLANDOVERY, Carmarthenshire
SA20 0YW.
(Grid Reference: SN 794 372)

Located approximately 2 miles northeast of Llandovery along the A483.
Basel Cottage is a two-storey stone and slate cottage attached to the Eastern side of Little Hall.

PROPERTY DETAILS - GENERAL

Parking – External access

The property is reached via a driveway (most of which has been concreted). The cottage is accessed via this drive, past the “Old Forge” and beyond Little Hall. The parking area, which is adjacent to the property, is comprised of stone chippings with sufficient parking for 4 cars with alternative parking approximately 25 metres from the house. Secure parking for motorcycles and bicycles is available by prior arrangement.

Access to property

Access to the main doors is via a mixture of gravel and stone slabbed paving.
The property has two doors (front and back) both of which have a medium threshold. The dimension of the front door is: Width: 78 cms and Height: 193 cms. This opens inwards to the right.
The dimension of the rear door is: Width: 78 cms and Height: 191 cms. This opens inwards to the right.

Both doors can be secured from the inside with thumb turn locks, affording easy exit in case of emergency.

INTERNAL AREAS

FLOORING

Ground Floor

The property ground floor is primarily Welsh Slate with door mats by the front kitchen door and rear / hallway door and a rug in the living room.

Stairs / First Floor

The stairs, landing and bedrooms are carpeted. The bathroom and en-suite shower room are tiled and have mats provided.

Internal Access and Layout

The ground floor is comprised of a kitchen / dining area leading into a living room with a rear door leading into the rear hallway (with access to stairs) and a utility room and separate WC. All living rooms and utility room are access via FD30 Fire Doors (solid 30 minute fire doors). The downstairs WC is accessed via the utility room and has a brace and ledge softwood door with a Suffolk latch.

The door openings are: Width: 82 cms and Height: 198 cms.

Downstairs Doors / WC Configuration

On entering the property from the preferred primary entrance at the rear the door opens inwards to the right. The hall lights (and external lights) are operated from switches on the left. On the right-hand wall of the entrance lobby, the door to the utility room opens inwards to the right with a light switch on the left. The enclosed WC door opens outwards to the left. The lavatory is situated on the right of the WC with the basin to the left. The light switch for the lavatory is outside the WC door on the right.

To the left of this primary access is the entrance to the living room. The first door opens towards the user. The access door to the kitchen / dining area opens towards to the user to the right.

Stairs / Upper landing Area

The stairs are newly constructed and accessible being carpeted with a return and half landing. The lights for the stair-well is at the bottom of the stairs on the right- hand side. At the top of the stairs the lights switch for the landing and stairwell are located by the bathroom door on the small landing.

First risers: 3 Steps (Width: 80 cms. Depth: 24 cms. Height: 20 cms)

The small return area (Width: 173 cms and Depth: 113 cms) turns to the left and is followed by a further 9 Steps of the same dimension. The stair hand rail is to the left as one ascends the stairs.

Storage Cupboard

The upper landing leads directly (on the left) to a bathroom (with bath, wc and basin) and to the right the bedrooms and large storage cupboard are accessed by a further step (Height: 18 cms). The landing, cupboard and bedroom are all carpeted with a thick underlay. The upper landing also has light switches for 3 spotlights situated illuminating the entire landing area. This cupboard is accessed via a pine door with reduced height to follow the line of the beams. The internal dimension of the cupboard is: Width: 120 cms. Depth: 190 cms. The door opens outwards towards the user to the left. A light switch for this cupboard is located inside to the right.

Bedroom 2 (Twin Room)

This is the first bedroom (twin beds) accessed via a FD30 Fire Door (solid 30-minute fire door) (Width: 74 cms. Heights: 195 cms) which opens inwards to the left. The light-switch for this room is on the right as one enters. The integral cupboard in the room measures: Width: 177 cms. Depth: 62 cms. Height: 195 cms and the door opens outwards towards the user to the left. It is fitted with two shelves and a clothes rail.

Bedroom 1 (Master Bed)

The bedroom is accessed via a FD30 Fire Door (solid 30-minute fire door) (Width: 74 cms. Heights: 195 cms), which opens inwards to the right. Immediately to the left on entering the room is the light switch (with a smaller switch) for the room and a softwood door (Width: 75 cms. Height: 198 cms) leading to the en-suite shower / WC. This door is a softwood brace and ledge door with a Suffolk latch and opens inwards to the left and has a pull cord light switch on the right. Within the en-suite, the lavatory is opposite the en-suite door. The shower is located to the right of the entrance door and is a tile and glass construction with a raised step into the shower tray. The shower has a sliding door to the right. The shower controls are set at approximately 150cms. The integral cupboard in the bedroom measures: Width: 196 cms. Depth: 52 cms. Height: 195 cms. It is fitted with two shelves and a clothes rail.

Bathroom

The bathroom is located at the top left of the stairs. The door (Width: 82 cms. Height: 198 cms) opens inwards to the right against the bath. The light switch is a pull cord extending down to approximately 120cms above floor level. The lavatory is situated against the opposite wall to the left of the door. The bath is fitted with grab handles located on both sides of the bath. The bathroom also has a wash basin which is to the left of the entrance door.

Windows

With the exception of the en-suite, which is fitted with a velux window, all windows in the property open outwards to enable escape should that be required. (Those with lower thresholds are also constructed of toughened glass in accordance with current regulations).

Switches and Plugs

The majority of plugs are set approximately 12 cms above floor level. Light switches are located adjacent to doors and approximately 150cms from floor level.

Emergency Lighting

Lighting is provided via automatically illuminating (re-chargeable) battery powered led lights which come on in the event of a power failure and can also be used as "night lights". (The "SafeTLights" used conform to the Regulatory Reform (Fire Safety Order 2005) that includes the provision of emergency lighting). The SafeTLights are sited in the downstairs hall at the bottom of the stairs, on the upstairs landing at the top of the stairs and in both of the two bedrooms. A reasonable degree of ambient lighting is also provided from the fitted smoke alarms which have a green "function" light lit at all times.

Taps / Water

The majority of taps are twist operated with some that operate forward and backward. With the exception of the shower, which is an electric shower, all hot water and heating is delivered by a combi-boiler.

EXTERNAL

GARDEN AREAS

The property is located on the hillside and there is a mixture of flat and sloping ground. There is also a well which is covered by concrete slabs. The front area of the cottage has a section of

stone slabbing into which lights are set and illuminated at dusk and until after dark. (These remain on by agreement with guests but do not remain on all night).

Rear Area

The area to the side of the cottage and immediately to the rear is paved and bounded by the rock wall to the back of the house. The other areas available for access include: a grassed area, raised flowerbeds, enclosed garden, field and woods as well as a raised terraced area. (Guests are free to roam throughout the 17 acres of land – which may or may not be occupied by cattle at certain times during the year).

Grass Area

This is adjacent to the parking area. Access is via a partially grassed slope bounded by raised (stonewalled) flowerbeds on the left and right. This flat area (approx. 8 metres by 5 metres) has a grass bank drop to the right and a on the left leads up the steep grassed slope which extends around the back of the house. This area is accessible, but difficult to negotiate (partly due to the planting of various trees and shrubs).

Enclosed Garden.

This is accessed through a metal gate. The majority of the area is laid to grass with the central area being relatively flat. To the right the ground drops away and is planted with shrubs and trees. To the left is a small seating area cut into the slope.

Field / Woods

This area is ideal for walking and has a public footpath along the perimeter. A 4 Hole 'Agricultural' Pitch and Putt Golf Course for the sole use of guests is landscaped into this area. Guests are requested to take due care and attention whilst participating in this activity. In addition, there is an Air Rifle Range landscaped into this area but this is only to be used under the qualified tuition of the Owner. Qualified Archery Instruction by the owner for guests also takes place in the field. The Woodland is primarily softwood firs although some hard wood trees grow on the steeper eastern slope. The current owners have planted a further 100 plus trees within the woods. The footpath leads to an unfenced area of water and a small waterfall. In 2017 several thousand new trees have been planted and these will be fenced-off thus restricting access, although these areas were selected as they were not used for public access.

Terraced Areas

The roof of the garage is at the level of the parking area outside the cottage. This is covered with wooden decking set at approximately 1.5 cm intervals. The terrace is reached by one step which is also decked. The decking is ridged for extra grip – although can be slippery during times of rain or when icy. The terrace is bounded at the front and at the sides by iron railings. (It is worthy of note that this is over 3 metres in height above the 'lower' yard). A second terrace which is stone and slate in construction is reached by short flights of stone steps. The terrace houses a firepit which is covered when not in use. Guests will be briefed on the use of the firepit on arrival.

SAFETY / SECURITY

ALARMS

All alarms are mains powered and linked and have 10 year lithium battery back-up.

Smoke. Smoke alarms are fitted in the living room, downstairs hallway, upper landing and bedrooms.

Heat. A heat alarm is fitted in the kitchen and utility room.

CO. The CO alarm is fitted in the living room.

Emergency Services

Llandovery has a small hospital (no accident and emergency). There is a fire station which is manned.

Security / Safety Lighting

Approaches to the property are covered by motion sensor lighting which can be isolated from within the property. These cover the front door, back door and the parking area outside the kitchen window.

Mandatory Ventilation

A large external ventilator (permanent) is established within the living room to provide ventilation for the wood burner. Each bathroom / wc and the en-suite are equipped with automatic ventilation which are initiated when the light is turned on.

Shower thermostat

The en-suite shower is a thermostatically controlled electric shower.

COMMUNICATIONS

Guest facilities

The property has access to superfast fibre broadband and Wi-Fi and there is a reasonable level of mobile phone coverage (subject to provider). The signal reduces depending on where one is in the house (due to thick stone walls).

Owners Contact

The owners can be reached by mail at the above address or via e-mail:

ismacgill@btopenworld.com. The telephone number is: 0044 (0)1550 720794. Mobile: 0044 (0)7960871558.

PUBLIC TRANSPORT

Rail

Llandovery is on the Heart of Wales Railway line, running from Shrewsbury to Swansea and the station is approximately 2 ¼ miles from the property. Details of train timings can be seen at their website <https://tfw.wales/> . In essence there are 4 trains per day (each way).

Taxi

A taxi service is available in Llandovery. Towy Taxis are located at: **22 Towy Avenue, Llandovery, SA20 0EH** and they can be reached via: **07544 624411**.

Bus

A bus service runs from Llandovery to Carmarthen.

<https://bustimes.org/localities/llandovery> In general there are 5 services (each way). There are also Bus Services once a week to both Lampeter and Builth Wells.

PETS

2 Dogs are included free in the price. Additional dogs may be welcome at owners' discretion. Guests are required to adhere to the guidelines and rules set down in our Terms and Conditions in relation to the conduct of pets within the property. This includes not allowing pets to be upstairs where the floors are carpeted.