

**Redland Farm Cottages**  
**Redland Farm**  
**Bonvilston**  
**Cardiff CF5 6TQ**

**Access Statement for Self-Catering Cottages**

The 2 Cottages - Partridge and Pheasant - are situated on a working farm.

Farm entrance is gravel and leading onto a flat concrete area. Wooden gate leads to the front of the cottages which is a gravelled area with a 3ft 9inch wide paving slab path running the length of the cottages. Luggage can be unloaded outside the cottages and cars can be parked to the front of the cottages or to the side.

**Partridge Cottage One Bedroom**

Entrance: Step to doorway 5 inches high. Door width 3ft wide.

Small hall. Coat Hooks with door to cloakroom. Washhand basin. Toilet height 1ft 4inches. Door width 2ft 9inches.

Sitting area with one 2 seater sofa.  
Dining area.

Kitchen area. Fully equipped. Full cooker with drop down door. Work-top height 3ft. Entrance to kitchen area 2ft 10 inches wide.

The whole of the downstairs is quarry tiled.

Stairs - via 2 flights (5 on each) with half landing and banister on the right. Please note that we do not have stair gates fitted.

Bedroom has 4ft 6inch bed. 2 windows. 1 window is a dormer with wide window sill and height of 3ft 7inches from floor level. 1 small window to the side. Bedroom is carpeted. Sloping roof.

Stairs and upstairs landing area carpeted.

Bathroom - one velux window in roof. Shower over bath. Bath height 1ft 10inches high. Washhand basin and toilet height 1ft 4inches. Sloping roof.

LPG central heating.

Non-feather pillows and duvets. Mattresses have protectors.

Cottage equipped with T.V./D.V.D. Radio/C.D. player. Books, games, and some childrens books and jigsaw puzzles

Light switches are regulation height. No telephone but good mobile phone reception.

### **Pheasant Cottage**

The larger of the 2 Cottages has 2 entrance doors one of which has a gently sloping ramp so no step. The other door has a 5 inch step.

Entrance doors - 3ft wide leading to a small hall with coat hooks and door to cloakroom with washhand basin and toilet height 1ft 4inches. Door width 2ft 9inches.

Sitting area - two 2 seater sofas.

Dining area.

Door to inner small hall with coat hooks leading to downstairs bedroom.

Bedroom has 4ft 6inch bed. Door width 2ft 9inches.

En-suite - has shower cubicle with 2 glass sides. Washhand basin, toilet height 1ft 4inches. Electric shower.

Ground floor area including bedroom and en-suite is quarry tiled.

Stairs - two flights (5 steps on each) with half landing and banister to the right. Please note that we do not have stair gates fitted.

Landing area. Upstairs bathroom and 2 bedrooms.

Bathroom - 1 velux window in roof. Shower over bath. Bath height 1ft 4inches. Washhand basin and toilet height 1ft 4inches. Sloping roof.

Bedroom 1 - two 3ft beds to use as twin room or beds can be linked to make a super-king bed. 2 windows - 1 velux in the roof and 1 dormer window the wide window sill and 3ft 7inches from floor level. Sloping roof. Door width 2ft 3inches.

Bedroom 2 - has a 4ft 6inch bed. 1 dormer window with wide window sill and 3ft 7inches from floor level. Door width 2ft 6inches. Sloping roof.

Both bedrooms are carpeted and also the upstairs landing and stairs.

Non - feather pillows and duvets. Mattresses have protectors.

Games, books, childrens books and puzzles. TV/DVD, radio/CD player. No telephone but good mobile phone reception. LPG central heating. Light switches regulation height.

Enclosed lawned flat garden area to the rear of the cottages (shared by both cottages). The garden is accessed to the side of Partridge Cottage. Garden gate width 3ft. The garden is enclosed by a 3ft high stone wall. Garden furniture is supplied. We are sorry but we do not allow pets.