

Access Statement

Riverside Cottage, Tintern

1. Location & Directions

1.1 Arriving by Public Transport

Travel by Rail

The nearest railway station to Tintern is at Chepstow and it is located on the Gloucester to Cardiff service. The railway station is situated on the edge of town, but is adjacent to a Tesco supermarket. The Chepstow bus station is only a short distance from the railway station, but is uphill and awkward with or without heavy luggage. Alternatively, a taxi could be taken from the railway station directly to Riverside.

The Severn Tunnel Junction station is situated further from Tintern than Chepstow, but enjoys a more frequent service as it is situated on the Bristol Temple Meads to Newport service. It would be necessary to take a taxi from there to Riverside.

National Buses

National Express buses from London Victoria, Heathrow and Gatwick all call at Chepstow Bus Station. There is now an M&S Food Hall adjacent to the bus station.

National Express buses also call at Monmouth Bus Station from the Midlands and North

Local Buses

The 69 bus service operated by Town & Country runs between Chepstow bus station and Monmouth bus station and stops directly outside Riverside. The service runs approximately two hourly.

Taxis

Taxis are readily available both in Chepstow and Monmouth. For larger parties, or those travelling with a lot of luggage, it may be advisable to pre-book a larger vehicle.

1.2 Arriving by Car

When using Sat Nav set to NP16 6SG

From the 'South'

Leave the M48 at junction 2 and take the A48 towards Chepstow, Lydney and Monmouth. After about one mile proceed straight over the first roundabout (i.e. second exit) in the direction of Tintern and Monmouth (A466). After the Chepstow Community Hospital (on the right hand side), there is a Budgens Store on the left hand side of the road.

After a further mile from the first roundabout continue straight over the second roundabout (keeping on the A466) and drive past Chepstow race course (on the right hand side). Keeping on the A466, drive through the small village of St Arvans (The Piercefield public house on the left-hand side precedes a sharp right hand bend in the road). There's a small Convenience Store after the bend on the right-hand side that stocks 'everything people forget to buy at the Supermarket' and is open seven days a week from 06.00 to 18.00.

Remain on the A466 for a further four miles until entering the village of Tintern with the Abbey on the right-hand side (opposite The Abbey Hotel which is now closed). Continue along the A466 past the George Hotel, and Rose and Crown (both on the left-hand side with the River Wye running alongside the road on the right-hand side). Riverside Cottage is the only property on the right-hand side of the road between the Rose and Crown, and the Moon and Sixpence (also now closed). It will be easier to drive past the cottage and do a 'u-turn' in the riverside car park before the Moon and Sixpence, and then drive into the entrance to Riverside Cottage.

From the 'North'

Leave the A40 at the traffic lights opposite Monmouth School and turn left onto the A466 towards Chepstow and proceed over the River Wye. Note: when approaching Monmouth from the West it will be necessary to drive past Monmouth School and do a 'u-turn' at the next roundabout in about 1/2 mile returning on the A40 in the direction of Newport and Abergavenny.

Stay on the A466 and note that the main road quickly turns sharp right by Lidl (on the left hand side) – the road going straight on is the A4136 heading towards Coleford and Cinderford. Continue on the A466 for about five miles (passing through the village of Redbrook) with the River Wye on the right hand side until Bigsweir Bridge which is controlled by traffic lights.

Cross over the River Wye from England back into Wales noting that Bigsweir Bridge was built in 1827 and is a very elegant cast iron structure comprising a single arch of 50 metres with an abandoned toll house on the Welsh side.

Remain on the A466 for about five miles with the River Wye now on the left hand side of the road and pass through the village of Llandogo with The Sloop Inn on the left hand side. Enter the village of Tintern and continue along the A466 past Parva Farmhouse on the left hand side and The Wye Valley Hotel on the right hand side of the road.

Continue on the A466 with a garage on the left hand side and the Moon and Sixpence (now closed) on the right hand side with the River Wye running alongside the road on the left-hand side. Riverside Cottage is the only property on the left-hand side of the road between the Moon and Sixpence and the Rose and Crown.

The entrance to Riverside and the parking area is before the Cottage when approaching from Monmouth.

Parking at Riverside

The parking area has a flat surface covered with 20mm stone chippings, and has space for one car to park easily, and with care for two cars. The space requiring care is situated between the boundary wall and the kitchen wall, and facing the dining room. This space is only 9 feet wide (2.75 metres) between two stone walls. The main space is accessible directly from the road at an angle of about 45 degrees, and has a 'motion sensor' external light.

2. Riverside Cottage

2.1 The Outside

Access from the parking area is via a galvanised steel gate and a galvanised steel walkway to the Terrace on the riverbank. The walkway is flat, but there is a 3.5 inches (9 centimetres) step onto the Terrace. The terrace which is constructed from paving slabs is also flat, but with a single 8 inch (20 centimetres) step down about one fifth of the distance across. There is a pathway along the far side of the cottage which is also constructed from paving slabs and is flat. There is a 3 inch (8 centimetres) step up from the terrace onto the pathway.

The walkway and the terrace have 43 inch high (1.10 metres) galvanised steel railings on the river side as a safety measure.

There is a lawned area at the far end of the terrace which has a 16 inch (40 centimetres) high retaining wall.

The terrace and lawned area are secure, but care should be taken with pets and small children due to the drop into the fast flowing river Wye. As the Wye at Tintern is tidal, the distance to the water level varies during the day as does the speed of the current and the rise and fall of the tide.

There is a table and four chairs on the terrace together with a sun umbrella and gas-fired barbecue. A set of barbecue tools are stored in a kitchen cupboard. There are also plastic plates and glasses in the kitchen for use on the terrace. There are two external spotlights over the terrace which are controlled by a switch at the bottom of the stairs and clearly marked 'Outside Lights'.

2.2 The Inside

The Ground Floor

As Riverside was built around 1750, it is unfortunately not wheelchair friendly as the two external doors are only 30 inches (76 centimetres) wide.

The main entrance into the cottage is from the terrace into the kitchen via a white UPVC door with two glass panels that is 30 inches (76 centimetres) wide and opens inwards. The key-operated lock is 1 metre from the floor level, and the door is opened and closed by a 'levered' handle. To enter the property, first turn the key anti-clockwise, and then press the handle down. To lock the door, first pull the handle up to engage the door frame locks and then turn the key clockwise. There is a 4 inch (10 centimetre) high threshold at the entrance.

Kitchen

The floor is level and covered with red quarry tiles throughout. The worktops and breakfast bar are 3 feet (92 centimetres) high. There are four wooden backed stools for use at the breakfast bar with wooden seats that are 25 inches (64 centimetres) above the floor.

The kitchen is illuminated by eight LED spotlights, and the worktops have three pelmet lights. Heating is provided by a single 'double radiator' fitted with a twist thermostatic valve.

There is an oil-fired combi boiler, built in electric oven/grill and hob with an electric cooker-hood, and free standing tumble drier, washing machine and dishwasher all at ground level and located under the worktops. There is a free standing electric kettle, toaster, microwave, and PURE digital radio situated on top of the worktops. Finally, there is a fridge/freezer and a tall broom cupboard with a soft close door in which is stored a Hoover, dustpan and brush, and an electric steam iron and ironing board.

For safety, there is a battery operated carbon monoxide alarm, a fire extinguisher and a fire blanket. In the event of a power cut, a torch, some candles and a box of matches are kept in a kitchen cupboard.

The crockery and glassware are stored in standard wall units with soft close doors. The cooking utensils, cooking knives and cutlery are all stored in a double width drawer unit with soft close drawers. The stainless steel sink and drainer is fitted with a swan neck mixer tap with separate hot and cold 'lever' taps.

We support Monmouthshire Council's comprehensive recycling programme of kerbside collections involving separate bags for food waste, two recycling schemes and refuse. A supply of bags for all of the schemes is stored in the kitchen cupboard next to the sink.

STOP PRESS

A new Glass Recycling Box is due to be delivered by Monmouthshire Council during February 2019 to be used for recycling all glass bottles and jars. Fortnightly collections of this Glass Box will begin across the County on Monday 4th March 2019 with the first collection from Riverside being Tuesday 5th March 2019.

Lounge

The 'L-shaped' lounge is accessed directly from the kitchen via a glass-panelled 27 inches wide (70 centimetres) door that is fitted with a lever door handle. There is a single 5 inch (13 centimetres) step down from the kitchen into the lounge. The floor is level with ceramic tiles throughout and four rugs. The master thermostat control for the central heating system is located on the wall of the lounge towards the archway into the dining room.

Heating is provided by three 'double radiators' all of which are fitted with a twist thermostatic valve. There is also an open fire place (suitable for burning wood and/or coal), and a ceiling mounted battery operated smoke alarm.

There is a two-seater sofa, two easy chairs, a two-seater sofa-bed, a rush seated arm chair, and a nest of three oak tables. The room is illuminated from five ceiling mounted lights, three table lamps and a standard lamp. There are two magazine racks and a waste bin.

The flat screen TV, Free Sat box, DVD and VCR players are situated on a small wooden unit together with the four remote controls. There is a separate music centre with a radio, CD and cassette player. A range of DVDs, VCR tapes, CDs and cassette tapes are provided together with a number of reading books and jigsaws.

A lever arch file located in the lounge contains contact details in the event of any issues within the property, and for local emergency services including a veterinary practice for our 'four-legged' friends. There is also information about the locality including a number of walks that start outside the cottage. There are sample menus for several local pubs and restaurants, as well as leaflets for many local amenities.

Two further lever arch files contain information about all the various electrical appliances within the cottage.

There is a landline telephone with an honesty box for all outgoing calls, and a wifi router with free password protection for accessing the internet either from guests' smart phones or tablets.

At the far end of the lounge from the kitchen, there is an external door onto the paved path and lawned area. This door is also made from white UPVC with two glass panels and has a lever handle, but opens outwards. It is locked and unlocked in exactly the same way as the door into the kitchen, but the lock is only 34 inches (86 centimetres) from the floor level. There is a six inch (15 centimetres) step from the lounge floor up to the door level and there is a 2 inch (5 centimetres) high threshold. Outside, there is another 6 inch (15 centimetres) step down onto the stone slabbed path.

Dining Room

The dining room is accessed from the lounge via an open archway with a 6 inch (15 centimetres) step up. The floor is level and covered with red quarry tiles throughout.

Heating is provided by a single 'double radiator' which is fitted with a twist thermostatic valve. The room is illuminated by eight LED spotlights mounted in the ceiling, together with a skylight.

There is a pine dining table with a set of six arm dining chairs with red cushions, and a Welsh dresser. The dresser contains a set of Portmeirion table crockery in the cupboards, with another set of cutlery on the surface, and sets of Portmeirion cups and mugs on the display shelves.

The First Floor

The first floor is reached via a straight staircase situated in the far corner of the lounge from the kitchen. The staircase consists of 14 steps with each step comprising 6 inch (15 centimetres) 'risers' and 9 inch (23 centimetres) 'going'. There is an oak banister with 21 spindles on the left hand side when going up to the first floor. The banister is 34 inches (85 centimetres) high. The staircase and the entire first floor except for the bathroom are carpeted in a plain biscuit colour.

Landing

The landing has a safety banister over the open stairwell that is 35 inches (90 centimetres) high. There is a captain's chair on the landing to provide a quiet corner for reading. There is also a mains-operated smoke alarm on the ceiling, and a ceiling light operated from a two-way switch at the top and bottom of the stairs. A full length mirror completes the furnishings in this area.

There are three non-standard doors leading from the landing into the two bedrooms and the bathroom. All three doors open out onto the landing and all three are fitted with lever door handles. The door into the master bedroom is 28 inches wide (72 centimetres) and 71 inches high (181 centimetres). The door into the second bedroom is 22 inches wide (57 centimetres) and 67 inches high (171 centimetres). The door into the bathroom is 26 inches wide (67 centimetres) and 73 inches high (185 centimetres).

Master Bedroom

The bedroom has a king-sized bed, two bedside cabinets and a built in unit comprising two wardrobes and a dressing table with wall-mounted mirror. There are a number of drawers in the dressing table; one of which contains a hair dryer and torch. There is also a dressing stool, waste bin and a separate magnifying mirror.

Heating is provided by a 'double radiator' which is fitted with a twist thermostatic valve. The room is illuminated by two wall lights, and two free standing table lamps; one on each of the bedside cabinets.

Second Bedroom

The bedroom has a double bed, two bedside cabinets and a built in unit comprising two wardrobes and a dressing table with wall-mounted mirror. There are a number of drawers in the dressing table; one of which contains a hair dryer and torch. There is also a dressing stool, waste bin and a separate magnifying mirror.

Heating is provided by a 'double radiator' which is fitted with a twist thermostatic valve. The room is illuminated by a single wall-mounted uplighter, and two free standing table lamps; one on each of the bedside cabinets.

Bathroom

The bathroom is fitted with a white full length bath, electric over-bath shower, wash basin and toilet. The height of the bath is 20 inches (50 centimetres) from the floor, and the step down into the bath is 14 inches (36 centimetres). The bath and the wash basin have separate 'quarter turn' hot and cold water taps, and both have 'click-clack' plugs. The electric shower has a pull cord master switch and two rotary controls; one for hot or cold water, and the second for water temperature when 'hot' is selected.

The room is illuminated by three LED spotlights mounted in the ceiling all of which are controlled by a pull cord switch; one is positioned over the bath, and two by the wash basin. There is a shaver point and a shaving mirror adjacent to the wash basin, and a bathroom cabinet. Heating is provided by a centrally heated towel rail that is 20 inches (50 centimetres) wide and 64 inches (163 centimetres) tall.

The wall-mounted mirror has a small light mounted above that is also controlled from the pull cord switch.