



Tŷ Mawr Wybrnant Access Statement

Tŷ Mawr Wybrnant
Penmachno
Betws y Coed
Conwy
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Introduction

- There is generally some mobile reception available onsite, although it will vary depending on provider. In an emergency call 01690 760213 or 999.
- A small and modest 16th century farmhouse; set in a rural and remote valley. The main car park is approx. 70 meters uphill from the house. There are two disabled parking bays located 15 meters from the house.
- Unfortunately due to the traditional features of the farmhouse, the property is not wheelchair and buggy accessible.
- The grounds and house include uneven areas of stone, grass and slate waste paths. In addition to a narrow gate and narrow, low entrance doorways. The first floor is accessed via steep wooden steps with rope banister.
- Assistance dogs and dogs on leads are welcome on the ground floor of the house and within the grounds. Please ensure you tidy up and take any dog mess away with you.
- Due to conservation reasons there are low light levels within the house and there is often an open fire on the hearth, please ensure children are supervised.

Arrival & Parking Facilities

- No access from A470. Recommended access is from the A5 through Penmachno village, turn off at the centre of the village, up past the Eagles pub. Follow brown signs. The final 2 mile approach is via narrow forestry lanes, with steep verges either side, always use passing places. Do not follow sat nav (will lead you off into the forestry tracks). Follow way markers and do not turn off the main forestry lane until you reach the main car park on the left, for disabled parking spaces continue directly ahead until you reach Tŷ Mawr Wybrnant at the bottom of the valley.
- The main car park is on a hill, approx. 70m from Tŷ Mawr Wybrnant. The surface consists of tarmac and grass. From here you can reach the house by taking the steep slate and stone steps through the woods (this path is located at the far corner of the car park). Please note there are currently no handrails along the steps. When wet, please take care as steps can be slippery. For an alternative, level path you can follow the tarmac road down to the house.



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- There are 2 disabled parking bays outside the house, approx. 15 meters from the house. These have part tarmac and grass surface.
- If all the designated disabled car park spaces are full it is possible to drop-off visitors in front of the main gate to the grounds and house. Please take care as turning space is limited, you may need to continue past the house and over a small bridge.
- It is not possible to turn left toward the house directly from the main car park. All traffic leaving the car park must turn right and turnaround at the opening in the forestry. If you are coming up from the house, you cannot turn right into the car park, you will need to turn around in the forestry. Cars have gotten stuck / damaged by trying to turn here in the past.

WCs

- Toilets meet accessible standards.
- There are two unisex toilets on-site. The toilets can be accessed via a main outer door which is 104cm wide and 165cm high. The doors to each toilet are 85cm wide.
- One of the toilets includes a baby changing table.
- The toilets have low natural light and LED lightening.
- There are no hand driers available and no hot water.

Visitor Reception & House

- The visitor reception is the first room you enter in the main house.
- The house is 70 meters from the main car park and 15 meters from the disabled parking bays.
- If you'd like to avoid the steep stone steps leading from the main car park to the house, please follow the road down to the house.
- To access the grounds to the house there is a small gate, which is 105cm wide, located near the main welcome sign.
- The surface of the paths leading to the house consists of large stepping stones / cobbles, which can be slippery when wet. It is possible to avoid these by walking on the grass.
- All the doors throughout the house have low frames; please mind your heads when entering.
- The main entrance into the visitor reception area and house is 86cm wide and 161cm high. It is a manual door opening inwards, although it is left open. The main entrance is level, but comprised of uneven stone.
- The reception desk is 84cm high. Staff are able to come round to talk to visitors who cannot see over or reach up to the desk and a clipboard is available.
- The ground floor consists of three rooms, including visitor reception. Which consists of uneven, stone floor with some traditional rush matting. There is a traditional 'threshold' that must be stepped over to enter the main room, this is 24cm high.
- The first floor is accessed via steep wooden stairs, with a rope banister along the wall. Visitors are advised to descend facing the stairs, as if they were on a ladder.
- The first floor consists of two main rooms with wooden flooring and some traditional rush matting and one small doorway.
- There are low levels of light within the house. One fluorescent light in the reception room and natural light from the doorway. Inside there's low light from the windows and



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fireplace. Upstairs there is low, natural light from the windows. Due to conservation reasons we're unable to have better lighting in the Bible exhibition room.

- There are 2 chairs (without arm rests) available in the reception room, where visitors can wait if they do not want to join part of their group upstairs.
- There is a virtual tour of both floors of the house available on an ipad at visitor reception, please ask a staff member for more information.
- Staff do not currently have BSL communication skills, we are looking to get some basic training in place for them.
- There are no manual wheelchairs or powered mobility vehicles available for loan.

Catering

We do not sell any food / drink on-site. The water in the toilets is not safe drinking water.

Visitors are welcome to bring their own picnics and use benches available.

Please ensure you take all litter home with you.

Garden

- The grounds and gardens are small. Paths leading to the main house and the bridge consist of large stepping stones, which are uneven and slippery when wet.
- The small stone bridge is uneven.
- The toilets and a small exhibition room are located on the other side of the bridge, access via a level slate waste path.
- The ground is fairly level and consists of grass or stone stepping stones. Unfortunately there isn't a specific route for people with mobility issues.
- The path around the garden consists of uneven stepping stones, which can be slippery when wet. It is also possible to walk on the grass.
- To reach the Tudor herb garden there's a 2-3 meter grassy section of path, on a slight gradient up and a wide gate.
- There's one 3m section of stone steps to reach another part of the garden, which includes a picnic bench. The steps consist of uneven stone stepping stones and gradient is not very steep. It is possible to reach the same part of the garden via a slight grassy slope.
- The steps do not have hand rails.
- There is one wide gate on the route to the Tudor kitchen.
- There is an animal puzzle trail for children within the garden grounds.
- There are two picnic tables in the garden, one can be accessed via a gentle grassy slope.
- A stream, Afon Wybrnant, flows through the centre of the garden, alongside the house. A stone bridge crosses the stream.

Contact details for more information

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