

Access Statement – “The Point” Rhoscolyn

Rhoscolyn is a community of scattered houses and farms on the west coast of the Isle of Anglesey. It has a church, and the “White Eagle” favoured by William & Kate, but the nearest shops are 5 miles away at Valley, which also has a station on the main London-Holyhead railway line and access to the A55, the fast North Wales Coast Road.

The nearest town is Holyhead, 8 miles away.

Rhoscolyn is 84 miles (1½ hrs) from Chester by road, 3½ hours from London by train.

The front gate of “The Point” is 200m past the “White Eagle” down the single-width road toward Rhoscolyn beach. Half a mile of private (sometimes bumpy) track leads from the road through gates into the grounds and up to the house.

Sharp bends in the road near the “White Eagle” make it awkward towing boats over 16 foot, but once you can see the gate to “The Point” the difficulty is over.

There is concrete hard-standing for several cars and boats at the house, and more 80m away.

A second (100m) drive gives direct access to Rhoscolyn’s three sandy beaches, and indeed the house can be accessed by car across the main beach at low tide. Convenient for golf buggies and for launching boats, but mainly used just for walking to the beach.

“The Point”, built in 1968 to replace a small stately home, is a bungalow in the middle of 13 acres of coastal heathland.

A very solid civilised comfortable house in an exposed rocky marine environment.

In stormy weather sea spray hits the windows, and it can be difficult to walk beyond the shelter of the yard.

An acre of lawn is kept mown: the other 12 acres are rough grass, heather, gorse and rock.

The boundaries of the grounds are stone walls on the landward side.

On the seaward side the grounds finish mainly in low cliffs which are unguarded and from which falls could be fatal. The nearest is 50m from the doors of the house.

The grounds are not dog-proof.

Once or twice a year sheep or cattle from the adjacent farm to get into the grounds.

The resident rabbits and badgers dig holes in the lawns - a hazard for ankles.

There are usually a couple of swift or swallow nests at the house – including one at the back of the carport - and it is best not to park underneath these nests.

There are only a thousand adder populations left in Britain – and one is here, in the wilder parts of the grounds of The Point. Although not aggressive, adders will use their venom as a means of defence if caught or trodden on. Fourteen Britons have been killed by them since 1876. Children and pets are most susceptible to the venom because of their small body size – prompt hospital/vet attention is essential. It is rare to see adders as they are very shy and will hide as soon as they sense anyone approaching them. They have not been seen close to the house or on the mown lawns.

Part of the garden is **SSSI** because of the special geology and wild-life: the part where choughs nest is **Special Protection Area**, but the Environmental Agency has nevertheless given permission for guests to land and park helicopters, and for normal holiday activities.

The main entrance to the house is up a gently sloping ramp with 4 separated steps in it. Timber ramps are provided to aid wheelchair access this way. Access from the seaward side is up 3 wide steps. Access from the hard-standing to the Games Room is very convenient for wheel-chairs, however its link to the house is a 9-step staircase – the only staircase in the house.

There is a childgate at the top of the stairs, and a handrail by the stairs.

In the house everything is on the same level, most doors are wider than standard – 83cm instead of 75cm – and both seaward-side window bays have wide cushioned areas.

The cooking area of the kitchen is “galley-style”: handy for someone standing, but not for a wheel-chair. There is adequate wheel-chair space in the Master Bedroom and the Beacon Bedroom, but not in the other bedrooms.

Both bathrooms have showers over the bath, not separate shower cubicles.

The toilets in both the bathrooms and in the cloakroom are between handbasin and wall, which makes access from a wheelchair difficult. The family bathroom has adequate wheelchair turning space.

The house is equipped with mains-powered, linked fire alarms.

A guard is provided for the open fire in the lounge.

There is a **landline telephone** at the house for the use of guests, and mobile reception is OK on most networks.

At Holyhead, 8 miles away, there are doctors, dentists, and a Minor-injuries Unit.

There is a full District Hospital at Bangor, 20 miles away.

Reciprocal **dialysis** arrangements can sometimes be made with Bangor Hospital.

A scale plan of the house is on www.pointuk.com and is available by post on request.

There are many photographs of the house and grounds on the website, www.pointuk.com.