

Access statement for 'The Coach House' at Renscault Farm, East Baldwin, IM4 5EP.

Please find outlined information below to ensure the property is suitable for your needs for an enjoyable stay.

Prior to arrival

Enquiries and reservations can be made by email, telephone or on-line via the visitisleofman.com availability section. Should you need a bigger font for your postal correspondence, please ask.

Directions to the property will be sent with the receipt for balance of payment.

On arrival at 'The Coach House'

We have ample private parking space on the yard in front of the property. It is also possible to park right outside The Coach House in order to unload suitcases, shopping etc. Access to the property is via the patio area at the front and up one step through the French Doors into the spacious kitchen/dining/lounge area on the ground floor. We like to meet and greet our guests personally.

General information

All doors (except for the door into the utility room which is 26 inches wide) are 29 inches/74 centimetres wide and have lever handles. All areas are well lit. The flooring throughout is wooden, vinyl click or tiles. There are rugs on the bedroom, hallway/landing and lounge floors.

Accommodation

The Coach House, as the name suggests, was originally used to house horse-drawn carriages. It has recently been converted into luxurious and contemporary two-storey holiday accommodation, sleeping four people.

Lounge/Dining/Kitchen

The lounge/kitchen/dining areas are open plan and on one level. The flooring is wooden. The lounge area has a three seater settee, two seater settee, rug and coffee table. The 55 inch smart TV is wall mounted and there is wifi.

The kitchen is modern and has an electric range cooker. There is a large American fridge freezer with an ice machine. It is possible to store medications in the fridge. The kitchen island has four bar stools without arms. There is a microwave, kettle, toaster and a coffee machine. The sink has twist controls to a mono tap.

The dining area has a table and four chairs without arms.

There are three steps up into the area at the bottom of the staircase. The utility is on the right hand side at the bottom of the staircase. The doorway into the utility is 26 inches wide and the head height in the utility is lower than in other areas. There is a washing machine and condenser dryer, boiler and heat detector.

To the left of the staircase there are two steps up to a small room and the downstairs toilet can be found on the left. The door to the garden is straight ahead. Two steps lead down to the garden area where there is a hot tub with steps to get in and out but no rails and garden furniture including a table and four chairs without arms.

Stairs

There are 10 stairs of equal depth. Upstairs is level throughout. There are two rugs on the first floor landing. The ceiling on the landing slopes at the same angle as the roof and head height is therefore lower on one side of the landing.

Bedrooms

Bedroom 1 has a Super King sized zip and link bed which can be made up as a double or twin room. There are two rugs on the wooden floor. The wardrobe has sliding mirrored doors. The mirror over the dressing table is set at sitting height. The TV is wall mounted.

Bedroom 2 has a King sized zip and link bed which can be made up as a double or twin room. There are two rugs on the wooden flooring. The wardrobe has sliding mirrored doors. The mirror over the dressing table is set at sitting height. The TV is wall mounted.

Bathroom

The bathroom is spacious. There is a large walk-in shower and a freestanding bath. The bath and the sink have lever taps. The mirror is set at standing height. The toilet seat is normal height. The toilet flush is button press and the toilet roll holder is freestanding. There are no grab rails in the bathroom.

Outside

The patio at the front of the property is accessed through the French Doors down one step. The garden and hot tub are accessed via two steps. There are no handrails. There is secure storage for mountain bikes etc in the stone building adjacent to the car parking area.

Additional information

There are 2 smoke alarms, 2 heat detector alarms and 1 carbon monoxide detector. There is also emergency lighting in the first floor landing and staircase areas which gives a low level green light in total darkness. In the event of evacuation it is possible to use either the front French Doors or the doors into the garden, which have button turn locks.

Directions

'The Coach House' holiday accommodation at Renscault Farm is situated in the picturesque East Baldwin Valley only about 10 minutes from Douglas.

Follow the A1 Peel Road to Braddan Bridge. Turn right up Braddan Road (A23) to the Strang x roads. Turn right at the x roads (Ballaoates Road). Take the first left turn (East Baldwin Road). You will come to a house called Papermill on the left-hand side at the little hump back bridge. The driveway for 'The Coach House' at Renscault Farm is the third on the left after Papermill. Look for Renscault Farm on the left stone pillar and a wooden automated gate which will be open.