

## **ACCESS STATEMENT FOR OYSTERCATCHER COTTAGE**

<http://www.oystercatchercottage.com>

### **INTRODUCTION**

Oystercatcher Cottage is a beautifully renovated and extended 2-bedroom Manx stone cottage and makes a lovely retreat for two, or an ideal base for a family.

The cottage offers:-

- A deceptively spacious and characterful lounge with log burner and dining area, along with wall mounted Freesat flat-screen TV and DVD player.
- Well-equipped kitchen and utility room, with electric oven and hob, fridge, freezer, microwave oven, dishwasher, washer/dryer. The essentials are there too, of course - kettle, toaster, cooking and measuring implements as well as crockery and cutlery.
- Downstairs cloakroom/toilet.
- 2 welcoming bedrooms, one with king-size bed and one with single bunk beds and both with built-in wardrobes with plenty of hanging space.
- "Jack and Jill" wet-room accessed from the bedroom and from the landing
- Fully enclosed, private courtyard garden.
- Free wi-fi.

### **PRE-ARRIVAL**

Our website [www.oystercatchercottage.com](http://www.oystercatchercottage.com) is very detailed and you will find photos and much more information than in this access statement. The website is optimised for search engines and is "desktop and mobile friendly", presenting itself correctly in all display formats. Phone and email contact details for the owners are provided and they will endeavour to respond to any query within minutes. The cottage is also promoted on 3<sup>rd</sup> party booking sites, including the Isle of Man Government's "Visit Isle of Man" website as well as Airbnb and booking.com. Information displayed on each site is regularly checked for accuracy and consistency.

Bookings can be made directly from the website, by email or by phone subject to a 50% non-refundable deposit with the balance being payable no less than 4 weeks before your holiday. We accept payment by bank transfer (details on request) and by paypal.

On the day of arrival the cottage will be available from 3pm. On the day of departure we

ask that you vacate the cottage by 10am. We always endeavour to provide earlier access whenever possible.

## **GETTING TO OYSTERCATCHER COTTAGE**

You can travel to the Isle of Man by plane and ferry (see website for travel directions including google map). A car is recommended for your stay. Oystercatcher Cottage is a 5 minute drive from Douglas, but also offers the opportunity to walk to Port Soderick railway station, where steam trains will take you to Port Erin and Douglas, and to Marine Drive, part of the beautiful Raad ny Foillan coastal path. Castletown and the airport are a 10 minute drive to the south, with all Island attractions within easy reach by car. On-street parking (free of charge of course!) is available for multiple cars directly outside the cottage, which is clearly signed.

## **GENERAL ACCESS**

Due to the age of the cottage, we unfortunately have been unable to modify the access to the cottage, rooms and garden. Regrettably this makes the cottage challenging for those with mobility limitations and we recognise that it is not wheelchair-friendly. Specifically there is a step at the front door (the main entrance to the cottage), steep steps to the first-floor bedrooms and steep steps from the kitchen/utility room to the garden. Please contact us directly to discuss any concerns.

## **PROPERTY ACCESS ROOM BY ROOM**

### **Entrance and hallway**

From the road-side pavement, a 90cm wide gate gives access to a slightly inclining, block paved path of 4m length leading to the front door. A waste bin for general rubbish (wheelie bin) is located in a wooden bin store in a corner of the front garden.

A key safe is affixed to the wall to the left of the front door. A single step (height 10cm) leads to the front door (width 75cm) which has two barrel locks. There is a light outside the front door, controlled by a switch in the hallway. There are 12 carpeted stairs leading directly from the hallway to the first floor landing, with a handrail on the right-side. Each stair is 20cm high. There is a door to the left of the hallway, leading to the living room.

## **Living room**

The doorway from the hallway is 72cm wide (left-hanging door) and leads to the living room, which has wooden flooring throughout. The living room contains 2 two-seater sofas as well as a circular glass dining table with up to 4 chairs and unrestricted access.

The living room also includes an open fireplace, coffee table, small sideboard and wall-mounted freesat TV and DVD player. Unlimited high-speed internet access is provided by Manx Telecom, the router for which is located in a small cupboard beneath the TV.

## **Kitchen and utility room**

The living room leads directly to the kitchen by way of a 90cm wide open-doorway. The kitchen floor surface is tiled and all worktops are at a height of 90cm from the floor. An under-counter fridge hinges to the right while an under-counter freezer hinges to the left. An electric ceramic hob is built in to the work surface, with a built-in electric single oven underneath. There is an extractor fan at standard height, above the hob. The dishwasher is below the work surface to the left hand side of a stainless-steel sink. The utility room features a further sink and a washer-dryer.

The utility room gives access to a cloakroom featuring a sink and toilet. Entry is via a 62cm width outward-opening door hinged on the left hand side.

Two further doors from the utility room provide external access. The first door (72cm width) provides step-free access – shared with the neighbouring cottage – to the front of the property. This is useful for bringing bicycles into the property to avoid them being taken through the hallway and living room. The second door (72cm width) provides access via 17 steep steps to the garden. It's worth noting that these steps can be slippery in wet weather.

## **Garden**

As noted above, the garden is accessed by 17 steep steps from the utility room. The steps are characteristic of an old cottage, fabricated of varying materials and unequal in height. Step heights vary from 13cm to 26cm. There are 4 steps directly outside the kitchen/utility room, then the steps dog-leg to the left, rising to the garden. A handrail is affixed to the wall on the left side of the steps. Small children should be closely supervised when using the steps. The garden is laid out on two levels; the lower level is

decked; the wooden decking can be slippery when wet. Steps rise to the upper level, which is paved. Step height varies from 12cm to 22cm. The garden area is fenced in its entirety. Shrubs and flower-beds link the two levels of the garden. There is a shed on the upper level, used for the storage of garden furniture.

## **Bedrooms**

There are fitted carpets to both bedrooms. From the landing, the main bedroom is accessed via a left-hinged 72cm width doorway. The bed is king-size (mattress 200cm x 150cm). The main bedroom also includes a 3-drawer chest of drawers (with hair-dryer in the top drawer) and 2 bedside tables, each with a table lamp.

The second bedroom is also accessed from the landing via a 62cm width right-hinged door. This bedroom features bunk beds, both of which have 200cm x 90cm mattresses. The top bunk-bed is accessed by four vertical steps attached to the bed-frame, and the bed is surrounded by safety rails.

We provide freshly laundered linen and towels.

## **Bathroom**

Entrance to the bathroom is from either of two doors from the landing (66cm width left-hinged) or the bedroom (74cm width right-hinged). The bathroom is a “wetroom”, fully tiled throughout, and includes a power shower, toilet, basin with double-doored cabinet under, and illuminated mirror.

## **Further points**

No smoking is permitted in Oystercatcher Cottage under any circumstances. We do not accept pets, however if you are bringing your assistance dog please contact us to discuss your requirements.

A fire blanket and extinguisher are located in the utility room. Smoke detectors/alarms and carbon monoxide detectors are fitted on both levels of the cottage.