

Access Statement for Glenfaba Lodge, Patrick

Glenfaba Lodge is a 5 bedroomed cottage in Patrick, Isle of Man.

It is set off the road 100m up a steep narrow track. The entrance to the track up to the house is narrow and it is strongly recommended that this is approached when travelling South from Peel. There is ample parking outside the property and further Parking available next to the house outside some derelict old farm buildings.

Access into the house can be made via a one step rise into a front porch, a one step rise through patio doors into the Dining Room or via a one step rise through the back door..

There is a open plan Kitchen/Dining room on the ground floor with utility room and cloakroom.

There is a short staircase to the split level first floor bedroom wing and main bathroom. There is a further short staircase to the large lounge area with connected balcony. There is a final short flight of stairs to the attic conversion bedroom and en-suite.

The main bathroom on the first floor has a bath and separate shower. Two en-suite bathrooms on the bedroom floor also have showers. The attic conversion en-suite has a bath.

Glenfaba Lodge contains approximately 4 acres of wild garden including a deep pond. Young children must be closely supervised. The rear of the building is set into the hillside and care must be taken if walking around the rear of the house due to the gap between the bank and the house. The derelict old farm buildings have had their roofs removed for safety reasons but the remains of the existing walls should still not be climbed up

Up to 2 well-behaved dogs are permitted at an additional cost.

Due to steps in to the property and stairs to the bedrooms and lounge, those with restricted mobility are likely to experience difficulties in this property.