

Access Statement for The Pines 2017

Introduction

The Pines is a cottage/bungalow situated on Bradda East, approximately ½ mile from the town of Port Erin. The Pines is positioned at the top of a private driveway with its own entrance and parking area.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01624 833425 or email info@thepines-iom.com.

Prior to your arrival

- Enquiries and reservations may be made by phone, email or online at www.thepines-iom.com
- Directions to The Pines can be printed from our website www.thepines-iom.com/location or can be posted to you on request.
- Please give an estimated time of arrival so that we are available to meet you.
- If you have any particular requests for equipment ect. we will do our best to oblige.

Arrival at The Pines

- There is a generous parking area directly alongside The Pines.
- There are pir sensor lights to illuminate the path to the front door from the parking area.
- The pathway to The Pines is made of flagstones and gravel. The distance from parking to the front door is 15m.
- We are more than happy to help you with your luggage.
- You will be greeted on arrival with a tour of the property and all facilities explained.
- We do have 3 small dogs and 4 small chickens. If nervous about either please let us know in advance and we will take precautions.

The accommodation

- The Pines has comfortably accommodated previous holiday makers who are part-time wheelchair users.
- The majority of the accommodation is covered with a short pile carpet with the exception of the kitchen/diner and utility room which have linoleum.
- Light switches are situated 138cm from the floor.
- All door handles are lever with the exception of the patio doors.
- Central heating and hot water supplied by oil fired boiler. Remote controlled hot air units serve living room, hall and bedrooms.
- The kitchen/diner and living room are open plan.
- Linen and towels are provided free of charge.
- Free Wifi.
- The Pines is a non-smoking establishment.
- With the exception of registered Assistance Dogs we do not accept pets.
- A Manx pay as you go mobile phone is available for use.
- Travel cot and high chair are available on request.

Porch and hallway

- There are 2 thresholds to the interior hallway both 8cm high and 20cm deep. The door openings are 70cm wide. Keyhole lock height is 95cm.
- The outside light beside the entrance door is switched on from the inside of the porch; the light switch is the nearest to the door in a bank of two on the left as you enter the Pines. At night this outside light operates by pir sensor.
- Inside the entrance there is a porch with a cupboard providing hanging space for coats.
- Log storage that holds wood for the stove.
- Racks for shoes and coats.
- Recycling containers for glass, plastic and aluminium.
- The porch opens into a hallway connecting living room, bedrooms and utility. Here there is a bookcase that holds books, games and DVD's.
- There is a large map of the Island on the wall to help plan trips.

Living area

- **The door opening is 78cm wide.**
- **Furniture is moveable.**
- **2 and 3 seater fabric covered sofas + slipper box containing leaflets.**
- **Smart TV with internet access, DVD player and radio/CD player.**
- **Vermont wood burning stove (lit on request if desired).**
- **Fireguard available on request.**
- **Wing chairs available on request.**
- **2 patio doors with 70cm opening and a threshold of 5cm high and 20cm wide open on to the decking.**

Dining area

- **A dining table and 4 chairs (extra chairs and a carver are available on request).**
- **Chairs are moveable with padded seats.**
- **The dining table measures 64cm from floor to lowest point of table, 90cmx90cm extending to 166cm if required.**

Kitchen

- **The worktop height is 92cm.**
- **Electric oven with drop down door and halogen hob diagonally above.**
- **Sink at worktop height with cupboards underneath.**
- **Mono lever mixer tap.**
- **Lighting is by spotlight lamps in the ceiling with added lights on the extractor.**
- **Microwave oven between cupboard and worktop space.**
- **Fridge with freezer compartment.**
- **Cordless kettle.**
- **Choice of 2 coffee machines available on request.**
- **Smoke and carbon monoxide alarms, extinguisher and fire blanket are fitted.**

Master bedroom

- **Door width 70cm.**
- **Super king- size bed (6ft) or twin (2x3ft).**
- **Bed height 57cm floor to top of mattress.**
- **Non feather duvets and pillows provided on request.**
- **Fitted wardrobe.**
- **Clearance at end of bed to wardrobe 150cm.**
- **Bedside drawers are 70cm high.**
- **Largest free space clear of doors and furniture is 150cm x 200cm.**
- **French doors to decking 137cm wide with a threshold 4cm high and 15cm wide.**

Double bedroom

- **Door width 70cm.**
- **Double bed 4ft 6ins.**
- **Bed height 62cm from floor to top of mattress.**
- **Non feather duvets and pillows provided on request.**
- **Bedside tables are 63cm high.**
- **Fitted wardrobes.**
- **Fitted dressing table 63cm from floor to lowest point of top.**
- **End of bed to wall 72cm.**

En-suite shower room to double bedroom

- **Door width 70cm.**
- **Shower in enclosure with step of 26cm.**
- **Shower control bar 114cm from tray.**
- **Toilet seat height 44cm.**
- **Space beside toilet 22cm to left 22cm to right.**
- **White sanitary ware with white tiles and contrasting mosaic band.**
- **Vanity cabinet above washbasin with mirror, light and shaver point.**
- **Wash basin height 80cm.**
- **Mixer tap non lever.**
- **Electric towel rail.**
- **Grab rails and shower seat available on request.**

En-suite bathroom to master bedroom

- **Door width 70cm.**
- **Bath with flexible shower over. Non slip mat provided.**
- **Bath height is 57cm.**
- **Bath tap mixer non lever.**
- **Toilet seat height 40cm.**
- **Space beside toilet 35cm to the left 65cm to the right.**
- **White sanitary ware with white tiles and contrasting blue band.**
- **Wash basin in vanity unit height 83cm.**
- **Mixer tap non lever.**
- **Grab rails available on request.**

Utility room

- **Door width 70cm.**
- **Work top height 90cm.**
- **Washing machine.**
- **Tumble drier.**
- **Counter top mini freezer.**
- **Hand basin height 84cm.**
- **Mono mixer tap with lever.**
- **Toilet seat height 40cm.**
- **Cupboard containing ironing board and laundry items.**

Garden

- **The exterior decking can be accessed via the living room, master bedroom or path running alongside the outside of the building.**
- **Patio chairs and cushions for use in good weather.**
- **Outside lights for the decking can be operated from the living room and master bedroom.**
- **Guests have use of the picnic area and grounds.**
- **The Pines is set within 5 acres of woodland, the gradient and terrain make it unsuitable for wheelchair use.**

Contact Information

Mrs Gaye Magnall

Address: The Pines, Bradda East, Port Erin, Isle of Man IM9 6QB

Telephone: 01624 833425 mobile 07624 200768

Email: info@thepines-iom.com

Website: www.thepines-iom.com

Grid ref: SC19814 70220