

# ACCESSIBILITY INFORMATION FOR NELSON'S COTTAGE, 24 MARKET ST, PEEL

Nelson Cottage is a charming traditional Manx stone cottage providing self-catering holiday accommodation in Sunset City otherwise known as Peel on the west coast of the Isle of Man. It is located in the heart of Peel Conservation Area, directly on a narrow one way street, Market Street. Little traffic passes the cottage (approximately 6 vehicles per hour during daytime, more during TT).

The cottage was built in in the mid 1800's and whilst it has been fully updated it does contain many original characterful features, some of which have an impact on accessibility. There is also only a small outdoor area to the rear of the property.

We cater for adults and children over 5 years old (to a maximum of 4 people) and welcome small/medium size dogs (subject to a couple of house rules please) or larger guide or assistance dogs. The property is strictly non-smoking for everyone's comfort. Due to the relatively small size and layout of the cottage and 12 fairly steep steps to the first floor level bedrooms and bathroom accommodation, unfortunately the cottage is not suitable to accommodate full time wheelchair users. If you have mobility issues, please let us know your specific requirements and we will endeavour to accommodate your request where possible.

***We are available by telephone or text on 07850 589702, or by***

***Email – [manxcottage@icloud.com](mailto:manxcottage@icloud.com).***

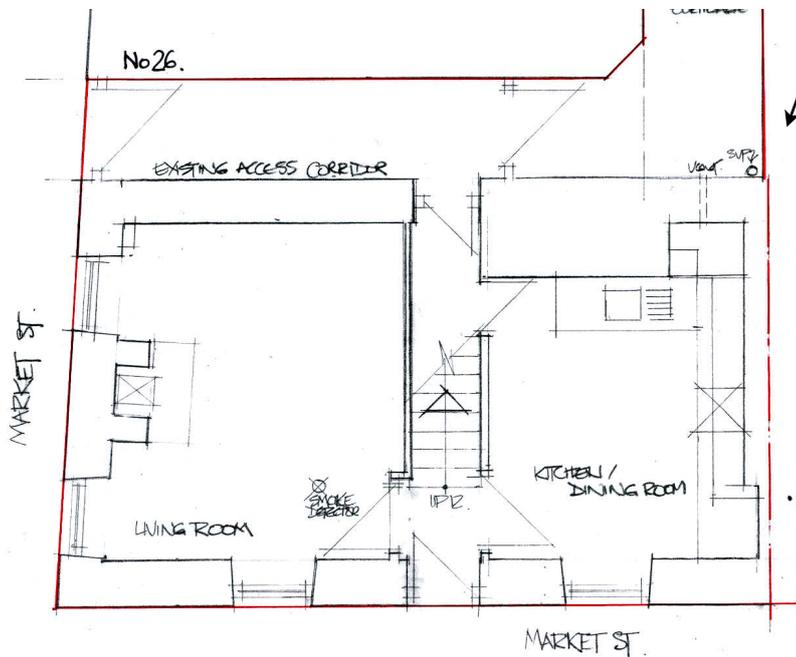
## **Arrival and Car Parking Facilities**

The cottage is located on double yellow lines but you can park directly outside whilst offloading luggage. Long term parking is available either in the centre of Peel approximately 70 yards away or on the promenade, again approximately 60 yards away.

Access to the property is gained at the front where the door clearance width is 27"/69cm. The doorway through to the kitchen is 28"/70cm wide and lower than standard headroom of 70"/178cm. The front door has level entry access with a small threshold under the door around 1" or 2.5 cm high. There is an additional access via the back route (the rear door involves 2 steps of 6"/15cm from the street level) however the access door width into the kitchen is narrow at 21"/50cm and has restricted headroom of around 63"/157cm.

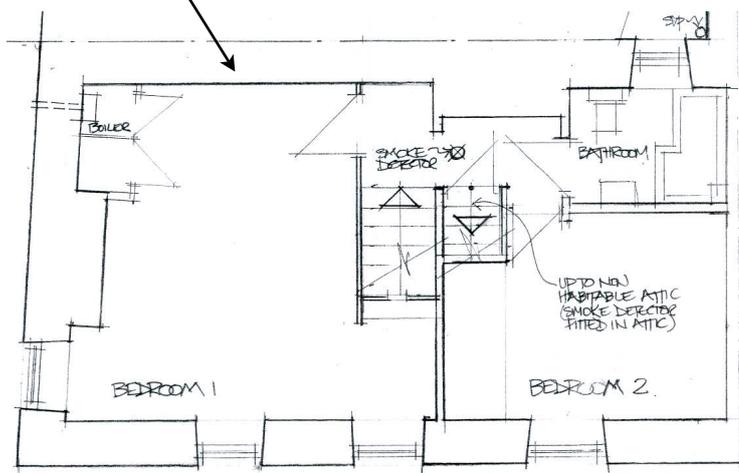
## Accommodation

**Nelson Cottage is a simple layout over 2 levels.- see floor plans below**



On the ground floor there are 2 rooms - a lounge and a dining kitchen with a short but fairly steep 12 step staircase to first floor level directly in front of the entrance door located between the two main rooms. There is a small passage to a rear store suitable for bikes which leads directly onto the road. There are some doorways with reduced headroom although the remainder of the building enjoys good ceiling heights. A small partially covered outdoor area is available with a little bistro table and chairs and also for clothes drying.

The first floor accommodation is accessed via a staircase comprising 12 steps with a full length hand rail on one side. There is a further step off the small landing into Bedroom 2. The stairs, part landing and bedrooms are carpeted and the bathroom has a reclaimed natural wood floor. There are no bedside rugs.



Bedroom 1 is the larger room and has a king sized bed, bedside cabinets and lamps and wardrobe area. There is ample room for storage of luggage and ease of movement around the room.

Bedroom 2 is smaller with a double bed, bedside cabinets and wardrobe with ample storage area for luggage.

Both bedrooms have power points with USB charging points near the bed.

The compact bathroom comprises a wc, wash hand basin with mirror, shaver point and lighting and bath with both telephone shower head and electric shower over. The step into

the bath is 23"/58cm. The bath has quarter turn taps and the electric shower unit is thermostatically controlled. A non-slip removable mat is available for the bath.

**Other facilities:** We believe that a good night's sleep is essential to a restful holiday. Our beds have pocket sprung mattresses and are fitted with anti allergy/ dust mite resistant mattress and pillow protectors. Similarly pillows and duvets are anti allergy. We ensure that bedclothes and towels are washed with products suitable for sensitive skins. The cottage is equipped with a PIV (Positive Input Ventilation) system which creates a fresh and healthy living environment by supplying fresh, filtered air into the property at a continuous rate.

All doors are natural wood finished forming a good level of visual contrast with the soft white walls.

**Safety:** Mains powered wi-fi integrated smoke alarms are fitted on every floor level. Carbon monoxide detectors are installed in the lounge close to the wood burning stove, and in the main bedroom as the boiler is located within a cupboard. There is a heat detector in the kitchen and both lounge and kitchen doors have self closing mechanisms and smoke seals to protect the staircase/ exit route from first floor level. These doors should be kept closed, particularly at night time. Fire extinguishers are provided within the lounge and kitchen together with fire blankets close to the stove and cooker.

**We live a short distance away from the cottage and are available to assist - call 07850 589702 or Manx mobile 07624 211958**