

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Access Statement for

The Old Stable, Onchan, Isle of Man

Introduction

The Old Stable is the ideal location for your Isle of Man holiday. Centrally located in Onchan village with shops, pubs and bus routes in easy walking distance. From Onchan village the cottage is at the top of a short hill accessed at the top of a service lane through double gates to a gravel drive.

The cottage sleeps up to 4 adults plus a baby in a cot (provided if required). There are 2 bedrooms, both upstairs with a bathroom. There is a separate shower room on the ground floor.

Originally an old stable adjacent to the farmhouse 'Seaview' and was built around 1800. Decorated with a modern red and white scheme but retaining its old charm with original beams and quirky curved walls.

We look forward to welcoming you. If you have any queries or require any assistance please phone +44 1624 627892 or email karenclague@manx.net.

Pre-Arrival

- For full details and maps of how to reach us please see the directions on our website. You may not find us by sat-nav as the cottage has no post code however the closest directions would be 24 Mount View Road, Onchan and the cottage is down the service lane directly to the left of that address.
- Taxis are available from the IOM Steam Packet ferry port or Ronaldsway Airport. If you would like to pre-book this you can ring Elegance Taxis on +44 1624 672672.
- There is a regular bus service to Onchan from both Douglas and the airport at Ballasalla. From Douglas use routes 3, 11 or 12. Visit <http://www.gov.im> or download the 'Bus-Man' app from the app store for timetables. There are bus stops in the village at the old Isle of Man Bank Building / Manx Arms and at Onchan Shoprite.
- We provide all our guests with a complimentary hamper containing a selection of local produce and home made goods. We can collect shopping for you before arrival if required however It may not be possible to have online orders delivered as the cottage has no post code.
- Shopmobility Isle of Man has a facebook page. They can be contacted on +441624 613713.

Key Collection, Welcome and Car Parking

- The main road above the cottage is tarmac but the rear service lane is stony and uneven, the entrance to the cottage is graveled as is the driveway.
- I meet all our guests at The Old Stable. If you can let me know your estimated time of arrival as soon as you know and also ring me on +44 1624 627892 or +44 7624 426777 when you are on your way that would be very helpful.
- Private parking is available at the cottage on the gravel driveway and there is space for 3 to 4 cars.
- The front door is lit by a light under a porch canopy this is operated from inside the cottage.



Entrance to Property

- From the gravel drive the cottage is accessed down 2 bricked steps, both 98mm/38.5" wide. The top one is down 20mm/8" and 34mm/13.5" depth, the second 12mm/5" down and 23mm/9" depth with a drop of 15mm/6" to the bricked pathway which is 112mm/44" wide and runs the length of the cottage.
- There is a small step into the cottage of 13mm/5" with a depth of 20mm/8".
- Both external doors (front and rear) are 800mm/31.5" wide.
- The floor coverings throughout the cottage are wood laminate with exception of the bathroom and shower room.



Halls, Stairs, Landings, Passageways

- The hall, stairs and landings are well lit with ceiling lights.
- Passageways are 800mm/31.5" wide.
- The staircase to the first floor has 11 steps. The steps are 770mm/30" wide, 18mm/7" high with a depth of 24mm/9.5". There is a 90 degree turn at the top to the landing with a retractable child safety gate fixed to the top of the landing. There is a hand rail on the left side.

Sitting Room/Lounge

- The sitting room is situated on the ground floor with level entry from the hallway.
- All internal doors are 800mm/31.5" wide.
- The room has modular style leather seating and a single arm chair. There is a low coffee table.
- Furniture can be moved.
- There is a digital television with remote control, subtitles if required and a DVD player.
- Lighting is by wall lights, free standing lamps and table lamps.

Dining Room

- The dining room is on the ground floor with level entry from the hallway.
- The dining table is moveable and has 2 benches for seating.
- Lighting is a wall light.
- All internal doors are 800mm/31.5" wide.

Kitchen

- The kitchen is situated on the ground floor open plan to the sitting room.
- The oven is below the counter and the door of the oven drops down.
- There is 58mm/23" access to the left of the oven door when it is down and no access to the right.
- The worktop counter is at a height of 92mm/36".
- The highest shelf in the wall cupboards is 183mm/72".
- The extractor fan controls are 183mm/72" from the floor.
- The fire blanket and fire extinguisher are wall mounted in the kitchen area at a height of 145mm/57".
- The fridge is below counter height.
- The washing machine is below counter height with a freezer area at the top.
- The kitchen is lit with strip spotlights.
- Sauce pans are located in a cupboard below the counter.
- Glasses and dishes located in the wall cupboards could be moved onto the counter however there is little space below the counter for storage.

Bedrooms and Sleeping Areas

- There are 2 bedrooms located on the first floor either side of the bathroom.
- Bedroom 1 contains a double bed, chest of drawers with mirror above and curtained wardrobe space.
- Bedroom 2 contains 2 single beds, chest of drawers with mirror above and wooden wardrobe.
- Height of beds to top of mattress is 450mm/17.5"
- Both bedrooms have an alarm clock with 2 USB sockets.
- Lighting is from a single ceiling pendant in each room and table lamps to bedsides.
- There are rugs either side of the double bed and between the twin beds.

Bathrooms, Shower-rooms and Toilets

- The shower room is located on the ground floor with level access via the dining room.
 - All internal doors are 800mm/31.5" wide.
 - There is a wc 400mm/15.5" high and sink 800mm/31.5" high in a fitted back to wall unit.
 - The walk in shower is 760mm/30" square with a glass door. There is a small step up into the unit of 5mm/2".
 - The height of the shower unit controls is 140mm/55".
 - Lighting is from a single central ceiling light and a shaver light above the basin.
 - Tiled flooring in the shower room
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- The bathroom is located on the first floor with level access from the landing.
 - The shower is located over the bath with the controls being 145mm/57" high. There is a glass folding shower screen.
 - The bath and basin taps are separate hot and cold turn taps.
 - The wc is 400mm/15.5" high and pedestal sink 800mm/31.5" high.
 - Laminate flooring in the bath room
 - All internal doors are 800mm/31.5" wide.
 - Lighting is from a single central ceiling light and a shaver light above the basin.

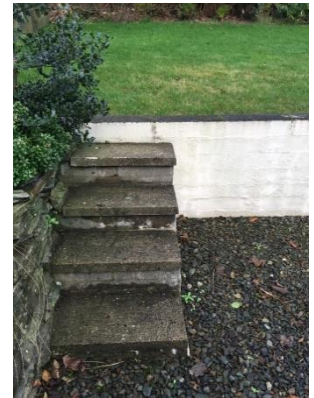
Laundry/Utility Room

- The front loading washing machine is located in the kitchen.
- We ask guests not to dry laundry inside the cottage.
- There is a rotary wall washing line to the front of the cottage with pegs provided for use during dry weather.
- There is a front loading tumble drier and clothes airers in the summerhouse at the rear of the cottage that can be used by guests in wet weather. The summerhouse is accessed by the back door 800mm/31.5" wide down a step 15mm/6" high, 90mm/35" wide. There is an external automatic sensor control light outside the back door and a light switch for the summerhouse.



Garden

- The garden is to the front of the cottage.
- There is a wooden garden bench on the brick paving in front of the sitting room window.
- The garden consists of a graveled area that can be used for parking.
- There are planted areas and a table and chairs during the summer months.
- There is a raised grass area approx. 20m square with planting that is accessed by 5 steps 575mm/23" high, 19mm/7.5" high and 29mm/11.5" deep.



Additional Information

- All internal doors are light wood.
- The paintwork is white with black beams on the ceilings.
- The flooring is light wood laminate and dark tiles in bathroom and shower room
- The furnishing is well co-ordinated with a red, white and black theme.
- There is Sky TV.
- There is free Wi-Fi but the mobile phone reception can be poor.
- The nearest hospital is Nobles Hospital approximately 5 miles away.
- The nearest doctor's surgery is at Village Walk in Onchan a short walk away.
- This statement shows external photos for access purposes, further photos both internal and external can be seen on our website.
- Please see our welcome information for further details of nearby attractions.
- Trained assistance dogs are welcome.
- We have a 4* Isle of Man Tourist rating.

Future Plans

- Our website is in the process of being upgraded.

Contact Information

Address (Inc. postcode):	The Old Stable Rear of Seaview 59 Governors Road Onchan Isle of Man IM3 4AE
Telephone:	+44 1624 627892
Email:	karenclague@manx.net
Website:	www.theoldstable.com
Hours Of Operation:	24 Hours, Open all year
Local Carers:	Crossroads Care Isle of Man +44 1624673103
Local Equipment Hire:	CIRCA Shopmobility +44 1624 613713
Local Accessible Taxi:	Elegance Taxis +44 1624 672672
Local Public Transport:	Isle of Man Public Transport +44 1624 662525