

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 Puffin Cottage

Introduction

Built in the late 18th century, Puffin Cottage was originally a cowshed, part of a working farm at Ballacross. This detached holiday property was in regular use until 1999 when the farm buildings ceased to be of any practical use in modern farming. Ballacross is set in 124 acres, and the cowshed was renovated to provide holiday accommodation in 2015. The name 'Puffin Cottage' was chosen because Peel is one of the few places on the Isle of Man where puffins can be regularly seen as they nest on the steep cliffs of Peel Hill, a short distance away. Take a stroll into Peel where you will find plenty of pubs and restaurants. Peel is the ideal spring board to explore the Isle of Man. In the evenings after a day of enjoying yourself you can sit on the patio with your favourite tippie and watch the sun setting. Beach 1 mile. Shop $\frac{3}{4}$ mile, pub $\frac{1}{2}$ mile and restaurant 1 mile.

For further information and photographs of Puffin Cottage, please click on the following link:
<http://www.welcomecottages.com/cottages/puffin-cottage-ukc298?bedrooms=2>.

We look forward to welcoming you. If you have any queries or require any assistance please phone +44 7624 473717.

Pre-Arrival

- There is full information about Puffin Cottage on the website at <http://www.welcomecottages.com/cottages/puffin-cottage-ukc298?bedrooms=2>. Please use the website to make a booking.
- The nearest bus stop is 850m away.

- Ronalsdway Airport is 19km away.
- The Sea Terminal is 17km away.
- There are accessible taxis at both the airport and sea terminal.

Key Collection, Welcome and Car Parking

- The owner will meet you on arrival at Puffin Cottage to give you keys and give brief tour of the property.
- The property is accessed via a drive from the main road, which leads into a courtyard in which the property is located.
- There is ample car parking immediately outside the property.
- The car park is concrete, which is slightly uneven in places. The car park is well lit at night.

Entrance to Property

- The entrance to the property at the front has a small lip which is 8cm high. The front door is 89cm wide and the keyhole is 128cm high.
- The outside light beside the entrance door is switched on from the inside of the cottage; the light switch is the nearest to the door in a bank of three in on the wall on the left as you enter the lodge.
- The main entrance to the property leads directly into the open-plan lounge/kitchen.

Halls, Stairs, Landings, Passageways

- The property is set over the ground floor, with no stairs inside the property.
- The main hallway leading from the lounge to the bedrooms is 66cm wide, with wooden flooring.

Sitting Room/Lounge

- The door in the lounge is 86cm wide.
- The flooring is wood.
- There are two double sofas, together with a low coffee table (48cm floor to lowest point of table, 110cm long and 60cm wide).
- There is a widescreen smart TV, wood burner (with logs provided) and iPod dock.
- The furniture is moveable.
- The back patio can be accessed from a set of French doors from the lounge.

Dining Room

- The dining room is open plan with the kitchen.
- Flooring is wooden.
- A dining table is in the dining area with 4 chairs. The dining table is 72cm floor to lowest point of table, and 90cm in diameter.
- The chairs are moveable and do not have arms.

Kitchen

- Aperture between kitchen and lounge is 150cm.
- The worktop height is 91cm.
- Electric oven with drop down door with hob above.
- Sink at worktop height with cupboards underneath.
- Front loading dish washer 44cm wide.
- Lighting is spotlight bulbs on ceiling, with under unit lighting.
- Flooring is wooden.
- Flooring is light with light coloured cupboards.
- Fridge and Freezer separate.

- Microwave, kettle and toaster on work surface.
- Smoke and carbon monoxide alarms fitted.

Bedrooms and Sleeping Areas

- Master Bedroom
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 - Door width 86cm.
 - King size bed (5ft).
 - Bed height 48 cm floor to top of mattress.
 - Non-feather duvets and pillows provided.
 - Clearance at end of bed to wall 126cm.
 - Bedside drawers are 60cm high.
 - Largest free space clear of doors and furniture is 390cm by 126cm.
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- Twin Bedroom
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 - Door width 76cm.
 - Two single (3ft) beds provided.
 - Bed height 53cm floor to top of mattress.
 - Non-feather duvets and pillows provided.
 - Bedside table is 68cm high.

Bathrooms, Shower-rooms and Toilets

- Master En Suite Shower Room
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 - Door width 76cm.
 - Shower in enclosed compartment.
 - Toilet seat height 48cm.
 - Space beside toilet 39cm to left and 31cm to the right.

- Flooring is tiled with a bath mat.
- The floors and walls are tiled in the same material/colour.
- Shelving unit under the wash basin.
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- Twin En Suite Shower Room
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- Door width 76cm.
- Shower in enclosed compartment.
- Toilet seat height 48cm.
- Space beside toilet 32cm to left and 40cm to the right.
- Flooring is tiled with a bath mat.
- The floors and walls are tiled in the same material/colour.
- Shelving unit under the wash basin.

Garden

- The tiered patio area at the back of the property can be accessed from the following:
- from the front, right-side of the property. There is a small lip of 10cm and the gate is 74cm wide.
- from the French doors in the lounge. The step is 15cm in height, 153cm wide and 29cm deep.
- from the master bedroom. The step is 15cm in height, 93cm wide and 39cm deep.
- The step up to the second tier of the patio is 25cm.
- Outdoor furniture consists of two patio sets (one with an umbrella) with cushions, a chiminea and disposable BBQs are provided.

Additional Information

- A welcome pack is provided on arrival.

Future Plans

- We will review our property through feedback from our guests and make any changes accordingly.
- We welcome your feedback to help us continually improve.

Contact Information

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postcode): Puffin Cottage Ballacross Farm Poortown Road
Peel Isle of Man IM5 2AR

Telephone: +44 7624 473717

Website: <http://www.welcomcottages.com/cottages/puffin-cottage-ukc298?bedrooms=2>