

SURFSIDE HOLIDAY COTTAGE, FALCON HILL, PORT ERIN, ISLE OF MAN

ACCESS STATEMENT

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 Surfside

Introduction

Surfside is a converted bake house situated on a small rise around 50 yards from the beach, and a similar distance from the village of Port Erin. As it is built into a hill, the main living room, study and kitchen are on what is nominally the “first floor”, with the conservatory, bath/shower room (with toilet) and bedrooms downstairs.

Details, photographs and supplementary information can be found at www.surfsideholiday.co.uk
We look forward to welcoming you, but if you have any queries or require any assistance, please phone 01624 832224 or e-mail surfsideholiday@manx.net.

Travel to the Isle of Man is by sea or air, and if travelling by car, Surfside is approximately 30 minutes drive from the sea terminal in Douglas, or 15 minutes from the airport which is just north of Castletown. Alternatively, Port Erin benefits from excellent bus services. During the main summer months the narrow gauge steam railway also operates.

Welcome

On your arrival we will be at the cottage to welcome you and provide a guided tour, and at the same time we will be happy to discuss any aspects of the island that you might be interested in.

If coming by car, there is ample public parking only 20 yards away. If coming by bus or train, these both arrive in the centre of the village, where it is only a two or three minute walk to the cottage.

Entrance to Property

The entrance to the property has a small step to the front door. This step ranges from 2.5cm in height to 5cm, with a depth of 34cm. There is then a 15cm cill immediately in front of the door.

The door dimensions are Height 190cm, Width 82cm, and it opens inwards onto a small landing, Length 156cm and Width 90cm. From this landing, it is possible to proceed downstairs to the Utility Room, Conservatory, Bath/Shower Room (with Toilet), small Guest Bedroom and the Master Bedroom. Turning right there is a small flight of steps to the passageway, which in turn leads to the Kitchen, Study and the Living/Dining Room.

Going “Upstairs”

Turning right there are 4 steps up to the passageway. The dimension of these steps are Height 18cm, Depth 23cm, and Width 88cm. However there is a bannister approximately 75cm above the level of the stairs, where the Width reduces to 78cm.

The passageway is Length 310cm and Width 75cm, and immediately on the left hand side is the entrance to the **Kitchen**. The dimensions of the door are Height 200cm and Width 73cm.

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On the left hand side after 193cm, is the entrance to the **Study**. The dimensions of the door are Height 200cm, and Width 74cm.

At the end of the passageway, and facing you, is the Living/Dining Room. This is accessed by 2 steps, dimensions Height 19cm, Depth 20cm and Width 92cm.

Going Downstairs

From the landing immediately inside the front door, there are 7 stairs down to another small landing, the dimensions being 85cm by 82cm. The dimensions of the stairs are Height 20cm, Depth 20cm, Width 78cm. However there is a bannister approximately 85cm above the level of the stairs, where the Width reduces to 65cm.

Turning right from the downstairs landing is a passage facing you, Length 560cm, Width 84cm, (save the first 16cm, where the Width is 75cm).

Proceeding along the passageway, after 15cm on the right hand side is the entrance to the **Utility Room**, which is in the form of an arch. The Highest Point of the arch is 195cm, and the Width is 79cm.

After 110cm on the left hand side is the entrance to the **Conservatory**. The dimensions of the door are Height 200cm, Width 84cm. Access to the small **Garden** is from the Conservatory through a door where the dimensions are Height 197cm, Width 117cm. This door has a cill that is 7cm high, and immediately outside the door there is a drop down of 13cm onto a step with a depth of 30cm. There is a subsequent step down onto the paved area of 19cm. An **Emergency Exit** which is appropriately signified by sign can be accessed from the garden area. There are 4 steps down to the escape door, the first 3 being Height 14cm, Width 97cm, Depth 14cm. The 4th step is Height 36cm, Width 97cm, Depth 14cm. The doorway dimensions are Height 197cm, Width 104cm, and this opens into a passageway where the dimensions are Length 1800cm, Width 104cm. This passageway exits onto a public pathway.

On the right hand side 220cm down the passageway is the entrance to the **Bath/Shower Room**. The dimensions of the door are Height 200cm, Width 66cm.

On the right hand side 470cm down the passageway is the entrance to the **Guest Bedroom**. The dimensions of the door are Height 200cm, Width 74cm.

At the end of the passageway, immediately if front of you is the entrance to the **Main Bedroom**. The dimensions of the door are Height 200cm, Width 74cm.