

Access Statement for Eary Cushlin

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.

Introduction

Our property is a 4 bedroomed self-catering former farmhouse situated in the West of the Isle of Man at Eary Cushlin, near Dalby. Eary Cushlin farmhouse is situated three-quarters of a mile off the A27 Coast Road between Dalby and The Round Table, about 8.5 miles from the town of Peel or 17 miles from the Island's capital Douglas.

Eary Cushlin is an historic building, with narrow doors and low ceilings. It is a two-storey property with four bedrooms on the upper floor. It is located three-quarters of a mile along a partly tarmacadam road adjacent to Kerroodhoo Plantation and open moorland. Vehicle access to the property for guests only is through a closed and locked farm gate where sheep graze.



Front entrance to Eary Cushlin House

It is important to note that access off the main Coast Road A27 is very uneven in places and low-profile vehicles will have a tendency to ground on the track down to the farmhouse, especially in inclement weather.

Pedestrians and ramblers are permitted to access the land through a kissing-gate on a Public Right of Way (PROW – No 194). The public footpath passes through the surrounding farmland and directly in front of the farmhouse. See Ordinance Survey Grid Reference SC22371 75759.

The land surrounding Eary Cushlin farmhouse is subject to Manx National Heritage Bye Laws and is stocked with farm animals. All vehicle access gates should be kept locked at all times.

There is no mobile phone coverage from the farm gate and at the farmhouse. Guests may use a telephone located in the farmhouse for local (Isle of Man) telephone calls only. There is also a limited-speed internet and WI-FI facility for guests use during their stay.

Eary Cushlin is a no-smoking or naked flame property throughout the entire building and adjacent barn.

The holiday accommodation owned by Manx National Heritage is fully managed by local Isle of Man holiday cottage company [Island Escapes](#) who will look after you during your stay. Please visit their website to make a booking or for further details about Eary Cushlin.

Pre-Arrival

The nearest village is Dalby (3 miles or 60 minute walk on along country roads).

The property is not on a direct bus route. The nearest bus stops are at Dalby and Niarbyl Café – which are both a 60-70 minute walk from the property along country roads which are unlit.

The nearest town is Peel (8.5 miles or 15 minute drive).

The nearest airport is Ronaldsway in Ballasalla (16 miles or 35 minute drive).

The Isle of Man Ferry Port is in Douglas (17 miles or 35 minute drive).

Local taxis are available, telephone numbers can be supplied.

Car Parking Facilities

The car parking area is unlit. We recommend that visitors bring a torch with them.

There is car parking with enough room for 6 cars.

The car parking area is adjacent to the house. It is recommended that cars reverse into the space.

The car parking is on a grassed track. It is on uneven ground and not recommended for low-profile vehicles.

Parking is approximately 10 metres away from the front entrance.

There is a 4 feet wide concrete ramp to the left of the front door. Two stone steps lead up to the front door from the right.

Details of location and where to collect the house keys will be sent to you prior to your holiday.

Rear Entrance to Property into Rear Hallway / Boot Room (back door)

There is a passive infrared sensor light over the front door and an overhead lamp to the rear entrance of the property but it is recommended that guests bring a torch with them.

The rear entrance to the property is 10 metres from the parking area.

The rear entrance to the property is accessed via a level concrete path – 78cm wide and one step up into the boot room / hallway.

The back door is inward opening. When open there is 57cm of clearance. The door has a door handle and the lock is 125cm high.

The back door leads to walk-in shower and toilet room on the right and a boot room / hallway straight on. The shower room and toilet floor coverings are ceramic tiles. They are pale beige and the walls are cream. The boot room / hall way and kitchen floor coverings are a medium brown vinyl. The walls are cream.

The boot room / hallway is 70cm wide at its narrowest point and leads into the breakfast room and onwards to a kitchen to the left.

There are eight coat hooks in the boot room /hallway and a tray for outdoor boots under a wall-mounted seat. There is a radiator under the wall-mounted seat.

Front Entrance to Property into Front Hallway (front door)

The front entrance to the property is accessed from an uneven grassed track from the adjacent parking area via a slight sloping concrete ramp to the front door. There is an overhead passive infrared sensor light over the front door of the property.

The front door is inward opening. When open there is 65cm of clearance. The door has a door handle to the right and the lock is 125cm high.

There is a small carpeted entrance hall. The carpet is dark brown and the walls are blue. The skirting boards are painted cream.

The entrance hall opens into the breakfast room/kitchen on the right hand side, and into the dining room leading onward through to the lounge on the left hand side.

The carpeted stairs to the first floor are dark brown and straight ahead of the front door.

Two individual stair-gates are available for the top and bottom of the stairs. For the downstairs, one stair-gate is stored in the dining room. Upstairs the second stair-gate is stored in Bedroom 4.

There are wireless smoke detectors and appropriate fire extinguisher equipment that conforms to current fire regulations situated throughout the entire property and are checked and tested regularly. There are carbon monoxide detectors in rooms where indicated.

Breakfast Room / Kitchen

The property contains a breakfast-bar dining room area and a separate kitchen.

It is accessed from the rear boot-room/ hallway or on the level from the front hallway.

There is an inward opening door from the front hallway to the breakfast bar dining room. It is 70cm wide.

Breakfast Bar Dining Room:

Large standard height breakfast bar fixed to the right-hand wall.

Seven wooden bar stools situated under the breakfast bar. The stools are unpadded and moveable.

DAB radio.

USB charging sockets for mobile phones and iPad etc

Kitchen store cupboard containing spare toilet rolls, vacuum cleaner, mop and bucket.

Fire extinguisher (wall mounted) behind the door

Fire extinguisher (mounted behind the door) in gas boiler compartment

LED lighting overhead

Natural daylight from one window

Fabric window blind with appropriate child safety devices installed.

Kitchen:

Kitchen work tops and overhead cupboards all at standard height

Lever-type single hot and cold water kitchen tap and stainless steel sink

Range-style gas cooker with single oven, six gas burners and griddle. There is also a low-level grill compartment

Large electric top compartment refrigerator and lower compartment freezer compartment with storage drawers

Under-counter dish-washer for 10 place settings

Dishwasher tablets are provided

Microwave and four-slot electric toaster on work surface

Kitchen bin in cupboard adjacent to the fridge

2 tier foldable handy-step adjacent to the fridge

Tall wall-mounted heated towel rail

Fire blanket on wall to right hand side of the sink

Carbon monoxide detector

LED lighting overhead

Natural daylight from one window

Fabric roller blind with appropriate child safety devices installed.

The flooring is mid brown wood effect vinyl flooring. There is good contrast between the dark vinyl and the beige walls

Lounge and Main Dining Room

The lounge and main dining room are accessed from the front door hallway

Main Dining Room:

Large wooden dining table

Nine dark brown padded dining chairs with no arms. The chairs are moveable

Green wooden sideboard fixed to the wall

Wooden high chair

Fire extinguisher (mounted on wall) behind the door

LED overhead lights and wall lights

Natural daylight from one window

Fabric window blind with appropriate child safety devices installed.

The flooring is dark grey carpet tiles. There is good contrast between the flooring cream walls

Lounge:

Three-seat sofa / can be changed into framed double sofa-bed

Four-seat curved sofa

Floor lamp located behind the curved sofa

Armchair and cushion

Wicker unpadded chair and cushion

Fitted padded window seat & cushions

Nest of three side tables

Fitted shelving unit on one wall with tourist information, books, games & equipment

LCD Smart TV with remote control housed in media cabinet

DVD player

Record player and small selection of vinyl LPs

Decorative copper teapot and brass trivet

Internet connection and wifi

Gas log effect stove in fireplace

Fire guard

Carbon monoxide detector

LED overhead lights and wall lights

Fabric window blinds with appropriate child safety devices installed.

Natural daylight from three windows

All the furniture within the lounge is moveable

Battery-powered emergency lighting x 4, small torches and spare batteries are available on the fitted shelving unit

The flooring is dark grey carpet tiles. There is good contrast between the flooring and the pale coloured walls

Ground Floor Bathroom:

Standard height toilet with handle-flush

Standard height pedestal wash-basin with rotary hot and cold taps

Small waste bin

Large mirror over wash-basin

Walk-in shower with rotary taps and small tiled seat
Fixed overhead shower rose

Shoulder-height toiletry shelf
Small heated towel rail
There is a pale coloured bath mat on the floor
Hand and bath towels provided

LED overhead lights
Natural daylight from one window

There are no grab rails in the bathroom

The shower room and toilet floor coverings are ceramic tiles. They are pale beige and the walls are cream

Stairs to First Floor Bedrooms and Bathroom

There are 10 steep dark brown carpeted stairs up to the first floor
There is a white painted handrail on the right-hand side
There are white LED strip-lights at floor level at either side of the stairs

The dark brown carpet extends along the hallway and into each of the four bedrooms

At the top of the stairs straight ahead is one step up to the upstairs bathroom. To the immediate right, there is one step up to Bedroom 4
To the immediate left is one step up to a hallway which leads to Bedroom 3 on the left-hand side
Approximately five yards along the hallway are two steps up to Bedroom 2 on the left hand side and Bedroom 1 straight ahead

Fire extinguisher (wall-mounted) in hall outside Bedrooms 1 and 2

There are overhead LED lights in every upstairs room and natural daylight through the bedrooms and bathroom windows

Bedrooms

Bedroom 4:

Accessed via one step up (12cm) from the hallway

Door width 67 cm

Dark brown carpet with pink and blue walls and white skirting board
2 single beds that can be made into one king-size double bed (5 ft)

Bed height 60cm floor to top of mattress

Non-feather duvets and pillows provided
Bed linen provided

Clearance at end of bed to wall - 135cm

2 Bedside drawers are 64 cm high
2 Bedside lamps
Alarm clock
Single wardrobe and clothes hangers
Head-height clothing rail and clothes hangers
Vanity table, mirror and stool
Small waste bin
Full-length mirror
Coat hook on the back of the door
Luggage stand

Natural daylight from one window
Fabric window blind with appropriate child safety devices installed.

Small torches and spare batteries are available in each bedside table

First Floor Bathroom

Accessed via one step (12cm) from the hall way

Door width 66 cm

Flooring is pale grey ceramic floor tiles and green ceramic wall tiles. There is a pale coloured bath mat on the floor

Lower height step-in bath with wall mounted shower and fixed shower screen
Rotary hot and cold bath and shower taps
Standard height twin pedestal wash-basins with overhead mirror and LED light
Toiletry shelf either side on the wash-basins
Standard height toilet with handle-flush
Small heated towel rail
Small waste bin

Natural daylight through 2 windows
There are no grab rails in the bathroom
Hand and bath towels provided

Bedroom 3

Accessed via one step up (12cm) from the hallway

Door width 67 cm

Dark brown carpet with blue walls and white skirting board

2 single beds made up as a twin room (both 3ft)

Bed height 60cm floor to top of mattress

Non-feather duvets and pillows provided

Bed linen provided

Clearance at end of bed to wall - 135cm

2 Bedside drawers are 64 cm high.

2 Bedside lamps

Alarm clock

Head-height clothing rail and clothes hangers

Full-length mirror

Coat hook on the back of the door

Small waste bin

Natural daylight from two windows

Fabric window blinds with appropriate child safety devices installed.

Small torches and spare batteries are available in each bedside table

Bedroom 2:

Accessed via two steps up (12cm each) from the hallway

Door width 67 cm

Dark brown carpet with pink and cream walls and white skirting board

1 single bed (3ft)

1 king-size double bed (5 ft)

Bed height 60cm floor to top of mattress

Non feather duvets and pillows provided

Bed linen provided

3 Bedside drawers are 64 cm high

3 Bedside lamps

Alarm clock

Head-height clothing rail and clothes hangers

Full-length mirror

Coat hook on the back of the door

Luggage stand

Natural daylight from two windows

Fabric window blinds with appropriate child safety devices installed.

Small torches and spare batteries are available in each bedside table

Bedroom 1

Accessed via two steps up (12cm each) from the hallway

Door width 67 cm

Dark brown carpet with yellow walls and white skirting board

1 single bunk- bed (3 ft) that can sleep two people from age 6 years on the top bunk

Non-feather duvets and pillows provided

Bed linen provided

Bedside drawer is 64 cm high
Bedside lamp
Alarm clock
Head-height clothing rail and clothes hangers
Small mirror
Coat hook on the back of the door

Natural daylight from window
Fabric window blinds with appropriate child safety devices installed.

Small torch and spare batteries are available in the bedside table

Outdoors – Laundry Room in the Lower Barn

Guests have access through the adjacent lower barn door to a washing machine and overhead laundry rack. If required, there is also a rotary washing line that can be erected by guests to dry their clothes outside. The fixing point is to the right of the house, towards the bulk gas tank. Remove the red protective cap, keep in a safe place and locate the base of the rotary washing line into the fixing point. Please do not leave the rotary washing line outside when not in use; replace the red protective cap over the fixing point and return the washing line back in the laundry room for storage. **We would also request that the barn doors are kept locked at all times for your security and protection of the contents.**

For your convenience, there is room to store bicycles or any outdoor equipment you have in the Lower Barn only.

Please be aware that the generator housed in the adjacent upper barn can start-up without warning and can be noisy for periods of time in the Laundry Room during the normal operation of the generator. The adjacent Upper Barn also contains a diesel fuel tank and a water treatment plant. **Please do not use smoking materials or naked flames of any kind in the vicinity of the barns.**

Eary Cushlin and its facilities are powered entirely by diesel generator and inverter battery storage. The property has no mains drainage and the water supply is pumped from a specially dug borehole adjacent to the property.

Guests are asked to respect the Countryside Code, contemplate and conserve their power and water usage and ensure **all** their waste materials are deposited in the green bins provided at the main farm gate. The bins are emptied every two weeks.



Rotary washing line to the right of the house –
please store back in the barn when not in use

Additional Information

It is important to note that access off the main Coast Road A27 is very uneven in places and low-profile vehicles will have a tendency to ground on the track down to the farmhouse, especially in inclement weather.

The house is two-storey with a slate roof

There are low ceilings throughout

There is gas central heating and radiators in each of the rooms

We welcome stargazers, cyclists and walkers and are registered with these particular visitor group schemes. The Isle of Man is a 'Dark Skies' Discovery Site. See websites www.visitisleofman.com and www.darkskydiscovery.org.uk for details.

There is an information folder in the cottage. It is produced in size 14 font

Lighting is LED throughout

There is no mobile phone reception at all throughout the property or the immediate surrounding land. A landline telephone is provided for short, local calls only.

There is limited speed internet and WI-FI available at the property

The property and adjacent barns are no smoking throughout

Parents and carers of children and vulnerable adults are advised that Eary Cushlin is situated in a remote country-side location on rough and undulating farm land with an unfenced water-course nearby. There is a footpath and a public right-of-way that passes by the farmhouse.

Licensed assistance dogs are permitted with prior arrangement please at the time of booking and an additional fee for cleaning will be charged.

Future Plans

We are very sorry at the moment that we are unable to offer full facilities at Eary Cushlin to store capacious equipment such as canoes, climbing or diving gear. We do have limited room in the adjacent lower barn for a few mountain bikes for example. We are working towards some future improvements and as soon as funds allow we will enhance the adjacent stone barn and install these missing facilities for our guests.

We will also review our property through feedback from our guests and make any changes accordingly.

We welcome your views to help us continuously improve and if you have any comments and suggestions please email us.

Travel Info:

For ferry travel to the Isle of Man contact the Isle of Man Steam Packet Company - www.steam-packet.com or call 01624 661661.

For flight information for travel to the Isle of Man and hire car options please contact the Isle of Man Airport - www.gov.im/categories/travel-traffic-and-motoring/isle-of-man-airport/ or call 01624 821600.

For bus timetable information contact Bus Vannin - www.gov.im/categories/travel-traffic-and-motoring/bus-and-rail/bus-vannin/bus-timetables/ or call 01624 662525.