ACCESS STATEMENT

Glenfaba Lodge

Property details

Property name	Glenfaba Lodge
Sleeps	10
Bedrooms	5
Address & postcode	Peel

Property summary

Glenfaba Lodge is a five bedroom cottage set within approximately four acres of gardens in Patrick. The property has multiple internal levels, with bedrooms, bathrooms and lounge accommodation accessed via several short staircases.

Nearest bus stop Approx. 10 min. walk.

What3words slider.stunning.future

Sea terminal, Douglas Approx. 25 min. drive

Ronaldsway, Castletown Approx. 20 min. drive.

At a glance

Entrance	1 step at each of the three entrance options.
Floors	Multiple split levels, including attic conversion.
Parking	Ample parking outside the property, with additional spaces beside the old farm buildings.
Wheelchair access	Not suitable for wheelchair users due to entrance steps and internal stairs.

Access throughout the property

Area	Access notes
Arrival & entrance	The property is approximately 100 metres up a steep, narrow track from the main road. The entrance track is narrow; approaching from the south, travelling from Peel, is strongly recommended. Parking is available outside the property and beside the old farm buildings.
Moving around	The ground floor has open plan kitchen and dining accommodation, utility room and cloakroom. Short staircases lead to the split level bedroom wing, main bathroom, lounge and attic conversion.
Living	Open plan kitchen/dining room on the ground floor. Large separate lounge with connected balcony, accessed via a further short staircase.
Sleeping & bathrooms	Five bedrooms across the split level accommodation and attic conversion. Main bathroom has a bath and separate shower Two en suite bathrooms have showers; the attic en suite has a bath.
Outside	Approximately four acres of wild garden, including a deep pond. Care is needed around the rear of the house due to a gap between the building and hillside. The old farm buildings are derelict and their remaining walls must not be climbed.
Additional notes	Young children must be closely supervised in the garden, particularly near the pond and old farm buildings. Up to two well behaved dogs are permitted at an additional cost. Guests with restricted mobility are likely to experience difficulties due to the steps and staircases.

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