

## **Access Statement- Garden and Red Squirrel Cottages**

### **Introduction**

Cuil-an-Duin Country House and Cottages is a Category B Listed property located just outside Ballinluig in Highland Perthshire. The property was built in 1925 and has many period features. We have 20 acres of grounds and gardens, including ancient woodland. The east wing of the house has recently undergone extensive refurbishment and offers one bedroom (Garden Cottage) and two bedrooms (Red Squirrel Cottage) accommodation for self-catering guests. Whilst we aim to meet the needs of all our guests, there are some features of the property which might make access more difficult for people with limited mobility. Garden Cottage can accommodate two adults in one bedroom and Red Squirrel Cottage can accommodate 2- 3 guests. The cottages are adjoining and can be let together as a three bedroom property accommodating a maximum of 4-5 guests. Children over the age of 12 are welcome.

Our cottages have been graded as 5 Star by Visit Scotland and are listed with Sawday's Special Places to Stay as part of their 'Just for Two' collection. We take great pride in offering an exceptional standard of accommodation to our guests. Mobile telephone and Wi-Fi signals are generally good throughout the cottages and garden.

This access statement outlines the key facilities and services that are available to enable potential guests to assess the suitability of our accommodation in meeting their particular needs.

We cannot accommodate pets and do not accept pets being left in cars in the car parking area. Service and assistance dogs are welcome. We have our own animals on the property and guests are kindly asked to drive very slowly when entering and leaving the property as there are frequently deer and red squirrels on the driveway.

### **Pre arrival**

Relevant pre arrival information can be found on our website [www.cuil-an-duin.com](http://www.cuil-an-duin.com), and we can be contacted via email at [enquiries@cuil-an-duin.com](mailto:enquiries@cuil-an-duin.com) or by telephone on 01796 482807. Guests are advised that Cuil-an-Duin is a large property and is also our home. We do not employ any staff and therefore may not always be available to answer the telephone. We ask that guests please leave a message with a contact number or alternatively email us on the address above. We receive email notifications instantly on our mobile phones. We check for messages on the main house telephone frequently throughout the day and will return calls as promptly as we can.

We are able to post information, booking confirmations, directions and this access statement to any guests requiring this. We operate an online booking system which is accessed via our website. The booking system provides instant confirmation of availability and allows for direct booking to be made via our secure SagePay system. For those guests who prefer, we can take bookings over the telephone and email or post the relevant confirmation to them.

We are situated in a peaceful rural location 5 miles south of the town of Pitlochry. Pitlochry has full facilities including banks, supermarket, restaurants, health centre, pharmacy, dental practice and a cottage hospital. Electric charging points are also available for the re-charging of electric vehicles. A detailed map and travel directions can be found on our website under the 'contact' section. We send all guests an email copy of this information prior to arrival and we recommend that guests print this out for reference while travelling. The entrance to Cuil-an-Duin is one mile from Ballinluig village situated at the top of a hill at the end of a 'local access only' road. This road is well maintained but is outwith the village itself and therefore has no street lighting. We are approximately 1 mile from the small village post office and the bus stop. Ballinluig Service Station provides fuel facilities and has a small shop.

Local buses run from Ballinluig village to both Pitlochry and Aberfeldy. Pitlochry has a train station with direct mainline services to Inverness, Edinburgh, Glasgow and London (including a sleeper service). There is a local taxi service in Pitlochry.

Edinburgh airport is approximately 1.5hrs drive away. Car Hire is available at Edinburgh Airport and in Perth city centre.

### **Arrival and car parking**

Stone pillars at the entrance to our driveway are signed 'Cuil-an-Duin'. A tarmac tree lined driveway leads to the house. There can often be deer, red squirrels and other wildlife on the driveway. There are ample parking spaces in the area directly outside the front door to the main house. This area has a gravelled surface. Two antique coach lamps illuminate the car parking area.

### **Garden Cottage**

The cottage has its own private entrance and is accessed via a gravel path which can be uneven in places. The cottage is on the ground floor of the east wing of the house.

### **Entrance porch**

The entrance porch has coat hooks and coir matting.

### **Bedroom**

This room is located to the left of the entrance hallway. The hallway is lit by two central ceiling lights. There are two windows providing natural light. There is emergency plug-in night lighting in the hallway. The bedroom has a kingsize (5 ft.) bed with Hypnos mattress with access from both sides. The height of the bed is 58 cm from floor to top of mattress. All bedding and bedlinen is provided. Our bedding is all hypoallergenic. A detailed description of our bedding and bedlinen choices can be found on our website. Additional bedding is available upon request.

The flooring is pure wool carpet. There is a south facing window providing natural light which has a blackout blind and thick interlined handmade curtains. Additional lighting consists of a central ceiling light and two bedside lamps.

There is a Lloyd Loom style wicker bedroom chair, a tall boy with mirror, two bedside tables, a freestanding wardrobe, and a full length cheval mirror. The bedroom has a radiator with adjustable thermostat and a separate storage heater.

### **Sitting/Dining Room**

The flooring is pure wool carpet with a wool scatter rug. There is a leather two seater sofa, 2 occasional tables, sideboard, glass display cabinet, dining table and 4 chairs.

There is a flat screen FreeSat TV in the room with subtitles facility and a DVD player. A small selection of DVD's are available for guests use. There is a radiator with adjustable thermostat and a separate storage heater.

The room also has a log burner and a log basket. Instructions for lighting the log burner are provided.

### **Bathroom**

The bathroom has linoleum flooring and central lights. There is a bath with a hand held shower mixer tap and there is also a separate shower cubicle with an electric Mira shower, washbasin and wc. A shower stool and grab rail is available upon request. The bath is located within an alcove under a sloping roof and is unsuitable for guests with mobility limitations. The bath has a chrome handrail. There is a sink, mirror, shelf and heated towel rail. Guests are provided with a range of premium quality towels including hand towels, bath sheets, face cloths, bath mat, bathrobes and 'spa' slippers. A midweek towel change is available upon request. Guests are kindly requested not to launder any towels or bedlinen during their stay and ask for replacements if required.

### **Kitchen**

The newly renovated kitchen is compact and fully equipped with built in appliances including Bosch dishwasher, Bosch washing machine, Neff Oven and Ceramic Hob, and Neff fridge. A range of premium crockery, cutlery and glassware is provided. A complete inventory for the cottage furnishings and fittings is available upon request.

### **Red Squirrel Cottage**

The Cottage is located on the first floor of the east wing of the house and is accessed via a flight of steep stone steps which may be unsuitable for those with mobility limitations.

#### **Entrance porch**

The entrance porch has coat hooks and coir matting.

#### **Bedrooms**

There are two bedrooms accommodating a maximum of three people.

Bedroom 1 located at the end of the hallway. The hallway is lit by a central ceiling lights. There are two windows providing natural light. Bedroom 1 has a bright south facing aspect. There is emergency plug-in night lighting in the hallway. The bedroom has a kingsize (5 ft.) bed with Hypnos mattress with access from both sides. The height of the bed is 58 cm from floor to top of mattress. All bedding and bedlinen is provided. Our bedding is all hypoallergenic. A detailed description of our bedding and bedlinen choices can be found on our website. Additional bedding is available upon request.

The flooring is pure wool carpet. There is a south facing window providing natural light which has a blackout blind and thick interlined handmade curtains. Additional lighting consists of a central ceiling light and two bedside lamps.

There is a Lloyd Loom style wicker bedroom chair, a tall boy with mirror, two bedside tables, a freestanding wardrobe and a blanket box. The bedroom has a radiator with adjustable thermostat. There is a non-working fireplace in the room. Bedroom 1 accommodates two people.

Bedroom 2 has a double (4ft.6) bed with Hypnos mattress with access from both sides. The height of the bed is 58 cm from floor to top of mattress. All bedding and bedlinen is provided. Our bedding is all hypoallergenic. A detailed description of our bedding and bedlinen choices can be found on our website. Additional bedding is available upon request.

The flooring is pure wool carpet. There is an east facing window providing natural light which has a blackout blind and thick interlined handmade curtains. Additional lighting consists of a central ceiling light and two bedside lamps.

There is a Lloyd Loom style wicker bedroom chair, a tall boy with mirror, two bedside tables, and a built in wardrobe. The bedroom has a radiator with adjustable thermostat. There is a wash-handbasin and vanity unit. Bedroom 2 is best suited to accommodate a single person.

### **Kitchen**

The newly renovated kitchen is compact and fully equipped with high quality appliances including Bosch dishwasher, Bosch washer/dryer, Neff Oven and Ceramic Hob, and Zanussi fridge. A range of premium crockery, cutlery and glassware is provided. A complete inventory for the cottage furnishings and fittings is available upon request.

### **Bathroom**

The bathroom has linoleum flooring and a central light. There is a bath with a hand held shower mixer tap, washbasin and wc. Guests are provided with a range of premium quality towels including hand towels, bath sheets, face cloths, bath mat, bathrobes and 'spa' slippers. A midweek towel change is available upon request. Guests are kindly requested not to launder any towels or bedlinen during their stay and ask for replacements if required.

### **Sitting/Dining Room**

This room has a coombed ceiling. The flooring is pure wool carpet with a wool scatter rug. There is a leather three seater sofa, 2 occasional tables, sideboard, dining table and 3 chairs.

There is a flat screen FreeSat TV in the room with subtitles facility and a DVD player. There is a radiator with adjustable thermostat.

### **Outside areas**

Red Squirrel and Garden Cottage have their own private (shared) garden with table, chairs, sun umbrella and BBQ facilities. Cottage guests are also welcome to walk around the garden and ground of the main house.

### **Assistance Dogs**

Assistance dogs are warmly welcomed. We have a selection of floor cushions, dog bedding, clean towels and feed and water bowls available. There is ample space in both cottages for assistance dogs to make themselves comfortable. Garden Cottage is particularly well suited to the needs of assistance dogs as the cottage door opens directly into the garden on the ground floor.

There is a pet shop in Pitlochry with a range of feed supplies. Perth has a wide selection of pet shops and feed merchants.

Assistance dogs requiring treatment are catered for by our local veterinary practice in Pitlochry.

Assistance dogs are welcome to take off lead exercise anywhere in the garden, paddock and woods.

## **General**

We ask that wherever possible, guests advise us in advance of any particular access requirements or concerns that they may have, so that we may provide the best possible experience for their visit.

We can provide details of local doctors and emergency services.

There are fire extinguishers located in both cottages.

We operate a strict non-smoking policy in the cottages and also throughout the gardens and grounds due to our wood shed, outside oil heating tanks and extensive woodlands.

In the event of a fire, audible smoke alarms will sound. We ask that guests advise us if they will need help in the event of an emergency evacuation.

We have undertaken Accessible Tourism Training run by VisitScotland.

Sally is a qualified teacher and has experience in supporting individuals with learning difficulties.