

THE MICLARAN - ACCESS STATEMENT

Introduction

The Miclaran is set in a peaceful location on a quiet residential road on the outskirts of Shanklin.

The majority of rooms have a spectacular sea-view and the garden path leads directly onto the coastal cliff path.

A leisurely walk to Shanklin old village may take you between 20-30 minutes (dependent on your walking pace), a similar timing for Sandown.

Nearby steps from the cliff path lead down to the beach below (only 5 minutes walk from the Miclaran), Shanklin Esplanade is a pleasant walk in one direction, Sandown the other.

We have 9 letting rooms offering single, double, twin and treble (double with adjoining single) rooms. All rooms are en-suite, all rooms except for the single room have sea views. The single room looks out onto Littlestairs Road and neighbouring properties and has some country views over to the right.

Our aim is to ensure our guests enjoy their stay and recommend the Miclaran to their friends and family. A key priority is the cleanliness of our guest accommodation and to provide good food.

Whilst we aim to meet the needs of all our guests, we hope you appreciate that this isn't always possible: due to the size of our accommodation we unfortunately do not have a ground floor letting room.

Our letting rooms are situated on the first and second floor levels and there are stairs leading to both floors, we do not have a lift in the property.

The Breakfast Room and guest lounge area are on the ground floor.

Pre-arrival

Our website www.miclaran.co.uk provides details/pictures of our accommodation.

You can contact us by phone or email

- Tel: 01983 862726
- Email: enquiries@miclaran.co.uk

- The property is approximately a five minute taxi drive from Shanklin Railway Station; alternatively the local station at Lake is a 10 minute walk away.
- The nearest bus stop is located on Sandown Road near to the turning into Littlestairs Road.
- Information about public transport and bus routes can be provided prior to arrival. We do have Bus Timetables in our entrance hall.
- Car ferry bookings can be made for you.
- Taxi's can be pre- ordered for collection from ferry/train station if required. Local taxis' details are located in our entrance hall.
- Brochures and menu's can be posted or emailed (in large text) if required.
- Premises are suitable for guests with minor mobility/impairment/visual/hearing impairment who are accompanied to ensure the safety of the guest, but you must be able to climb stairs to bedrooms.

Arrival and Car Parking Facilities

- Please advise your anticipated arrival time to ensure we are here to meet you. Check in is available between 2&8pm, later check in time by prior arrangement with us..
- Assistance with luggage can be provided.
- There are free car spaces for approximately 7/8 cars located on the forecourt of the building. On road parking may be available.
- Drop off point outside main entrance, approximately 5-12 feet from front door.
- Quiet residential road with limited traffic.
- Outside signage is above the entrance hall with clear lettering.
- A door bell is adjacent to the front door.
- The concrete car park is located across the front of the building.
- There are no steps to climb to the front door, only a step over into the porch.

Main entrance

- The entrance doorway is 73 cm wide
- The entrance door has a door bell to the left.
- Ground floor WC facilities are located immediately adjacent to the left of the entrance hall with hand-washing facilities.

Breakfast Room and Guest Lounge Area

- On ground floor, and fully carpeted.
- The lounge area has a wall mounted flat screen TV with two comfortable sofas, further seating is by the patio doors which lead into the garden-one step down.
- There are doors between the lounge areas and dining room. The rooms have plenty of natural light (several windows) and have overhead ceiling lights and wall lights and table lamps.
- Dining room tables/chairs are not fixed and can be moved. There is adequate space between tables/chairs.
- Menus are located on tables. A larger font size can be provided if required or aid given to advising options.
- A buffet table with cereals and juices is laid for guests to help themselves at breakfast. There is a waiter/waitress service for hot food, tea/coffee and toast.

Garden/outside facilities

- A lawned garden with a large patio area at the rear of the property enables guests to relax and enjoy the sea-view.
- The patio has 2 steps onto the garden path – there is no hand rail.
- The garden overlooks the cliff path accessed via a wrought iron gate.
- Outside lighting is located adjacent to the rear patio door.
- Outside seating and benches on the patio area for guests use.
- Main outside area is concrete paving and grass.