

# Abbott's Cottage

Coad Caherdaniel



## Welcome

If you are reading this then you have arrived in one of the most wonderful places in Ireland, south west Kerry. But for those of you who have been here before, you know that anyway.

This is Abbott's cottage, build in 2004, at the foot of McGillicuddy's Reeks, 200 meters from the ring of Kerry. Its open plan, yet traditional design , will ensure you have a constant view of the surrounding country side and mountains, while its modern construction will ensure that you remain cool and comfortable in the heat of summer, and warm and cosy in the depths of winter.

This book is for your convenience and will assist you in getting the most of your stay at Abbott's Cottage.

For more up to date information please visit (there is free wifi for your convenience).

[www.abbottscottage.com](http://www.abbottscottage.com),

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## **Do's and don'ts. Please...**

- Keep all keys safe, and return them to where you got them on departure. Leave all except the back door key in the doors.
- Read the ESB and Oil meters on arrival and departure.
- Keep the front gate closed when possible, to prevent sheep/cows coming into the grass. (you don't need to lock it when you are staying in the house)
- Don't leave the skylight windows open when you are not present in the house, and open them excessively, to avoid rain getting into the house.
- The kitchen counter top is granite, and anything acidic will damage it, e.g. vinegar, lemon juice.
- The oven and hob are stainless so please don't use aggressive or scouring agents on them if cleaning.
- You may find it more convenient to use the rear entrance/utility if entering with soiled shoes.
- A barbecue is provided for your convenience; please leave it as you found it.
- Abbotts is a pet friendly home, but please respect other people's stay, and don't allow pets on the furniture or in bedrooms.
- Keep remotes safe from small children.
- Don't leave children unattended with water inside the house.
- Don't use the timers on the heating and water. Manual operation only.
- Feel free to use consumables and, fuel but please replace them before you leave.
- Feel free to use any of the items in the food press spices sauces etc, but please don't leave anything empty, and don't discard the oil bottles, we refill them.
- When cooking with the HOB, please use the cooker hood fan, to keep smoke and grease out of the house.
- Don't leave any wet or soiled towels or linen in the house on departure. If necessary take them with you and return them to us in Leixlip.
- Don't leave any refuse in the house, see the refuse section for where to dispose of waste.
- **READ THE FIRE SAFETY LEAFLET IN PROVIDED.**

## When you are leaving....

Please

- Close all windows
- Lock all doors,
- Switch off sockets (which have items plugged in).
- Switch off the heating and water
- Isolate the heating and pump by switching the socket on the utility wall off.
- Take all soiled linen/towels with you.
- Take any refuse and bottles with you .

## Water

Water is pumped from a tank at the back of the house, which is isolated with a valve, when there's nobody in the house. If it is OFF you will need to pull the handle anti clockwise until it is in line with the pipe, to switch it on. The switch for the pump is on the wall in the utility room (see the heating section below)



The water is generally only turned over the winter.

## Central Heating / Water Heating

Before turning on the heating/water make sure that both the boiler and water pump are plugged in and switched on, and the pressure is at least 1 bar.

There is no 'hot water' tank, and all hot water is heated as it is needed



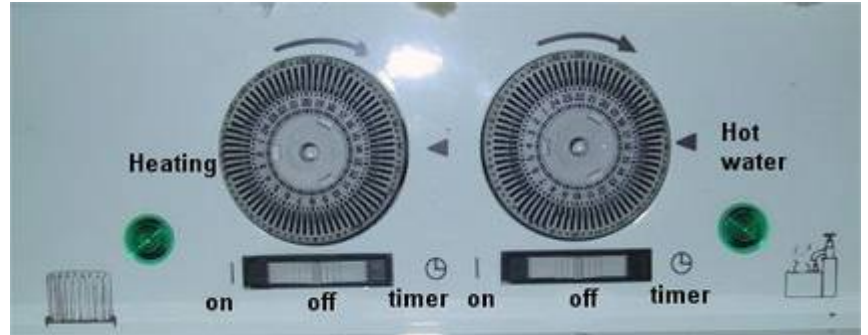
within the boiler. Both water and heating is run from the same boiler, situated in the utility room.

The boiler takes a short time to build up pressure, (couple of minutes), and then water is available. You can check its working from the tap in the utility room.

There are three states for both the water and the heating. ON / OFF / TIMED.

To switch the 'heating' on, push the left slider to the left ( I ) position.

To switch the 'hot water' on, push the right slider, to the left ( I ) position.



It is recommended you cut back the radiators upstairs, as much of the downstairs heat goes up.

**PLEASE DON'T USE THE TIMERS, AND ONLY MANUALLY CONTROL THE HEATING AND WATER**

Boiler Troubleshooting.



If the **hot water stops coming through** the taps, switch the HW off, and switch the CH on, for several minutes, then switch the HW on again.

If the **Orange lamp (limit stat)** comes on, click the white **RESET** button, beside the light, to reset it. Let the CH run for a few minutes, then try running the hot water again.

If the **Red lamp (lock out)** comes on, it means there is no oil being fed to the boiler, or the feed is airlocked. It may be necessary to re-prime the oil supply.

## Oven, HOB & FAN

The hob and oven are electric, and easy to use. The master power switch beside the hob, must be switched on



### HOB

The hob is an electric ring zanussi.

PLEASE DON'T USE SCOURING AGENTS OR TOOLS WHEN CLEANING.

### Oven

**Please do not use ceramic dishes over 200c.** Glass pyrex can be used for higher temperature.

**Grill**, set the left knob to Grill, then adjust the temp with the right knob.

**Oven**, set the left knob to Oven, then adjust the temp with the right knob.

**Defrost**, set the left knob to Defrost, then adjust the temperature with the right knob.

The **LED** light is on if the oven is active.

The centre knob is only for manual timer, and does not turn off the oven.



## Washing Machine/ Drier

Please refer to the instructions for these items, on the front of the machines.

### Dish washer.

Please ensure that there is adequate Salt/Dish washer liquid/detergent, before commencing a wash.

There is a delay timer which you can set to delay when the dishwasher starts.

## Fridge and freezer

The fridge is a basic low capacity one, and it is not designed to handle a full load of food at room temperature. It is recommended you carry chilled food in a chill box. There is a freezer in the utility room, which can freeze food quickly, if you require it.

If the fridge is performing poorly, its likely there is a build up of ice in the freezing compartment and it may require defrosting.

To defrost

1. Remove all food from the fridge
2. Remove the glass shelf and store it carefully.
3. Remove the rubber bung from the underside of the freezer box tray
4. Push in the black button on the temperature controller.
5. While defrosting, the melted water will collect in the vegetable tray at the bottom.
6. When defrosting is done, the button will click out and the fridge will start cooling again. Don't forget to replace the rubber bung, and remove the accumulated water.
7. The process may take several hours, but may be speeded up by keeping the door open, until the process is complete.





## **Safety and Security**

A child safety gate is fitted, and may be easily put in place at the top of the stairs, at your convenience.

A fire extinguisher and fire blanket is in place on the wall in front of the fridge

Don't use the extinguisher on an Oil fire.

Don't use pots for deep fat frying, or leave a pan with oil, unattended on the cooker.

Don't over load the fire with solid fuel.

Always put the fire guard in place when the fire is not attended.

Avoid using the fire if you have very small children.

Clean up any spills from the floors/stairs, to avoid the risk of a fall.

Feel free to check the smoke/heat detectors, and contact the agent if you notice any problem.

See the fire safety leaflet in the house.

## **Energy Metering**

Both the electricity and boiler are metered. The boiler is metered with a timer of the boiler activity (and thus the oil consumption). The rates may fluctuate from year to year, and will reflect the purchase price of oil.

The ESB meter is on the wall of the lean to, and rates are set by the electricity supplier. There is a metal key in the drawer to open the meter. Please return the key if you use it.

Read the meters before and after your stay



## **Refuse.**

You may purchase council approved refuse bags from most of the local shops. They may be disposed of in Caherdaniel village. (Turn right at the cross roads in Caherdaniel, if coming from our house).



## Electric Fuse Board

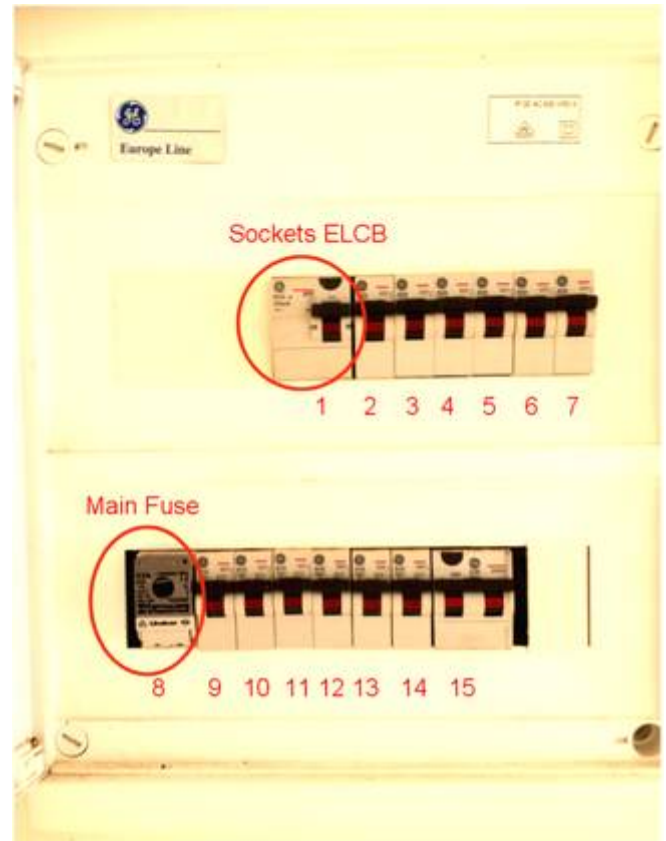
The electricity fuse board is in the kitchen area on the front wall to the right of the window.

To isolate the power to the house, pull the cover down on the main fuse (see image).

The ELCB (earth leakage circuit breaker), is designed to detect small current leakages from the sockets, and isolate them by tripping.

If the ELCB is tripped, a socket MCB (miniature circuit breaker) will also trip. The ELCB can be reset, but the MCB should not be reset until the cause of the short has been rectified.

To reset either an MCB or ELCB, you must pull down the switch fully, and then push it back up fully.



If you are in any doubt, please contact the management company.

### Board switches and what they control

1	ELCB
2	Upstairs sockets
3	
4	Utility sockets
5	Kitchen, bed sockets
6	Sitting room sockets
7	Atrium (back door) sockets

8	Main Fuse
9	Cooker
10	
11	
12	
13	
14	
15	kitchen utilities, and worktop sockets

# TV and Entertainment

## Remotes

Please keep remotes safe, and out of reach of small children. Device remotes are quite specific, and difficult to replace.

TV	WD Media streamer	Satellite
		

## Satellite TV

The house has freeview and SAOR view TV using both terrestrial and satellite signals. The channels are controlled from the HDMI 2 input on the TV. The TV tuner is not used.

### To watch TV....

Switch on the Satellite box from the power button on the remote.

A number comes up on the display, representing the channel currently selected, and indicating it is on.



Power the TV on, and select the correct input, using the input selector button, and the navigation buttons to move up and down through the various inputs.

The input for the Satellite box is HDMI 2.



On the Satellite remote, use the Blue OK button to bring up the selection, or the blue UP / DOWN to move through the channels. The LEFT RIGHT button scrolls a page at a time. The OK button selects the chosen channel.



### USB

A USB stick can play some AVI files, insert at the front or the rear of the TELESTAR box. Select it with the MEDIA button, and navigate with the blue navigation keys.

Note this may not support all sticks/drives and file formats.



## TV Trouble shooting



TV wont go on	check the wall switch check the on/off button on RHS of the TV (should be a red standby light) replace the batteries in the remote
Cant' get any channels on the TV	Since the digital switch over, the only channels on the TV are through the satellite receiver. You must select this as the input device, and control the channels from the device remote
Volume on the TV won't work.	The sound can be controlled by either by the TV or satellite remote. Make sure that neither are set to zero.
Saor view channels won't work	Make sure the coax cable is connected from the satellite box to the white wall socket.

## Netflix and Youtube

You can connect to Netflix and youtube through the **Western Digital device**. This can be found on HDMI 2. (click source on the TV, and scroll to it. TV is HDMI 1). Note the broadband connection has a lot of contention, and the signal may degenerate during peak holiday times.

Navigate to SERVICES on the WD box, with the WD remote, and navigate to Netflix or youtube

Note you need your Netflix details to login into the service, so have them with you. (if Netflix is logged in already, please log out and log in with your own).

Make sure you log out completely from Netflix before you leave, so someone else does not use your service.



## WIFI

To connect to WIFI, select 'GETNET' as the SSID. There is no password required. Please do not abuse the wifi it with large downloads or uploads.

## Music

There is a central music system, and you can connect to it with Bluetooth.

Connect to 'MUSIC RECEIVER', and play music from your device. The unit is beside the fridge, so don't move your device to far away.

There is also a Sony Bluetooth radio, which you can connect to, but I would not recommend this. Its primarily used as a radio.

## Games

There's always a few games in the treasure chest under the bench seat.



## Telescope

The astronomical telescope is for your use, but please use with care, especially when taking it outside. Don't take it outside in damp weather, and don't leave it outside. Always turn off the viewfinder reticle, as it works on battery, and always replace the lens and eyepiece covers.

If you want to know how to use it, follow the link to this 5min youtube video.

<https://youtu.be/l27QDrJly24>





## Other Information

### Water

To switch on the water after the winter.

- Check that the main water valve is on at the tank, Pull it Anti-clockwise, until it is in line with the pipe.
- Switch on the pump from the socket on the wall (don't turn on the heating yet.)
- Run the cold water in the utility sink, to check there's good pressure.



### Heating system

- Check the pressure gauge on the front of the heating, it should be above 1.0 bar.
- If pressure low, leave it for a few minutes. The pressure should rise.
- Switch the heating socket switch on at the wall (beside the pump socket)
- There are two timers and switches, left one is for heating, and right is for hot water.
- Push the slider to the left to switch the heating on constant. The green indicator light goes on. You will hear the pump, then after a few seconds the burner should fire up.
- The radiator in the upstairs double bed room maybe slow to heat.
- The **utility room radiator should remain off at all times**, as the boiler provides enough latent heat to head the utility area.



END