

Abbott's Cottage

Coad Caherdaniel



Date: 29.06.2021

Welcome

We hope you enjoy your stay at Abbotts', and this manual is provided to help you get the most from the house. There is also information about the area and the local facilities and attractions on the website.

www.abbottscottage.com

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Do's and don'ts. Please..

- Do, keep all keys safe and return them to where you got them on departure. Make sure all doors are locked on leaving.
- Do, read the ESB and Oil meters on arrival and departure.
- Do, 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 excessively or open when you are not present in the house to avoid rain getting in.
- Don't use anything aggressive or acidic e.g. vinegar or lemon juices on the granite kitchen counter top.
- Don't use scouring agents on the cooker and hob, to avoid scratching
- Do, where possible please use the rear door for entry and exit, to reduce wear and tear on the wood floor in the porch.
- Do, feel free to use the barbeque, and leave it as and where you found it.
- Abbots is a pet friendly home, but please respect other people's stay, and don't allow pets on the furniture or in bedrooms.
- Do, keep remotes safe from small children.
- Don't leave children unattended with water inside the house.
- Don't leave children unattended if the stove is lighting as it gets extremely hot and may pose a hazard. There is a fire guard for additional protection.
- Don't use the timers on the heating and water. Only operate manually.
- Do, feel free to use consumables and fuel but please replace them before you leave.
- Do, feel free to use any of the items in the food press (spices sauces etc,) but let the owner know if any have run out. Please don't discard the oil bottles, we refill them!
- Do use the cooker fan when using the HOB, to keep grease and smoke 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.
- Don't leave the small wicker chairs and table set outside at night or in the rain.
- Do leave the garden parasol folded or inside in windy weather and overnight.

Water

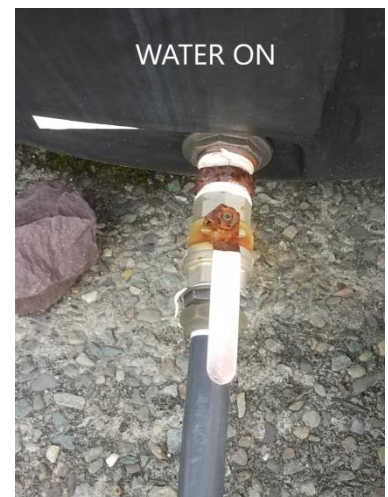
Tank valve.

Water is pumped from a tank up at the shed, at the back of the house. The water is normally switched off in the winter, by closing the tank valve (see below). You don't need to do this unless requested by the owners.

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.

Utility room switch

The switch for the pump is on the wall in the utility room (see the heating section below)



The water is generally only turned off over the winter.

Central Heating / Water Heating

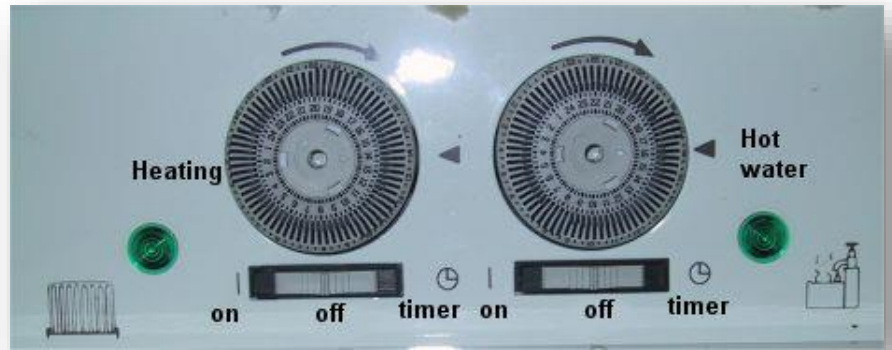


To run the heating or hot water, the water pump must be powered, and the pressure in the boiler at or above 1bar.

On arrival, if the water pump has been switched off at the wall, switch the boiler off at the wall, and the water pump on and wait until the pressure rises in the boiler before running the heating or hot water.

To switch either the heating or Hot water on, push the appropriate slider to the left. (don't use the timers).

For Hot Water switch it on approx. 5 minutes before use, and turn it off as soon as you are finished using it. Leaving the hot water on may trigger the overheat stat.



DON'T SWITCH ON THE HEATING OR HOT WATER IF THE PRESSURE IS NOT BETWEEN 1 AND 2.0 BAR..

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

UTILITY ROOM RADIATOR MUST BE KEPT OFF.

Boiler Troubleshooting.

BOILER LOW PRESSURE: If the boiler pressure does not come to 1.0 bar, check that the water pump is working (switch the cold tap, and you should get a good flow of water). If there's no water pressure see the water troubleshooting section below.

NO HOT WATER. If the boiler has been firing and you have no or intermittent hot water, it may have overheated. Switch off the HW, and switch on the Heating until you hear the burner firing, then switch off the heating and try switching on the HW again. If the **Orange lamp (limit stat)** comes on, push the reset button, only in heating mode, and proceed as above, switching off the heating as soon as you hear the burner starting. If the **Orange lamp (limit stat)** comes continues to be on, contact the owners.

If the **Red lamp (lock out)** comes on, it means there is no oil being fed to the



boiler, or the feed is airlocked. The system may need to be bled. Contact the owners.

Water Troubleshooting

WATER FLOW POOR OR NOT AT ALL

- In the utility room, check that the pump plug is in the wall and switched on.
- Check that the TANK CUT OFF VALVE IS OPEN (valve handle is in line with the pipe).
- Using the key on the key rack behind the back door, go to the pump room (shed at the back of the house), and check there is power on the pump.
- If there is a 'FAULT' on the pump, press the stop/start switch twice with a few seconds in between, to reset it. You should hear the pump starting.
- If this fault cannot be reset, swap over the pumps by switching one off and the other on. BOTH PUMPS MUST NOT BE ON AT THE SAME TIME.



Switching water on in the winter

- Check that the main water valve is open 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. Follow the instructions in the heating section to start the heating or hot water)
- Run the cold water in the utility sink, to check there's good pressure.



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.

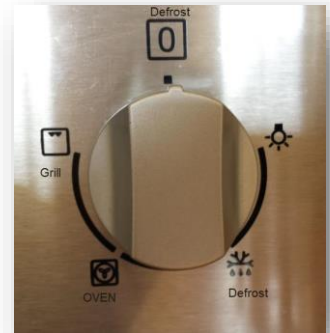
Grill, set the left knob to Grill, then adjust the temp with the right knob.

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 larder fridge, 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 or bag. There is a freezer in the utility room, which can freeze food quickly, if you require it.

The fridge will autodefrost.

Wood burning stove

Safety

The stove provides a very efficient means of heating the living area, when lighting is gets extremely hot, so please take care not to touch it and supervise children.

Cleaning

When the fire is out ensure the tray is in the bottom. Before raking any ash down into the tray, remove and empty the tray, then return the tray and use the brush to brush the ash into it from the grate. Then remove the tray again and empty it to the ash bucket.



Note that if you allow too much ash into the tray, it will fall into the cavity behind the tray, and is very difficult to clear

Lighting

To start the stove use smokeless briquettes spread on the bottom grate, and add fire lighters. Put sticks on top, light them then add more briquettes or a log.



when adding fuel wait until the burn has died down significantly and rake it to make sure nothing will fall out when you open the door. Use the insulation glove provided to open the door and to add a log ,or add the coal from the scuttle or shovel. DO NOT TOUCH ANY PART OF THE STOVE WHEN IT IS HOT.

Adjusting the heat

User the damper control on the **left** to reduce the heat from the stove once the fire has built up. A good setting is with the knob flush with the frame of the stove. Do not let the heat build up on the floor in front of the stove. To dampen down the fire completely, push in fully both damper knobs (see the right image above)

Fuel

Board na Mona smokeless briquettes or logs may be purchased at O'Neills in Castlecove. Either are suitable for the stove. DO NOT USE NORMAL POLISH



OR SMOKELESS COAL IN THE BURNER

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 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 STOVE 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 owner 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	Sitting room sockets front side
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

Sound bar is activated by pressing the power on button, and can be adjusted with the volume control. The sound bar is optional, and TV sound is accessible from the TV remote.

Remotes

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

TV & Fire Stick	Satellite	Sound Bar.
		<p>Use the green button to activate the sound bar</p> 

Satellite TV

The house has FREEVIEW and SAORVIEW 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 1.



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.

It's recommended you keep the volume up full, and use the sound bar or the tv remote to control the sound



TV Trouble shooting

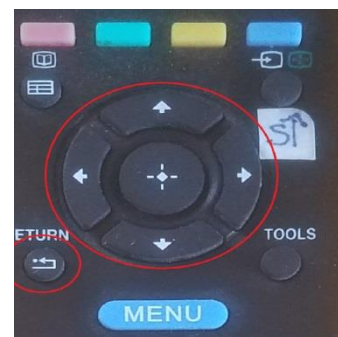


TV won't go on	<ul style="list-style-type: none"> • check the wall switch • check the on/off button on RHS of the TV (should be a red standby light) • replace the batteries in the remote
Can't get any channels on the TV	<ul style="list-style-type: none"> • Since the digital switch-over, the only channels 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.	<ul style="list-style-type: none"> • When Freesat or Saorview channels are being viewed, the sound can be controlled by either by the TV or satellite remote. Make sure that neither are at zero.
Saor view channels won't work	<ul style="list-style-type: none"> • Make sure the coax cable is connected from the satellite box to the white wall socket. (see image above)

Netflix and Youtube

The TV is not smart, but there is an Amazon Fire stick plugged in, available on **HDMI 3**. You will have to log into the Fire stick to access its services (or register free if you have not already). Youtube and Netflix are available from the box. You will need to login to Netflix with your credentials.

The TV remote can be used as a controller for the Fire stick, once the HDMI3 input is selected. The keys are the four upper navigation keys, the RETURN key, and the 'SELECT' key (center of the navigation keys).



Make sure you log out completely from Netflix, youtube & Amazon fire stick before you leave, so someone else does not use your service!.

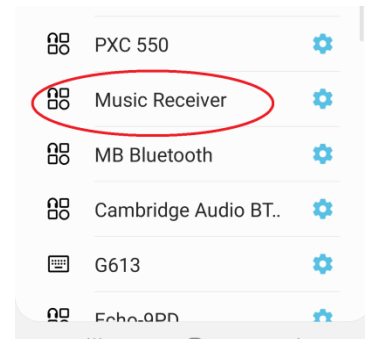
WIFI

Abbott's has FTTH (fiber) broadband. To connect to WIFI, select 'VODAFONE 0A54's WIFI' as the SSID. Request the password from the owner.

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. It is primarily used as a radio.



Board Games

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



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 5 min YouTube video.

<https://youtu.be/l27QDrJly24>



When you are leaving....

Please

- Close all windows, including skylights
- Switch off sockets (which have items plugged in).
- Switch off the heating from the wall switch
- Please leave the water switch (utility room) as you found it, unless directed by the owners.
- Make sure wicker chairs and the umbrella are taken in.
- Take all soiled linen/towels with you.
- Take any refuse and bottles with you .
- Switch off the tank valve (if requested by the owner)
- Lock all doors, and the gate if it was locked when you arrived.
- Return the keys.