

# 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 on departure.
- Read the ESB and Oil meters with the agent, and be happy that the charges are correct.
- Keep the front gate closed when possible, to prevent sheep/cows coming into the grass.
- Don't leave the skylight windows open when you are not present in the house.
- Don't open them excessively, to avoid rain getting into the house.
- The kitchen counter top is granite, and anything acidic will damage it, eg. vinegar, lemon juice.
- The oven and hob are stainless, 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 shoe rack is located at the back entrance for your convenience.
- The right (from the inside) patio door has a retaining hook, please use this, and avoid using the left door.
- A barbecue is provided for your convenience; please leave it as 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.
- Keep remotes safe from small children
- Don't leave children unattended with water inside the house.
- Use the wall charger at the fridge only for mobile devices.
- Don't use the timers on the heating and water. Manual operation only.
- **READ THE FIRE SAFETY LEAFLET IN PROVIDED.**

## Oven and HOB and FAN

The hob and oven 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.



## 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.



## 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.

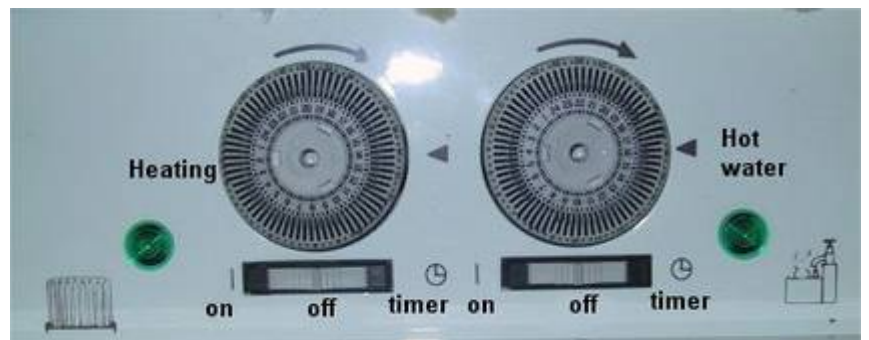
The boiler takes a short time to build up pressure, (couple of minutes), and then water is available. You can check its working from the tap in the utility room.

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**

## 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.

## 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.

A

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.



The agent will read the meters at the start and end of your stay, and apply an appropriate charge for energy.

## Refuse.

This is collected at the bottle bank in Caherdaniel. Talk to the agent for information on the current rate. Please do not leave any form of refuse when departing from the house.

## Electric Fuse Board

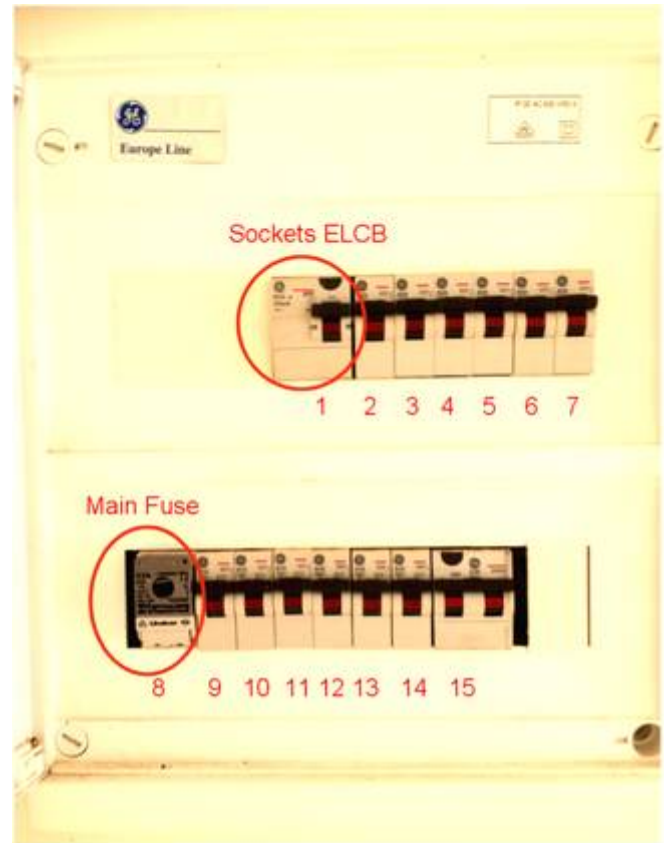
The electricity fuse board is in the kitchen area on the front wall to the right of the window.

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 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.

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

## Netflix

You can connect to Netflix through the western digital device. This can be found on HDMI 1. (click source on the TV, and scroll to it. TV is HDMI 2). 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.

Note you need your Netflix details to login into the service, so have them with you.

Make sure you log out completely from Netflix before you leave.



## 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 youtube video.

<https://youtu.be/Z9exzgNMcRA>

## Other Information

### Water

To switch on the water after the winter.

- Check that the main water valve is on, (The red valve under the utility sink). Turn all the way Anti-clockwise, then a quarter of a turn back.
- 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.

