

This Statement does not contain personal opinions about the suitability of Ballavarteen Farm Holiday Cottage for those with access needs but does try to paint an accurate picture of the property.

## **ACCESS STATEMENT FOR BALLAVARTEEN HOLIDAY COTTAGE**

### **Introduction**

The cottage is a split level single storey cottage adjacent to but detached from the owner's home. It is situated approximately 2.5 miles from the nearest town, Ramsey, in one direction and village, Andreas in the other. The property is accessed via quite a steep driveway. Once down the gradient however everything is on the level. The cottage has a double and a twin bedroom on the upper level.

### **Pre Arrival**

The cottage has its own concrete parking area with outside lighting immediately in front of the cottage.

There is a bus twice a day that stops about half a mile from the cottage.

The owners have a variety of equipment that can be supplied free of charge and will endeavour to hire/ borrow other equipment at cost upon request. Please contact via website for further details.

Tesco Douglas is at the moment the only store to deliver pre ordered shopping.

There are 19 radar toilets on the island detailed information will be supplied upon request.

Please contact the owners for any other requirements

### **Arrival**

All guests are welcomed on arrival and introduced to the cottage.

### **Entrance**

Entry is gained through a garden gate 36" wide.

There is a concrete ramp, gradient 8.5:1, to the front door, 30" wide,

And a 6" threshold. There is a 2" step down into the cottage.

There are hard tile floors throughout the living area.

### **Lounge/diner/kitchen**

There is a minimum of a 36 inch passageway around the whole of this area

The work surface is a standard height

A carver dinning chair is available

The tap has a lever action

**Bathroom**

Is on the same level as lounge area.

The shower over bath, bath and basin taps are all twist action, a grip aid can be supplied.

Moveable safety handle over the bath

High toilet seat, bath seat available

**Bedrooms**

The bedrooms are accessed up three steps each rising 7". There is a grab rail.

The flooring is varnished wood.

The space at the side of each of the beds is approximately 24".

**Outside**

The private patio is accessed through double doors. There is a 2" threshold.

The patio is of concrete paviour construction.

This statement should be read in conjunction with the main website