

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Access Statement for The Barn at Ballaloaghtan

Introduction

The Barn at Ballaloaghtan is a converted 17th-century Manx barn, internally fitted to the highest possible standards. It enjoys complete privacy and seclusion while being only 10 minutes from the Isle of Man airport and 20 from the capital, Douglas. Sleeping accommodation is in four ensuite bedrooms, on two floors. An optional roll-away bed can be added bring potential occupancy up to 12 plus one child in a crib (travel cot supplied on request).

We look forward to welcoming you. For additional information please contact:

Manager: Tim Craine, timcraine@iom.com, 07624-487031

Owner: Paul Davis, paul@manxrarebreeds.com, 07624-497333

Pre-Arrival

- For full details and maps of how to reach us please see our website, www.manxrarebreeds.com. Public transport does not reach this remote area; a car, motorcycle or bicycle is required to reach us efficiently.

Key Collection, Welcome and Car Parking

- Key collection is from a lockbox, details provided in the Welcome Pack. Complimentary parking is available immediately outside the property for up to 20 cars or 100 motorcycles. The approach is lit in the evenings but unlit during the late night and early morning.

Entrance to Property

- Access to the property is either by the back door, which is reached by an outside stone staircase of approximately 12 steps to an outdoor landing and gives access to the upper floor. Alternatively access to the lower floor is via three steps from the driveway to the front door. There is no step-free access.

Halls, Stairs, Landings, Passageways

- The halls, stairs and landings are all well lit using ceiling lights. Doorways and passageways are standard widths. The floor coverings are hardwood and slate. The staircase between floors is wood, with 15 steps, and one handrail. The property is not suitable for full time wheelchair users due to the difficulty of moving between floors.

Sitting Room/Lounge

- The sitting room / TV Lounge is located on the upper floor, with sofas and soft chairs for guests. Furniture can be moved.

Dining Room

- The dining room is on the upper floor and seats up to 12 guests. There is a warmer kitchen immediately adjacent to the dining room, but the main kitchen is one floor below.

Kitchen

- The kitchen is situated on the ground floor and is fully fitted to the highest standards, including fridge/freezer, a large hob, ample storage and workspaces. Best impression is gained from the photographs on our website www.manxrarebreeds.com.

Bedrooms and Sleeping Areas

- There are three bedrooms on the lower floor - two doubles and one quad. All beds are double. The master suite is on the upper floor, with a super-king bed and large ensuite bathroom.
- One of the lower floor bedrooms is in a self-contained service flat and suitable for occupation by carers or assistants who require a modicum of privacy when off-duty.

Bathrooms, Shower-rooms and Toilets

- All bathrooms are ensuite and have at a minimum basin, shower and toilet. The master ensuite also has a large bath and double sink.

Laundry/Utility Room

- A washer and dryer are located in the main kitchen on the ground floor.

Garden

- A fenced, grassed play area approximate 12 x 15 metres is available at all times for recreational use by guests.

Additional Information

- Trained assistance dogs are welcome. Otherwise, there is a "no pets" policy in effect.
- The nearest doctor's surgery is in Castletown, approximately 10 minutes away by car; the island's main hospital is situated in Douglas, approximately 20 minutes away by car.

Contact Information

Address (Inc postcode): The Barn at Ballaloaghtan Ballaloaghtan
Farm Kerrowkeil Road Grenaby Isle of Man
IM9 1BB

Telephone: 07624-487031, 07624-497333

Email: timcraine@iom.com, paul@manxrarebreeds.com

Website: www.manxrarebreeds.com

Hours Of Operation: 24 hr

Local Accessible Taxi: Andy B, 07624-434812 Bunty's, 01624-
835433