

## Ballachrink Farm Cottages – Access Statement

### Welcome

Featuring magnificent sea views both out to sea and over the mountains, these five charming cottages and farmhouse offer you superb cozy retreats at any time of year.

It is our aim to ensure you have a comfortable, relaxing and enjoyable stay. We recognise that some of our guests may require additional services and adaptations and we will strive to provide these where reasonable. This does not extend solely to guests with disabilities, but also includes older people, families with small children, carers, friends and relatives who accompany guests with particular requirements.

### Pre Arrival

Taxis are always available directly outside both the airport and ferry terminal. The taxi fare from the airport will be approximately £28.00 and £18.00 from the ferry terminal.

If you require information on the bus or train timetable, please contact reception via email [enquiries@iomcottages.com](mailto:enquiries@iomcottages.com) or bus Ellan Vannin on 01624 662525, [www.bus.im](http://www.bus.im) and [www.rail.im](http://www.rail.im).

We will email directions and key instructions with your receipt letter.

### Car Parking

On arrival to the cottages there is ample parking available for access to all the cottages. You can park directly outside both Cherry and Holly cottages and the farmhouse.

### Cherry Cottage

This spacious detached, single storey cottage is accessed on a level concrete path, with one step into the open plan living, kitchen and dining area. Wooden floor is fitted throughout this room. The oven, front loading dishwasher, freezer and washer dryer all sit under the worktops. The fridge and microwave sit above.

The double room is carpeted with a 5ft bed and bedside tables at either side of the bed with table lamps.

A further bedroom can be made up has a 6ft bed or twin beds with bedside tables at either side of the bed with table lamps. The bathroom has a bath with shower overhead and a tiled floor.

### Primrose Cottage

This delightful cottage is a two storey upside down cottage and unfortunately not suitable for wheelchair users as the front entrance has four steps to access and the bedrooms are located on the lower floor and we do not have a lift to access that level.

There is an open plan living, kitchen and dining area with full integrated kitchen and all appliances sitting under the worktops. Wooden floor is fitted in the living,

dining space and a tiled floor is presented in the kitchen.

The double room is carpeted with a 5ft bed and bedside tables at either side of the bed with table lamps.

A further bedroom can be made up has a 6ft bed or twin beds with bedside tables at either side of the bed with table lamps.

The bathroom has a bath with shower overhead and tiled floor.

### Fuchsia Cottage

Fuchsia cottage is a cozy two storey cottage for two persons and unfortunately not suitable for wheelchair users as the bedroom is located on the first floor and we do not have a lift to access that level.

The open plan living, kitchen and dining area can be found on the ground level. Wooden floor is fitted in the living/dining space and Amtico flooring is presented in the kitchen area. The oven, front loading dishwasher, freezer and washer dryer all sit under the worktops. The fridge and microwave sit above. A cordless kettle is provided.

The stairs lead you to the double room with a 5ft bed and lights at either side positioned above the headboard. The floor is carpeted. The bathroom has a walk in shower and tiled floor. Handrail for the shower can be arranged with prior notice.

### Holly Cottage

This spacious detached, single storey cottage is accessed on a level concrete path, with one step into the open plan living, kitchen and dining area. Wooden floor is fitted in the living/dining space and Amtico flooring is presented in the kitchen area. The front loading dishwasher, freezer and washer dryer all sit under the worktops. The oven, fridge and microwave sit above.

The twin room is carpeted with bedside tables and lamp at one side of the bed.

A further bedroom has a 6ft bed or if required this can be twin beds. Bedside tables are at either side of the bed with table lamps. The floor is carpeted.

The bathroom has a walk in shower with 3 steps to access. There is no handrail, though this can be arranged with prior notice.

### The Dolls House

This single storey detached cottage is accessed on a level concrete path which leads into the living room with an adjoining kitchen. The living room is carpeted and the kitchen floor is tiled. Due to the three steps leading into the bedroom and further three steps leading down to the en-suite bathroom this particular cottage is not suitable for wheelchairs. The oven, front loading dishwasher, freezer and washer dryer all sit under the worktops. The fridge and microwave sit above. There is a dining room table with two chairs in the kitchen area.

Two steps with a handrail lead to the large carpeted bedroom with a 6ft bed that can be a twin if required. Bedside tables with lamps are at either side of the bed. Two steps with handrail lead you to the en-suite bathroom. The bath has

handrails and the shower is fitted overhead. The floor is tiled.

## Ballachrink Farmhouse

This is an outstanding, detached house accommodating up to 8 persons and accessed on a level concrete path. On the ground floor there is a large open plan living/dining room with full integrated kitchen. The oven, front loading dishwasher, freezer and washer dryer all sit under the worktops. The fridge and microwave sit above. Wooden floor is found throughout this room. One step down leads you into the conservatory with double doors that lead you out into the garden. Two single bedrooms and bathroom with walk in shower can be found on the ground level making it ideal for anyone who is unable to manage the stairs.

The carpeted stairs lead you up to three bedrooms. The corridor and bedrooms are all carpeted. The en-suite bathrooms are all tiled.

The double room has a 6ft bed that can be a twin if required, bedside tables and lamps are at either side. The adjoining en-suite bathroom has level access and a walk in shower. The floor is tiled.

The twin room has bedside tables and lamps either side of the beds.

The double room has a 5ft bed with bedside tables and lamps either side. The adjoining en-suite bathroom has a high sided bath and walk in shower. The floor is tiled. Handrails can be arranged with prior notice.

The Farmhouse and all of the cottages have constant hot water and your heating can be controlled to your comfort with the turn style thermostat on each radiator. We can set the heating on a timer to your own personal requirements upon arrival. Lever taps are fitted on the bathroom and kitchen sinks in all of the properties. Cordless kettles are provided in each unit.

A guest directory is provided with details on how each appliance operates. We can supply with larger font if needed, please let us know prior to your arrival. We have magnifying glasses available upon request.

Please contact CIRCA which is the centre for care and assistance who can help with equipment hire during your stay at the Isle of Man on 01624 613713, Email; [enquiries@circa.org.im](mailto:enquiries@circa.org.im), Website; [www.circa.org.im](http://www.circa.org.im)

## Contact Information

We welcome all guests and our aim is to ensure that our services are as accessible as reasonably possible. Should you require any further information, please contact us by email or on the numbers below where we will be happy to assist you.

Address  
Ballachrink Farm Cottages  
C/o Waterfront Apartments  
12 North Quay  
Douglas  
Isle of Man  
IM1 4LE

Email; [enquiries@iomcottages.com](mailto:enquiries@iomcottages.com)

Website; [www.iomcottages.com](http://www.iomcottages.com)

Telephone; 01624 677712