

Ballacowell B&B Access Statement

Introduction

Ballacowell is a detached property on the outskirts of Sulby village. The bed and breakfast accommodation is on the ground floor.

Pre Arrival

Location, tariffs and booking may be found on our website www.ballacowell.co.uk. We also welcome emails to majbedey@ballacowell.co.uk and telephone enquiries to 01624 897773 (mobile 07624 415033).

Arrival and Car Parking

Ballacowell is set back from the A3. It is approached via a short gravel drive on the level. Parking is behind the self catering cottage. Guests may park temporarily by the front porch to drop off guests and unload travel bags.

Accommodation

There is one step up into the open fronted tiled porch which houses the front door with doorbell and code entry key pad. There is another step up into the vestibule which is tiled. There is a raised wooden edge between the tiled vestibule and the carpeted hall. The narrowest doors throughout are 74 cms in width. The hall is centrally located between the lounge/dining room and the bedrooms.

The twin room

The walk ways between the beds and the other furniture is 55cms at the narrowest point. There is a wardrobe with hangers at a height of 170cms and shelving behind sliding doors. The dressing table is 76 cms high and the stool is 50 cms high. The stool has a soft cushion. The tea/coffee facilities and tv are on a low table 52 cms high. There is a wicker chair. The beds are 60 cms high.

The bathroom comprises bath, toilet, basin and shower. Bath height is 54 cms. Toilet seat height is 42 cms. Basin height is 86 cms. There is a small step up into the shower and the shower head may be hand held or is adjustable.

The double room

The walk ways between the bed and the other furniture is 55cms at the narrowest point. There is a wardrobe with hangers at a height of 172 cms behind hinged doors. The dressing table is 64 cms high and the stool is 37 cms high. The tea/coffee facilities and tv are on the dressing table. There is a wicker chair. The bed is 65 cms high.

The bathroom comprises bath, toilet, basin and shower. Bath height is 55 cms. Toilet seat height is 41 cms. Basin height is 85 cms. There is a small step up into the shower.

The dining room/living room

The dining table is 76 cms high and the chairs are 48 cms high. There is one carver at the end of the table.

The sofa and chairs are 41 cms high with armrests and footstools.

General

The hall and bedrooms are carpeted. The bathrooms have a linoleum floor and the dining room/living room has a Karndean floor.

There is a combination of ceiling and table lamps. Ceiling light switches are at a height of 143 cms and most sockets are at 47 cms.

All windows are timber double glazed. The bedroom windows are sash windows and the bathroom windows have single openings at the top. The windows are stiff to open.

There is oil central heating throughout.

Outside

There is a patio and a patio set on it. Access is through the living area and via a sliding patio door down one step.