

## **Ballacowell Cottage Access Statement**

### **Introduction**

Ballacowell Cottage is linked to Ballacowell B&B on the outskirts of Sulby village.

### **Pre Arrival**

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

### **Arrival and Car Parking**

Ballacowell Cottage is set back from the A3. It is approached via a short gravel drive on the level. Parking is to the front of the cottage.

### **Accommodation**

There are two shallow steps up into the front porch. There is another step from the porch into the cottage. The living room, dining room and kitchen are on the same level on the ground floor. There is one step down into the back porch and another step out into the garden and patio.

The stairs to the first floor consist of 10 steps, with a single handrail, to a small landing with 2 steps to the double room and 2 steps to the twin room.

#### **The twin room**

The walk ways between the beds and the other furniture is 36cms at the narrowest point.

There is a wardrobe with hangers at a height of 175cms. The dressing table is 60 cms high.

The beds are 54cms high.

The bathroom comprises bath, toilet and basin. Bath height is 56 cms. Toilet seat height is 42 cms. Basin height is 84 cms.

#### **The double room**

The walk ways between the bed and the other furniture is 38cms at the narrowest point.

There is a wardrobe with hangers at a height of 157 cms behind hinged doors. The dressing table is 84 cms high. The bed is 60 cms high.

The bathroom comprises toilet, basin and shower. Toilet seat height is 43 cms. Basin height is 83 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 46 cms high. The sofa and chairs are 50 cms high with armrests.

### The kitchen

The kitchen surface is at a height of 92 cms. The grill/oven, dishwasher and washing machine are underneath the counter. The microwave sits on the kitchen counter as does the hob. The fridge/freezer is a larger type. The ceiling lights are recessed and the floor is lino.

### General

The stairs, landing and bedrooms are carpeted. The bathrooms have tiled floors. The dining room and living room have laminate flooring and the kitchen has a linoleum floor.

There is a combination of ceiling and table lamps throughout. Ceiling light switches are at a height of 134 cms.

All windows are timber double glazed. They all have single openings at the top. The narrowest doors throughout are 72 cms in width.

There is oil central heating throughout.

### Outside

There is a patio and a patio set on it. Access is through the rear porch and down one step. The patio area is on the level but the surface is not even.