

### **Access statement for Ballarhennie House, Orrisdale, Kirk Michael**

Ballarhennie House is a three bedroomed semi-detached house in Orrisdale, Kirk Michael, Isle of Man.

Parking is available adjacent to the detached garage at the property or at the lower level of the property.

If parking next to the detached garage, the property is accessed by 9 steps down to the lower garden and then down a further 10 steps to the back door. If parking at the lower level of the property, the property is accessed via a short walk around the perimeter of the property and three steps up.

The house consists of two large double bedrooms and one large bedroom with twin beds. The kitchen will seat 6 guests and the dining room will seat 8 guests comfortably. The snug area will seat 4 guests and the large games room / bar / lounge will seat 8 guests. The games room / bar / lounge contains a pool table, table tennis table and a bar area. There is outdoor seating (to seat 6) outside the French doors off this area. There is additional outdoor seating area on the main lawn and this will seat 8 guests.

All the bedrooms are en-suite. One contains a bath only, one contains a large walk in shower only and one contains a roll top bath and a shower.

Due to the stairs within the property and the steps to the external of the property, those with restricted mobility may experience difficulties in this property.

Dogs are permitted with prior arrangement at the time of booking.