

Access Statement for Wisteria Cottage at Berrag Farm

This access statement aims to accurately describe the facilities at Wisteria Cottage to give guests the information to decide if it is right for them taking their needs into account. Please do get in touch if you would like to discuss any needs, we will be very glad to give you as much information as possible.

Introduction

Wisteria Cottage is part of a traditional stone Manx barn which has been sympathetically converted to provide self-catering holiday accommodation. We regret that the cottage is not suitable for wheelchairs.

The cottage has exposed beams upstairs and stone floors downstairs. Our wish is to provide you with a comfortable home from home to enjoy your holiday. Wisteria Cottage is set in 52 acres, we hope that you will enjoy gardens, wooded areas, the old orchard (rather a grand name for our small collection of fruit trees but we are working on expanding it) and the traditional 'dub' (pond or small lake). The walled garden is a lovely, sheltered spot and it will be for your exclusive use while you are with us. The entire property is a non-smoking area, inside and out.

The gardens to the front and side of your cottage are reasonably level and grassed, other walks are slightly uphill or downhill and not level underfoot, several areas of the woodland are completely undeveloped and the paths are woodland paths and not smooth, they have muddy areas at certain times of the year, please bring wellies! The ground of the old orchard is very uneven underfoot and slopes sharply.

Cows from the local Aalin dairy (check your fridge!) graze in several of the fields and peas and barley are currently growing in others.

It's normally very peaceful here but as this is the Isle of Man, home of the TT, and we are quite close to Jurby Karting as the crow flies, there will be times when you can hear motorbikes or Go-Karts.

The front of the cottage has a beautiful lilac wisteria which flowers in April and blooms all summer.

Wisteria Cottage sleeps up to 4 or 5 people. There is one double bedroom with a bathroom; one twin bedded room with a shower room and a very small single room off the double-bedded room, there really is only room for a single bed and a chair here. Anyone in the single room needs to pass through the double room to get to the bathroom or to go downstairs, this might suit some family arrangements very well but if that doesn't work for you then the cottage sleeps a maximum of 4 people.

There is also a shower and toilet on the ground floor. The kitchen, living room and large utility room are also on the ground floor. The stairs up to the first floor has a handrail.

Beverley and Denzil Williams live at Berrag Farmhouse just across the green from Wisteria Cottage and will be available if you need anything. Denzil is hard of hearing and wears hearing aids; he will be able to provide information about any hearing aid related supplies if you have any emergencies. We aren't proficient in BSL, sorry.

Well behaved dogs who are friendly towards other dogs are always welcome, especially assistance dogs, we have a very friendly miniature schnoodle. No doubt you are aware of the dangers if dogs were to enter fields that contain cows or sheep so please be aware of where your dog is at all times and never enter a field that contains livestock. Please alert us immediately if you see a gate open.

We look forward to welcoming you. If you have any queries or require any assistance, please contact us on 07624 490709 or 95spearmint@gmail.com and we will do our best to help.

There are several areas of very deep standing water on the farm in at least three places, as there can also be farm equipment moving around the cottage is only suitable for age 16 and over.

Pre-Arrival

- Our postcode for your Satnav is IM7 3BS but it doesn't bring you right to Berrag Farm as the postcode covers a wide area.
- Our What3Words location is extraction.tunic.hospitable which we take as a ringing endorsement of the welcome you will receive! This does bring you right to the door. The What3Words App is free.

- The airport is 24 miles away, taxis can be hired at the airport and there are also car hire companies based there. The full address is Berrag Farm, Sandygate, Nr Ramsey, Isle of Man, IM7 3BS
- The ferryport is 19 miles away and the Isle of Man Steam Packet website is <https://www.steam-packet.com>
- The ConnectVILLAGES minibus service covers large parts of the North of the Island including Berrag Farm and you can find information on it here, it's a great service and the App is free.
<https://www.iombusandrail.im/minibuses/connectvillages/>
- The entrance to Berrag Farm has electric gates and we will send you the code a few days before you are due to arrive.

Welcome, Keys and Parking

- You will be greeted by Beverley and/or Denzil Williams, who will provide you with your keys.
- Plenty of parking is available at the back of the farmhouse, this is opposite the cottage and you will be able to see your car or motorbike from your cottage. You are welcome to park on the grass outside your cottage while you unload your luggage.
- You are welcome to store your bicycles in the locked barn if you prefer, please do not take bicycles into the cottage, thanks.
- The cottage is across the grass from the farmhouse, please don't ride bicycles or motorbikes on the grass, thanks.
- The whole property is quite dark at night, the stars are wonderful. There are external lights outside the front and back doors and a torch is provided.
- We will make sure that you have milk, eggs, bread, butter, tea and coffee waiting for you in your cottage.

Entrance to Property

- The front door is 2M x 176cm.
- The property is on a grassed area with a raised step to enter.

- The downstairs floors are traditional slate with a large rug in the living room. The stairs and upstairs floors are carpeted.
- The entrance has an outside light.
- The 2 x back doors are 1) 180 cms high and 93 cms wide and 2) 177 cms high x 90 cms wide.

Halls, Stairs, Landings, Passageways

- The hall, stairs and landings are well lit with ceiling lights.
- The floor covering is traditional slates
- The staircase to the first floor has 12 steps including one turn. There is a handrail on one side.

Living Room

- The living room is situated on the ground floor.
- It has two x opening doors to the outside, both 185cms high by 85cms width.
- The door opening to the living room from the hall adjoining the kitchen is 190cms high by 79cms cm wide.
- The door opening to the lounge is cm wide.
- The room has a 3-seater feather sofa and two armchairs, one of which is leather.
- There is a small television with remote control, subtitles capability, and an integrated DVD player.
- Lighting is natural daylight and wall lighting for the evenings.

Kitchen / Dining Room

- The dining table is in the kitchen on the ground floor, with 5 chairs.
- The kitchen is situated on the ground floor, the front door opens directly into the kitchen.
- The door openings to the hallway from the kitchen are 78cms wide.
- The door of the alpha stove ovens (2) open outwards and the handles are 30cms and 56cms above the floor. The hob is 102cms above the floor and the lids have to be lifted each time and are quite

heavy. An Alpha is a similar type of stove to an aga or a Rayburn in terms of the lids.

- Worktop and sink are 92cms above the floor.
- There is a Fridge freezer, the fridge handle is 94cms from floor and freezer handle is 72cms.
- The dishwasher handle is 87cms above the floor
- Table provided – 76cms from floor to lowest.
- Glasses and crockery can be moved to lower cupboards if required.
- The flooring is traditional slates.

Bedrooms – all bedrooms are on the first floor (2-3)

- One of the bedrooms has a king size double bed
- The height of the bed from the floor is 70cms.
- The door to the bedroom is 80cms wide.
- One of the bedrooms has two single beds
- The height of the beds from the floor is 62cms.
- The door to the bedroom is 80cms wide.
- There is also 1 very small single bedroom with one single bed off the room with the double bed, anyone in this room can only leave their room via the double bedroom, please consider carefully whether this configuration suits you.
- The height of the bed from the floor is 63cms.
- The door to the bedroom is 80cms wide.
- Lighting is natural daylight and overhead lights. There are also bedside lamps for reading.
- The flooring is short pile carpet.

Bathrooms, Shower-rooms and Toilets

- Ground floor: Shower room, washbasin (tiny) and toilet with a grab rail. Toilet is 44cms high. Washbasin is 80cms high.
- Level access from Utility room.
- The shower must be stepped into 15cms high, no grab rails.
- Door opening 80cms wide.

- First floor, the double bedroom has a bathroom with bath, washbasin, toilet and heated towel rail. No grab rails. Toilet is 41cms high.
 - Step free, level access from bedroom.
 - Door opening 80cms wide.
 - Toilet is 44cms high. Washbasin is 80cms high. Bath is 55cms high
 - The twin bedroom has a shower room with shower, washbasin, toilet and heated towel rail. Toilet is 44cms high.
 - The shower must be stepped into (19cms), no grab rails.
 - Toilet is 44cms high. Washbasin is 80cms high.
- **Taps on all washbasins are turning taps.**
 - **There are no toilet Seat raisers.**

Utility room

The large utility room has fitted cupboards, a Belfast sink and a washer/dryer, it also has a door direct to outside and a useful coatrack, the utility room is ideal for wellingtons and waterproofs!. It is accessed from the kitchen. The downstairs shower room and toilet is accessed via the utility room.

Belfast sink is 86cms high

Door from kitchen to utility room is 80cms wide

Door to outside is 93cms wide

Washer/dryer door handle is 50cms from floor (no reason why washing powder can't go in through the door rather than the drawer which is 81cms high)

The floor is traditional slate.

Additional Information

- All areas in the cottage have good colour contrast between the floor, doors and walls. Doors and doorframes are wood and walls are light in colour.
- Mobile phone reception is good.
- We will give you the WiFi code on arrival

- Ramsey Cottage hospital is 5.1 miles away It has a minor injuries unit.
- Please do not ever enter a field which has livestock in, please do not open the gate of a field which has livestock in.
- Please do not smoke, light fires or risk anything that could start a fire on any area of the property, especially the woodland.

Most importantly

- Please give us a call to discuss your needs, if there is anything you want us to check for you, we'll be glad to.