



## Accessibility Guide for Ballavolley Cottages (Bumblebee and Dragonfly Cottages)

We aim to accurately describe the accommodation that we offer to our guests. This access statement does not contain personal opinions as to our suitability for those with additional access needs

### Welcome to Ballavolley Cottages...

#### Introduction:

Bumblebee and Dragonfly cottages have recently been converted to self-catering accommodation for up to 6 guests. Originally a Manx Tholtan, the deep walls and wooden ceiling beams remain as an echo of the original building.

The cottages have been sympathetically styled in a country-luxe aesthetic, in keeping with its rural surroundings, fields and hay meadows. Extensive mature trees surround the location, and you'll also find some natural ponds in the area. Part of the land is classified as an ASSI (Area of Special Scientific Interest), due to being situated within the Ballaugh Curragh – (the first Ramsar wetland of international importance appointed in the Isle of Man).

There is an abundance of wildlife in the area, ranging from ducks, geese, pheasants, hares, hedgehogs, birds of prey, a resident swan, resident cats, and even wild wallabies can often be spotted in the fields and garden!

The cottages are located within the grounds of a working small-holding and during certain times of year the hay meadows are cut and baled, and sheep are seen grazing the fields.

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#### Arrival:

The cottages are accessed via a large, open entrance (20ft wide), flanked with 2 stone pillars topped with bronze stags. As you enter, you will turn onto a green lane/track on your right, directly adjacent to our fields. The track is loosely gravelled and leads to an area for parking.

#### Parking:

A designated parking area is provided close to both cottages and can accommodate up to 8 vehicles. The distance from the car park area to the cottages is as follows:

Bumblebee	12 metres
Dragonfly	24 metres

Parking can be directly in front of the cottages if needed for a brief time while luggage is unloaded but vehicles must be parked in the designated area to avoid blocking the driveway.

#### Access:

A key safe is attached to the wall next to the entrance door of both cottages. An access code will be sent to you prior to arrival.

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## Entering the Cottages

### Bumblebee Cottage (2 Bedroom):

- There is a loose gravel driveway directly in front of the cottage
- There is a small area of patio paving in front of the main entrance door
- The entrance threshold is low, with a cill measuring 6 cm (height)
- The external door is manually closed, and the measurements are as follows:

Main Entrance Door	Width	72 cm
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### Interior Access

- There is level access throughout the property
- Both bedrooms have patio doors with a low threshold that leads onto a large, level patio area
- The internal doors are manually closed, and the measurements are as follows:

Hallway Door	Width	79 cm
Bedroom (1) - Door	Width	79 cm
Bedroom Patio Door	Width	90 cm
Patio Door Threshold	Height	6 cm
Bathroom Door	Width	80 cm
Bathroom Shower Screen	Width	78 cm
Bedroom (2) - Door	Width	79 cm
Bedroom Patio Doors	Width	119 cm
Patio Doors Threshold	Height	6 cm

### Bathroom

- A good size walk-in shower/wet-room is provided
  - The floor is level throughout the bathroom and there is no shower tray, the area is completely flat
  - There is no bath within the cottage
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## Entering the Cottages

### Dragonfly Cottage (1 Bedroom)

- There is a loose gravel driveway directly in front of the cottage
- There is a small area of patio paving in front of the main entrance door
- The entrance threshold is low, with a cill measuring 6 cm (height)
- The external door is manually closed, and the measurements are as follows:

Main Entrance Door	Width	72 cm
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### Interior Access

- There is level access throughout the property
- The bedroom has patio doors with a low threshold that leads onto a level patio area
- The internal doors are manually closed, and the measurements are as follows:

Hallway Door	Width	79 cm
Bathroom Door	Width	80 cm
Bathroom Shower Screen	Width	77 cm
Bedroom - Door	Width	79 cm
Bedroom Patio Doors	Width	119 cm
Patio Door Threshold	Height	6 cm

## Dragonfly Cottage (Continued):

### Bathroom

- A good size walk-in shower/wet-room is provided
- The floor is level throughout the bathroom and there is no shower tray, the area is completely flat
- There is no bath within the cottage

### Contact Information

Ballavolley Cottages ~ c/o Ballavolley Lodge ~ Ballacrye Road ~ The Curragh ~ Ballaugh ~ IM7 5EA

[ballavolley@manx.net](mailto:ballavolley@manx.net)

We are nestled away in the Ballaugh Curragh so you'll need to know how to find us!

For the precise location for the entrance to Ballavolley Cottages you can use what3words below:

<https://what3words.com/imaginable.undertaking.happening>