

Accessibility Statement Ballatrollag Farmhouse Annexe

Ballatrollag Farm is a working farm situated on the B40 Grenaby Road 1 mile from Ballabeg. There is usually a family member on site to greet guests on arrival, but there is also a lockbox with keys situated next to the French windows (way into the annexe).

Parking is provided on the concrete adjoining the farmhouse, and access to the Annexe is through the gated wooden trellis arch, along the front of the building, about 7 metres to the French windows. The entrance to the annexe has 2 small steps (15 and 13cm) into the kitchen area. The entire property is ground floor.

Kitchen

The kitchen/dining area has comprehensive facilities, including a fridge/freezer, double oven, ceramic hob, washer/dryer and microwave. The work top is a standard height. The oil-fired combi-boiler and boiler control panel are also situated here, to the right of the French windows. There are USB charging points available in the kitchen.

Bedrooms

Both bedrooms lead off the short corridor from the kitchen. The generous main bedroom has a king-sized bed, wardrobe and dressing table. The left-hand side of the bed is easily accessible. The distance from the wall to the foot of the bed is 56cm, for access to the right hand side. There are USB charging points in some of the plugs. A bookshelf with a variety of books is also located here.

The smaller bedroom has a standard 3-foot, wooden bunk bed, a wardrobe and shelving. Children's books and some games are available on the shelving. There also USB charging points in this bedroom.

The kitchen and bedrooms have continuous laminate flooring.

Lounge

To the left of the corridor is a clear glass door into the large, carpeted lounge, which has 2 leather sofas and a log burner. There is also a 43-inch smart television, and a cupboard containing more family games.

Bathroom

The generously proportioned bathroom leads off the lounge up an 8cm step. There is a standard bath as well as a separate large corner shower. A shower chair is available if required. The floor is stone tiling.

Miscellaneous

The property currently has oil-fired central heating throughout, and together with instant hot water, is via the boiler in the kitchen.

The log burner in the lounge may also be used.

The premises has smoke alarms throughout and a carbon monoxide detector in the lounge.

The annexe has guest Wi-Fi throughout, accessing fibre broadband.

Garden

The garden to the front and side of the house is shared with the host family. It is fully enclosed and enjoys fantastic panoramic views across Castletown, Langness and the South of the Island. There are swings, a trampoline and paddling pool, as well as garden games, which may all be used at the guests own risk. There is also a large picnic bench on the patio area in front of the French windows. A separate gravelled area with BBQ, fire pit and seating is found to the side of the garden which guests are welcome to use but are requested to do so at their own risk.

Dogs

Up to 2 well behaved dogs are welcome, but please be aware that the host family also have a dog who will share the garden area, and that there are farm cats with free access to the garden.