

Access Statement for the Stables at the Mill House, Santon, IOM

The Stables is an old Manx stone building on two floors. Originally used as a stables, cow byre, and hay loft, it was converted into a cottage in 2021. The downstairs area was specifically retrofitted for accessibility to accommodate an elderly family member with mobility issues. While the cottage is now let as a holiday home, we remain committed to ensuring it is as accessible as possible.

Parking and Exterior Access: The car park can accommodate up to 12 cars or several large vehicles, including motability cars. A small vehicle can be driven directly to the front door of the Stables. Alternatively, there is a 10-meter walk from the car park to the front door along flat, non-slip pavements, with a gentle incline at one point.

Interior - Ground Floor: The ground floor is entirely level, allowing for easy movement throughout the living areas, bathroom, second loo and outdoor terrace. The front door has a handle and is 880mm wide. The terrace features wide double glass doors with handles, offering convenient access.

Ground Floor Bedroom Suite: The ground floor suite includes a double bedroom with a 'push bar' fire escape door to the outside (940mm wide) with no step down, making it easily accessible. The bedroom connects to the living room via a passageway, which is narrowest at 780mm due to the building's original structure. This should accommodate most wheelchairs (600 to 700mm wide), though wider wheelchairs or mobility scooters can access the bedroom via the external doors.

Downstairs Bathroom: The en-suite bathroom features an open 'wet room' design with ample space for mobility aids. The shower is equipped with temporarily fitted shower bars, and a shower chair and two sets of toilet safety frames are available upon request. We encourage guests to notify us of any specific needs at the time of booking.

Upstairs Bedroom and Bathroom: The upstairs bedroom is accessible only by external stairs (with a handrail) and includes a step at the entrance, making it unsuitable for guests with mobility issues. However, once inside, the bedroom and bathroom are on one level.

Both bedrooms and the kitchen are equipped with clear signage and helpful instructions to aid all guests. While we are not fully compliant with BS8300-2, the property has proved to be extremely popular with guests with disabilities. We have only had positive feedback from guests and many rebook. However, we are committed to improve accessibility wherever it is possible.