

Access statement for Clougher Cottage, Ballamodha, Malew, Isle of Man

The named property above is a 2 bedroomed house situated off the Ballamodha straight in Malew, Ballasalla on the Isle of Man. Access is off the main road onto a lane and driveway direct to the property.

Parking for several vehicles is available right next to the property, on private land associated with the cottage and away from the access lane and main road.

The property is accessed by either a path/walkway which is on a very shallow gradient or via 3 steps down from the parking area. Those staying in the cottage have the choice of how to access the property based on their own physical abilities. The parking area is approximately 7 metres from the entrance of the cottage.

Access is through a main front entrance at the same level. There are no steps into the cottage.

On entering the cottage the living area is on the left and a toilet is situated to the right (same level). Once in the living room, there is an open plan living / kitchen area. The large kitchen and dining area are accessed by 2 steps up from the living room.

The living room has double doors which lead out onto a patio. There is 1 step down from the living area outside onto a large patio area with outside seating and table.

On entering the cottage, there is a hallway and 2 steps up to a landing area. In front of that landing area is bedroom (No. 1), a kingsize double bedroom with en-suite and walk in shower.

To the right of the landing area is a further 3 steps up to bedroom (No. 2), a double bedroom with the ability to create 2 singles using zip-lock configuration. This bedroom also benefits from an en-suite which consists of a bath with a shower over it.