

# BAIE MOOAR GUESTHOUSE



## **Accessibility Statement**

### **Introduction:**

Situated in Ramsey overlooking the Mooragh Park, Baie Mooar Guesthouse is just a 10 minute walk into the town centre or a 2 minute drive. We have plenty of on street parking on the two roads adjacent to the property. If walking there is a pavement all the way from the bus station to our property. All internal doors are fire doors throughout the property.

We offer 7 en-suite bedrooms, from the first floor to the third floor. The property is an old Victorian town house and covers four levels.

Breakfasts are homemade using locally sourced & seasonal ingredients where possible. The eggs are very local and free range. If you have any particular dietary requirements we are always happy to cater for your needs. If you have any questions, you will find full contact details on our website and a contact us form.

### **Location:**

Full directions and a map are on our contact page on the website. You can contact us on +44 (0) 7624 304403.

Buses are regular and we are just 2 minutes from the nearest bus stop or a 10 minute walk to the central bus station. Buses/electric tram leave from Ramsey. We have onsite timetables for your use and can supply parking discs. There is good parking at the tram and bus stations. We can arrange taxis on request.

### **Car parking & Arrival:**

The house is the last property on the road and has plenty of on street parking on both Coburg Road and Bay View Road. The entrance is facing the sea, a small gate opens to the pathway and there are three wide steps into the property. There is a motion sensor light over the steps. Assistance is always offered with luggage.

### **Welcome Area:**

Guests are welcomed into a hallway which is level, and through to the reception room- all level. The floor in the hallway is wooden with large runners. The reception room is wooden. Seating is available in either an upright chair or a leather sofa. Guests are invited to register in the reception room and are shown the breakfast / dining room.

## **Bedrooms:**

All bedrooms have the following facilities: Television, Tea & coffee making facilities & home-made biscuits, Hairdryer, Toiletries & soap, Wifi

On request we can also provide: Ironing board & iron, drying room for boots and walking gear etc, lockable shed for bikes, hosepipe for washing bikes, first aid kit.

All bedrooms are accessed via the main staircase which is carpeted throughout and has a wooden handrail ,(both sides from the ground floor to the first. ) Each bedroom has a fire door entrance.

### **Bedroom 1:**

This is the single room, with a 4ft6 size bed. It is on the first floor up one flight of stairs and across a landing and through a fire door.

There is a chest of drawers with a bedside lamp, and a small bedside table. A central ceiling light. The bedroom is carpeted

It has an en-suite shower room, with a toilet and sink, large shelf for toiletries and large mirror above the sink. There is also a heated towel rail. The bathroom is accessed directly from the bedroom and has a tiled floor & walls. Ceiling lights are bright spot lights with a connected fan.

All bedding is non feather and non allergy.

### **Bedroom 2:**

Accessed from the central staircase – two flights of stairs.

Bedroom two is a double room with a king bed. It has a leather armchair, chest of drawers, two bedside tables with reading lights and two central ceiling lights. The wardrobe has a full length mirror on the front door and a floor lamp adds additional lighting. The bedroom is carpeted.

The blinds have an extra privacy screen which allows light into the room but offers privacy from overlooking houses.

The ensuite has a large walk-in shower with no door. Only a 2 inch step into the shower. A toilet, sink, mirror and shelf unit. A heated towel rail is also behind the shower. The floor and walls are tiled. Ceiling lights are bright spot lights with a connected fan. The door to the bathroom is a sliding door with a latch.

All bedding is non feather and non allergy.

### **Bedroom 3- Lake View Suite**

Accessed via the central staircase on the first floor and the same landing as room 2. The bedroom door opens into a small landing with two doors off it- one is the bedroom and one the bathroom. The light in this landing is on a motion sensor.

The bedroom has a super-king bed, a large sofa, chest of drawers, wardrobe, coffee table, large wall hung full length mirror. Large bay windows offer excellent views and light in this room. High ceilings and Victorian coving and panelling surround the windows. Central lighting and bedside lamps. The separate private bathroom has a bath and shower, heated towel rail, toilet, sink and large mirror over the sink. The window has a lace curtain for privacy. The room is half height tiled, with a tiled floor. Lighting is overhead.

All bedding is non feather and non allergy.

## **Bedroom 4**

The room is accessed via the main staircase on the second floor - 4 sets of stairs. This room has a double door entry- both fire doors.

It has a wooden king bed, with an armchair, chest of drawers, wardrobe and two bedside tables with lamps for reading. There are two windows so it very light. The far window has a shelf below it. There is also a small table for the tray. The bedroom is carpeted.

The blinds have an extra privacy screen which allows light into the room but offers privacy from overlooking houses.

It has an en-suite bathroom with bath and shower over the bath. A toilet and sink, mirror above the sink. There is also a heated towel rail. The bathroom is accessed directly from the bedroom and has a tiled floor & walls. Ceiling lights are bright spot lights with a connected fan.

All bedding is non feather and non allergy.

## **Bedroom 5 – Sea View Suite**

Accessed via the central staircase on the first floor and the same landing as room 4. The bedroom door opens into a small landing with two doors off it- one is the bedroom and one the bathroom. The light is to the left of the door.

The bedroom has a super-king bed, end of bed trunk, two armchairs, chest of drawers, wardrobe, coffee table, large wall hung mirror. Large bay windows offer excellent views and light in this room. A central light and bedside lights for reading.

The separate private bathroom has a bath and shower, heated towel rail, toilet, sink and large mirror over the sink. The window has frosting for privacy. The room is half height tiled, with a tiled floor. Lighting is overhead.

All bedding is non feather and non allergy.

## **Bedroom 7**

This is on the top floor- the third floor accessed via the main staircase. This room has the door to the lift access which is locked at all times. There is also a door to the roof space- again locked at all times..

The ceiling of this room is in the roof space so one side of the room has a sloping ceiling.

It has a metal frame king bed, with a chair, chest of drawers, built in wardrobe and two bedside tables with lamps for reading. There is a window on the far side and a shelf below window. The bedroom is carpeted.

It has an en-suite shower room, with a quadrant shower double door opening. A toilet and sink, mirror above the sink. There is also a heated towel rail. The bathroom is accessed directly from the bedroom and has a tiled floor & walls. Ceiling lights are bright spot lights with a connected fan.

All bedding is non feather and non allergy.

## **Bedroom 8**

This is on the top floor- the third floor accessed via the main staircase. On entry to the bedroom there is a low beam so head height is reduced. The ceiling of this room is in the roof space so one side of the room has a sloping ceiling.

It is a twin bedroom with two 3ft beds, a wardrobe, chest of drawers, small table and armchair, two bedside lights with lamps for reading and a skylight window.

It has an en-suite shower room, with a sliding shower door. A toilet and sink, mirror above the sink. There is also a heated towel rail. The bathroom is accessed directly from the bedroom and has a tiled floor & walls. Ceiling lights are bright spot lights with a connected fan.

All bedding is non feather and non allergy.

## **Public Areas:**

Lighting throughout the hallways is on a motion sensor.

The reception room and breakfast room are adjoining and contain a mixture of sofa and high back chairs with a coffee table and dining tables. The floor is wooden throughout and there is two large windows in the reception room and one large window and a bay window in the breakfast room.

Lighting is two large chandeliers centrally located. With a small reading lamp next to the sofa.

**The garden**, accessed only through the front entrance is largely level. It has a picnic table for guests to use. Guests are welcome to enjoy the garden, but must be aware it is at their own risk.

## **Additional information:**

If you have any questions regarding this information do not hesitate to contact us.

We also have a dog friendly room- room 2. Guests with allergies should be aware of this and take it into account as the owners cannot be liable for any health issues. Our own dog is also on the premises. Willow is very friendly but any one not keen on animals should take this into account.