

BALJEAN ACCESS STATEMENT

INTRODUCTION

Baljean is a semi detached, nineteenth century, former fisherman's cottage with accommodation set over two floors and enjoying a westerly aspect overlooking the Port Erin Bay to Bradda Head. It is approximately 200 m from the village centre. It is fully fitted out for self catering. From the beach, on the main road, Baljean is approached up a fairly steep hill with a narrow pavement and no handrails. From the shops there is a walk down hill and then up an incline to the cottage which is located in a cul de sac with no through traffic.

Access to the bedrooms is at first floor level at the top of a flight of 11 steps to a half landing with a further step up to bedroom 1 and two steps down to bedroom 2. The steepish staircase is in traditional cottage style with handrail but of restricted width (76 cm). This accessibility may be inappropriate for some with mobility difficulties and unfortunately the cottage is not considered suitable for full time wheelchair users due to the narrowness of doorways and the stairs.

We look forward to welcoming you and if you have any queries or require any assistance please phone 07624 493433 or e.mail seasideiom@manx.net

PRE ARRIVAL

For detailed location, directions and full information please refer to our website selfcatering-isleofman.com but if you would like us to provide information in an alternative form please don't hesitate to ask.

Our full Terms & Conditions of stay information is available on our website.

Availability can be checked and bookings made by referral to our website, e.mailing on seasideion@manx.ent or phoning 07624 493433

ARRIVAL & CAR PARKING

Bus services to the village from Douglas and the airport run regularly (No's 1, 2, 11 & !@)
The steam railway station is 150 m from the house
Local accessible taxi 01624 834949

Baljean is located on Dandy Hill, a cul de sac, with only neighbour's passing traffic. There is a parking recess to the side of the cottage. Access is through a wooden gate to a small front paved area and one step up to the front door (72 cm wide).

After notification of times, we meet you upon arrival at the property and show the facilities.

We provide a Welcome Pack, appliance instructions and information manual. The font size in the information folder is 12. WiFi is available and codes are in the manual and on the notice board in the kitchen.

ACCOMMODATION

ENTRANCE & SITTING ROOM

The front entrance is 72 cm wide with a step into the hallway, tiled with stairs leading straight up to the first floor. The 11 stairs are in a single flight up to the landing. A door ((70 cm wide) with handle at a height of 70 cm leads to the sitting room with bay window. There is a sofa, two easy chairs, circular dining table with 4 dining chairs and an Manx chiollagh (inglenook) fireplace fitted

with log burning stove. A television receives Freeview channels and there is a DVD player together with a CD/radio/cassette player.

KITCHEN

The entrance door to the kitchen from the living room is 73 cm wide and there is a step down. The kitchen is fitted with work surfaces at a level of 92 cm and the base units contain a fridge, freezer, dishwasher and oven with drop down front and ceramic hob set in the work top above. Wall cupboards are at a height of 1.2m. The flooring is vinyl. A flight of 11 stairs + 1 leads from hall to:

FIRST FLOOR

BEDROOM 1

The kingsize bed is set in the middle of the room with bedside tables to each side, with chest of drawers, blanket box and free standing wardrobe with hanging rail at a height of 1.7 m.

BATHROOM

The bedroom is en suite to the bathroom fitted with a suite of bath with shower over which has multiple spray settings, a pedestal wash basin and toilet. A door leads into the second bedroom accessed down 4 stairs from the bathroom.

BEDROOM 2

Accessed from the landing through a door 70 cm wide, the second bedroom has a beamed ceiling which provides the room with character. It is fitted with a single bed, chest of drawers and bedroom chair. A wardrobe with hanging rail approximately 1.7 m from the floor is fitted to one wall. Four stairs lead up to the bathroom (as above and accessible to both bedrooms).

GENERAL

Floor coverings in the cottage are quality fitted carpets to the sitting room, bedrooms and stairs, whilst the bathroom and hallway are slate tiled and the kitchen is fitted with vinyl. All bedding is non allergenic and bed linens are cotton/polyester mix.

A combination of ceiling, wall and table lamps is provided. Additional lights can be supplied on request. All light switches are approximately 150 cm from the ground.

All windows are uPVC double glazed and fitted with lined curtains or roller blinds.

The central heating is gas fired with radiators in each room and there is additional underfloor heating in the bathroom. There are stairs to the both bedrooms and bathroom.

There is no telephone fitted but there is a good mobile network strength. The nearest public telephone is on the promenade approximately 150 meters distance.

The property is no smoking throughout. A fire blanket is provided and the smoke and heat detection is hard wired.

OUTSIDE

There is a recessed sitting area at the side of the front bay window with bench seating. A uPVC double glazed back door (76 cm) with lipped edge leads to an enclosed yard with outside WC and additional outhouse storing the washer dryer. A step leads from the yard through a gate to the road.

All measurements within this statement are approximate
