

Accessibility Statement - Balladuke Farmhouse

Balladuke Farmhouse is situated approximately ½ mile from the village of Ballabeg.

The owners are always on hand to welcome guests.

The parking area is level, graveled and about 12 metres from the Farmhouse

Ground Floor

Entrance to the Farmhouse

There are 2 low steps into the house, 4cm and 10cm.

The front door is 68cm wide, with the door lever handle 114cm from ground level and the Yale lock 134cm. Both hands required to open the door.

The outside light is switched on just inside the house.

The back door is also 68cm wide with a 15cm step. This door is accessed via a narrow path 62cm wide.

Lounge and Dining

These areas are open plan. The flooring is teak parquet with rugs. There is seating for 6 people in the lounge area. The 40inch TV has an option for subtitles and is operated by a remote control. A DVD player, CD player with radio and basic Sky TV is also available. Coffee table measures 38cm high, 60cm wide and 120cm long.

The dining area has a good sized table 73cm high by 83cm wide and 153 cm long. Dining chairs are wooden, seat height 46cm, with no arms.

Kitchen and Main Family size Bathroom

This area is accessed from the lounge via 2 steps 15cm and 13cm high, the door width is 68cm. Flooring is quarry tiles and ceramic tiles.

Worktop height in kitchen is 90cm. Lighting is fluorescent. Electric cooker is standard height with hob, grill and oven. Free standing fridge/freezer 132cm high with microwave oven on top.

The bathroom door is 70cm wide. There is a large corner shower cubicle with a 25cm high step into it. Toilet seat height 43cm, space either side of toilet – left hand side 19cm, right hand side 25 cm. Bath height is 56cm with integral grab handles, washbasin height 82cm. All taps in kitchen and bathroom are lever style.

First Floor

Bedrooms and additional toilet and washbasin

The bedrooms are accessed by a carpeted short flight of stairs, 6 steps with a sharp bend and a further 6 steps to the landing area.

The main double bedroom has a standard 4ft 6in bed, height 49cm from floor. Clearance from end of bed to the wall 67cm. Wardrobe has round knobs and internal rail height is 170 from the floor.

The twin bedded room has two standard 3ft beds, and the front single bedroom one 3ft bed, all 49cm high from floor. Front single bedroom wardrobe internal rail height is 140cm from floor. The bedside tables and chests of drawers in these rooms are 61cm high. Doorways are 68cm.

The back single bedroom has a standard 3ft bed, height 57cm from floor, built in bedside table 81cm high, dressing table and small wardrobe. This room has a sloping ceiling with the highest point 200cm and lowest point 130cm. If required a large cot for babies can be provided for this room. Doorway width is 60cm. All bedding is non feather/anti allergy duvet and pillows.

Upstairs Toilet

Also on the first floor is a separate toilet and wash basin vanity unit. Toilet seat height 43cm, space beside toilet - left hand side 14cm/right hand side 27cm. Vanity unit height 80cm. Lever taps fitted. Lofted ceiling max height is 200cm lowest point 130cm. All flooring upstairs is laminate in bedrooms with rugs and vinyl in the toilet area.

Additional Information

Heating is provided by oil central heating boiler throughout, thermostat controlled radiators in bedrooms.

Good mobile phone reception provided by Manx Telecom and Sure. Wireless Internet is provided

Mains powered smoke detectors and battery operated carbon monoxide detector.

Garden is not enclosed, young children require adult supervision at all times.