



Last updated: 1st November 2016

Accessibility Statement

Introduction

Ballagreyney was a working farm up until the 1950's, the cottages are nestled in four acres of garden and the surrounding hills and valleys are still farmed by the family.

Each cottage retains many of its quirky original features which may include uneven floors, low beams and steep staircase.

There is a large gravelled parking area a short distance from each cottage; and a separate utility room houses washing machines and tumble dryers.

There is mobile phone reception in the cottages and free WIFI but no landlines.

Both cottages are non-smoking and no pets throughout.

In respect of registered service dogs – please supply ID card registration number when booking.

Detailed photographs of the internal layout for both cottages can be provided on request.

Rose Cottage

Comprises a downstairs living area and separate kitchen/diner.

The main door (with threshold of 12cm) is accessible via a step (19.5cm). There is a side patio door which accesses the lounge directly which has a threshold of 9cm and is 81.5cm wide.

A carpeted staircase which doubles back on itself (consisting of 4x4x4 steps rising 19cm/depth24.5cm), handrail (left hand with break) leads to the first floor, which consists of a doubled bedroom and twin bedroom. A family bathroom contains a corner bath, separate shower, WC and wash basin.

- **Cottage entrance**

The entrance doorway is 82cm wide and the key hole is at 100cm

All interior doorways are 74cm wide

The entrance hall is 120cm wide

Hanging for coats is located in the entrance hall at 160cm

Uneven natural slate floor tiles fitted throughout

All areas are lit with a mixture of ceiling mounted lights and low energy lamps

- **Lounge area**

All furniture is moveable; seating is a mix of double and single with fabric or leather covers. Coffee table with height of 42cm

Teletext is available on the TV with remote control, sky box, DVD and CD player with radio

Wood burning stove without fireguard

Standing lamp

- **Kitchen/Dining area**

Access between the kitchen and dining area is open-plan

The kitchen surfaces are at 92.5cm

The sink and hob is set into the work surface

Front loading dishwasher, electric oven and fridge/freezer located under the work surfaces.

Additional freezer located under the stairs

There is 40cm space between the top cupboards and the work surface and there is under cupboard LED lighting to supplement the ceiling mounted spotlights

The table is at 74cm; the chairs do not have arms

There is a cordless kettle and coffee machine

Pedal bin

- **Bedroom 1 & 2**

Standard mattress protectors are provided; waterproof protectors are available on request

All decoration is cream walls with contrasting furnishings

There are bedside lamps and a radio alarm clock

Hairdryer and electric points are at 82cm

Sealed wooden floor boards in both bedrooms and hallway

Double

The hanging rail in the wardrobe is at 157cm

The double bed has a wrought iron bed head and is at 77cm to top of mattress

A small moveable step is provided at 36cm

There is a Velux window immediately above the bed with blind that can only be closed using Velux pole provided

Twin

The hanging rail in the wardrobe is at 163cm

Each bed has a wooden headboard and is at 50 high to top of mattress

- **Family Bathroom**

The bathroom has vinyl flooring.

Walls are white with white fittings and chrome fixtures, lever taps

Wash basin is at 82cm

Corner bath is at 53cm

Shower has an up stand at 28cm, door opening of 48cm wide

Overhead shower head and a hand held attachment which can be adjusted between 147cm and 193cm. Controls at 140cm

Honeysuckle Cottage

Comprises a downstairs living area and separate kitchen/diner.

A steep carpeted staircase with single handrail (right), leads to the first floor which consists of a doubled bedroom and twin bedroom. The double bedroom leads into a bathroom which contains a bath with over shower, WC and wash basin. The twin bedroom leads into a shower room which also contains a WC and wash basin.

- **Cottage entrance**

The entrance doorway is 82cm wide with a 7cm threshold and the key hole is 125cm above ground

There is a step from porch to interior of the cottage at 19cm

All interior doorways are 74cm wide

Hanging for coats is located in the porch at 180cm

Uneven natural slate floor tiles fitted throughout the ground floor

All areas are lit with a mixture of ceiling hanging low energy lights and lamps

The ceiling consists of low wooden beams

Light switches are set at 137cm

Staircase to first floor, steps are 20cm depth 20cm rising

Stairs and first floor are carpeted in neutral colour

- **Lounge area**

All furniture is moveable; seating is both single and double with leather covers. Coffee table at 46cm

Teletext is available on the TV with remote control, sky box, DVD and CD player with radio

Wood burning stove without fireguard

- **Kitchen Dining area**

Access between the kitchen and dining area is open-plan

The kitchen surfaces are at 92cm

The sink and hob are set into the work surface

Pedal bin

Front loading dishwasher, NEFF electric oven with foldaway door

Fridge/freezer located under the work surfaces

Additional freezer located under the stairs

There is 44cm space between the top cupboards and the work surface; under cupboard LED lighting to supplement the ceiling hanging low energy lights

The table is at 75cm, all kitchen chairs are armless

There is a cordless kettle and coffee machine

- **Bedroom 1 & 2**

Standard mattress protectors are provided; waterproof protectors are available on request

All decoration is cream walls with contrasting furnishings

Double

Contrasting wooden bed head at 52cm high from floor to top of mattress

The hanging rail in the wardrobe is at 182cm

There are bedside lamps, a radio alarm clock and Apple docking station

Hairdryer and electric points are at 115cm

Ensuite Double

The bathroom has vinyl flooring

Walls are white, with white fittings and chrome fixtures

Wash basin at 83cm

Bath at 55cm

Overhead shower head and detachable hand held attachment which can be adjusted between 200cm and 144cm. Controls at 127cm

Twin

White wooden headboard at 50cm high from floor to top of mattress

The hanging rail in the wardrobe is at 188cm

The bedside lamps are operated by light switch on the wall next to bed

Ensuite Twin

The bathroom has vinyl flooring

Walls are white, with white fittings and chrome fixtures

Wash basin at 84cm

Shower has an up stand of 24cm, overhead shower head and a hand held attachment which can be adjusted between 200cm and 144cm. Controls at 115cm

Arrival and assistance

We provide a meet and greet service, help is normally available as the proprietors live on site

We are happy to help you with luggage

An appliance instruction manual is provided in each cottage

Smoke and carbon monoxide detectors fitted in each cottage

Sprinkler system fitted in Honeysuckle Cottage

In the event of an emergency contact details for assistance and for helping emergency services locate the properties are provided

Car park, pathway and lighting

Each cottage is allocated car parking on the gravelled parking area adjacent to the cottages. Additional parking is available.

The cottages are located in the countryside and there is no street lighting, the car park is not flood lit. Motion activated lights provide adequate lighting to safely navigate from the car park to the cottages

There is a light above the entrance to each cottage

Local public transport

The cottages are rurally situated with no direct public transport. It is recommended that guests have access to a private vehicle throughout their stay.

The small village of Ballabeg is 1 3/4 miles away, with a bus service to Port Erin, Castletown and Douglas. The steam railway runs in the summer months from Port Erin through Ballabeg station to Douglas.