

## **Accessibility Statement – Ballawyllin Farm B&B**

The North (double) and South (double/twin) rooms are on the first floor, accessed via stairs (14 steps, in three flights), and are therefore unsuitable for those with physical disabilities as we have no lift.

The twin-bedded Annex Room is on the ground floor, with its own separate entrances. This room is usually available for TT and Classic TT fortnights only. As it has ground floor access and one car parking space is available within 10m of the entrance we may be able to make it available outside these periods for guests with disabilities - please contact us for suitability and availability.

There are double external doors to the bedroom, with a 20cm overall height of step and threshold. There is a further external entrance door which is 72cm wide, with a 20cm overall height of step and threshold. The internal doors of the Annex Room are 82cm wide. The ensuite bathroom has a shower (no bath). The shower entry door is 46cm wide, and there is a small step up and over a small threshold into the shower.

Access to the breakfast area is via the main front door of the house (level access from the Annex Room, approx. 25m walk outside). This has a 20cm overall height of step and threshold, and the door is 80cm wide. There is one 20cm step up to the breakfast area.