

BORRANE ACCESS STATEMENT

INTRODUCTION

Borrane is a traditional, 1930's semi detached house situated to the far end of The Promenade in Port St Mary, overlooking the beach at the front and the hills to the rear. It is a bright, sunny, south facing property. It is fully fitted out for self-catering. Borrane is situated a level walk to the shops and bus stop of approx 250 meters. Access to the house is along a flat pathway from the pavement and there are two steps to access the front porch.

Access to the washrooms and bathrooms is on the first floor at the top of a flight of 14 straight stairs to the shower room and an additional two stairs to the main landing and bathroom. This limited accessibility, to the bedrooms and bathrooms, regrettably makes Borrane unsuitable for full time wheelchair users and it may also be inappropriate for those with some mobility difficulties.

- We look forward to welcoming you and if you have any queries or require any assistance please phone 07624 493433 or email 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, such as a brochure, 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, emailing on seasideiom@manx.net or phoning on 07624 493433

ARRIVAL & CAR PARKING

- Bus services to the village from Douglas and the airport run regularly (No's 1, 2, 11 & 12)
- The steam railway station is approx 0.75 km from the house.
- Local accessible taxi 01624 834949

Borrane is located at the eastern end of The Promenade, a cul de sac, so there is little passing traffic and adequate on street parking directly in front of the house. A level pathway from the pavement leads to the front with one step up to the front door and one more into the porch.

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

We provide a Welcome Pack, an appliance instruction and information manual. The font size in the information folder is 12. Wi-Fi codes are in the information manual and next to the router.

ACCOMMODATION

ENTRANCE & HALLWAY

The front door is 84 cm wide leads into a porch with door, 88 cm wide and handle at a height of 140 cm, to the hall with two doors off to the Lounge and Dining Room. Understairs storage cupboard containing vacuum cleaner

GROUND FLOOR SITTING ROOM & DINING ROOM

All rooms to the ground floor are carpeted and have level entrance thresholds.

The door opens into the sitting room, the doorway being 89 cm wide. There is a south facing bay window and open fireplace fitted with an electric fire. The furniture is moveable if required and includes two arm chairs, two dining style chairs, settee and drop leaf table. There is a widescreen TV with remote control and Freeview channels. There is a DVD player and also CD/radio/cassette player.

The dining room door is 80 cm wide leading from the hallway and opening into the room. There is a bay window overlooking the garden. There are two armchairs and a dining table with six chairs plus additional occasional furniture.

KITCHEN

The kitchen (door width 74 cm) has fitted units to both sides, the counter heights being 92 cm with both wall and base units fitted. The dishwasher and oven are at floor level: the oven has a drop down door and the hob above is in the work top at a height of 92 cm upon which the microwave also sits. The fridge freezer is to the side and has an overall height of 1.2 m

FIRST FLOOR HALF LANDING

SHOWER ROOM

At the top of a flight of 14 stairs is the shower room with corner cubicle entered through an opening of 45 cm with one step 20 cm high. There is a low level toilet and small corner wash basin. The walls are tiled. Wall halogen spot lighting.

MAIN LANDING

BEDROOM 1

Fitted with twin beds against the entrance wall (door width 74 cm) at a height of 60 cm with space between with bedside tables 65 cm high and to far side with access space of 60 cm. An archway leads to a dressing room with additional single bed and wall of wardrobes with hanging rail 1.8 m from the floor giving room for luggage underneath.

BEDROOM 2

Fitted with a kingsize bed at a height of 60 cm, with bedside unit to one side at a height of 80 cm and table to other at a height of 50 cm, wardrobe with hanging space, the rail being 1.6m high, shelves and drawers. There is a vanity washbasin and cupboard below.

BATHROOM

Fitted suite of pea shaped bath with curved screen and shower over, vanity wash basin and lavatory. The walls are tiled and there is a mirrored cupboard over the basin.

GENERAL

- A combination of ceiling, wall and table lamps are available. Additional lights can be supplied on request. All light switches are 130 cm from the ground.
- All bedding is non allergenic and cotton/polyester mix.

- Floor coverings in the house are: - fitted carpets in the hallway, lounge, dining room and bedrooms with fitted vinyl to the kitchen, shower room and bathroom, ceramic tiles to the front and rear porch.
- All windows are fitted with lined curtains or roller blinds.
- The central heating is oil fired with radiators in every room. There are stairs to all bathrooms and bedrooms in the house.
- There is no telephone fitted but there is good mobile network strength. The nearest public telephone is at the far end of The Promenade outside the Co-op.
- The property is no smoking throughout. A fire blanket is provided and fire detectors fitted.

OUTSIDE

A door leads from the kitchen to a rear porch with a washing machine, iron and ironing board. A back door leads to the rear garden approached down three steps with hand rail. The gardens to the front and rear are lawned with flower and shrub borders and pathways. There is a slate paved patio and sitting area.

The statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we are able to offer all our guests.

All measurements within this statement are approximate.
