

Accessibility Statement - Cairn Cottage

Address - Cairn Cottage, Ramsey Road, Laxey, Isle of Man. IM4 7PT

1) General

Cairn Cottage is a traditional 2 story dry stone construction detached building with slate roof built in 1843.

With a central front door, there is a lounge on the left of the staircase, living/dining room with kitchen, bathroom & toilet in a single story extension on the right.

Both double & twin bedrooms are upstairs either side of the landing ,the twin room having a fitted vanity unit & Vaillant central heating boiler in a cupboard.

Full property details are shown on www.visitisleofman.com in Douglas & East area.

2) Location, Access, Parking, Bus & Tram Stops.

2.1) Location: - The detached cottage occupies an approx. 1/6 acre site with garden front , back & sides mainly grass with flowering shrubs & trees, elevated above Ramsey Road, 1/2 mile North of Laxey Village just after the Minorca Hill Crossroads.

2.2) Front Access: - Via 18 No x 150mm (6") rise concrete steps from the front gate after a 90 degree left turn to a square landing, 90 degree right turn, then 3 steps onto the concrete path straight to the front door - there being a 1.5m (58") wide concrete area either side in front of the cottage with garden chairs & table to the left. Steps are approx. 830mm (32") wide with wooden handrail on the RHS.

A Lantern type outside lamp is fitted above the front door with switch inside the hall on the right hand side.

2.3) Rear Access: - Ballaragh Road runs uphill inland from Minorca Crossroads & 20m up on the right hand side is a short lane giving access to the 2 adjacent homes, at the top left hand side, a vertical barred gate allows access around the garden to a concrete ramp ,gradient 11 degrees, timber handrail on the right hand side leading to a 90 degree landing with the cottage rear gate on the left hand side end which goes then down a stone crazy paved path around the rear of the kitchen/bathroom extension to the Cottage front. This latter area of path is grass over ground with pea gravel at one point & is too narrow for a wheelchair but wide enough for pushchairs. This path is a "Right of Way"& vehicles should only be left near the access gate for loading/unloading purposes. Part of the level section comprises Timber Decking-with the balance, paving stones. There is no lighting here.

2.4) Parking: - On Ramsey Road by the cottage /on the cottage side of Ballaragh Road where there is space.

2.5) Bus tops: - North & South of Minorca Crossroads approx. 30/50m from cottage gate

2.6) Tram Stop: -Approx 50 m down Minorca Hill but accessed up steep steps to tracklevel. Level access down at the Laxey Village Tram Station.

3) Rooms, Dimensions & Doors: -

3.1) Downstairs

3.1.1) Entrance Hall: - 0.88m L x 0.78m W Vinyl Tiles -Door Mat Front Door 0.7m W

3.1.2) Lounge: - 3.05m x 3.68m Loop Pile Carpet Door 0.76 m W

- 3.1.3) Living /Dining Room:-** 3.47m x 3.68m Loop Pile carpet Door 0.76m W
- 3.1.4) Kitchen:-** 1.85m x 2.75m Ceramic Tiles 2 Steps Up No Door Handrail on right hand side
- 3.1.5) Bathroom:-** 2.0m x 1.8m Ceramic Tiles 2 Steps Up Door 0.74 W
- 3.1.6) Toilet:-** 1.53m x 1.04 Ceramic Tiles Small step Sliding Door 0.69m W
- 3.1.7) Staircase:-** 10 Steps x 0.2 Rise x 0.2 Going x 0.78 W Loop Pile Carpet Handrail on right hand side

3.2) Upstairs:-

- 3.2.1) Landing:-** 0.67L x 0.78 W Loop Pile Carpet 1 Step up to Left & Right
- 3.2.2) Double Bedroom:-** Left hand side -3.68m x 2.97m Short Pile Carpet Door 0.71m W
- 3.2.3) Twin Bedroom:-** Right hand side- 3.68m x 4.27m (L-Shaped) Short Pile Carpet Door 0.71m W

4) Lighting

There is ceiling or pendant lights in every room with wall mounted switches except the toilet which has a ceiling cord 2 way pull switch linked to a wall switch for toilet/bathroom at the bathroom door.

The lounge has a table lamp & each bedroom has a bedside lamp for each bedspace.

There is an outside lamp above the front door, a PIR LED spot lamp on the outside kitchen wall & solar marker lamps on the front steps.

5) Summary

5.1) Unfortunately, Cairn Cottage is unsuitable for full time wheelchair users due to the following factors:-

- a) Location with access via 20 steps alternatively a slightly steep ramp & narrow access.
- b) Internal layout, narrow doorways & steps to kitchen, bathroom & toilet on ground floor.
- c) Both bedrooms are on the first floor with a slightly steep staircase & 1 further step up to each.

5.2) Regrettably, Cairn Cottage is also not suitable for casual users of a wheelchair for the above reasons.

5.3) Unfortunately, the cottage is not suitable for unaccompanied visitors with an assistance dog for the above reasons.

5.4) We do not accept pets, but if an accompanied visitor wishes to bring an assistance dog, please contact us to discuss your requirements.

6) Contact Details

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