

Kilmuir, Ballure Promenade, Ramsey, Isle of Man



This 3-bedroom, 2 and a half-bathroom house provides high quality accommodation for up to 6 people. The spacious accommodation has a separate dining room, magnificent sea views, a mature walled garden and free wi-fi broadband.

Beautifully situated in a peaceful location on the north of the island, the house is right on the coast (on the Isle of Man Coastal Footpath), has wonderful sea views and is just yards away from the huge sandy beach of Ramsey Bay, the island's recently designated Marine Nature Reserve.



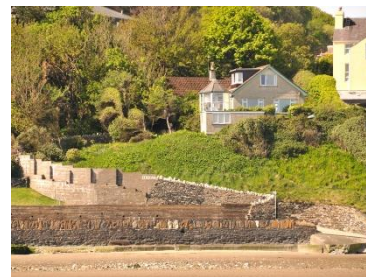
With a terrace that makes the most of the morning sun – an ideal place for your al fresco breakfast - and a gazebo with spectacular views, the perfect place for your morning coffee or of course, that glass or two of wine in the evening, the house is in an ideal spot for walkers, cyclists, bird-watchers, water sports enthusiasts or anybody just looking for a relaxing break. It is just a short walk into Ramsey, the main town of the north of the island, with its shops, restaurants, pubs and busy working harbour. Mooragh Park, with its boating lake and many family activities, is also close by. The Manx Electric Railway stops in Ramsey and, of course, Ramsey is the northernmost point - and has excellent spectating points - on the world-famous TT Mountain Course.



Facilities

- Assistance dogs welcome, however no other pets allowed
- Free wi-fi broadband
- Full gas central heating
- Both the house and gazebo are no smoking areas
- Travel cot and highchair available
- Free use of washing machine (indoor and outdoor clotheslines)
- Iron, ironing board, vacuum cleaner available
- TVs, DVD players and digital radio alarm clocks
- Tea and coffee provided for your arrival
- Bed linen, (non-feathered) pillows and towels provided
- Free parking for 2 cars
- Large, mature walled garden, completely enclosed / safe for children

- Gazebo overlooking the garden, complete with table and chairs and beautiful views of Ramsey Bay and the Queen's Pier
- Large terrace with table and benches, also with fantastic views of garden, gazebo and sea
- Short walk down to the sea, although the last part of the path is earth/grass and a bit steep, with some deep steps to access the beach.



Road directions

We are on the sea front about ¼ mile south of the Queen's Pier – just off Ballure Promenade. We are at the end of the promenade - you will see the stone wall and the gazebo.



FROM RAMSEY go along the A2 – coast road – south towards Laxey, Ballure Promenade is the first (and second) small road on the left AFTER the rise up the hill from the pier – IF YOU CROSS THE TRAM TRACKS YOU HAVE GONE TOO FAR!

FROM DOUGLAS VIA THE MOUNTAIN ROAD A18 – head into RAMSEY go towards the Queen's Pier and follow the instructions above.

FROM DOUGLAS VIA THE COAST ROAD A2 – as you drop down the hill towards Ramsey you will take a sharp right turn and cross the tram tracks. Ballure Promenade is the first and second turns on the RIGHT after the crossing – the second turn after the row of houses on the right is the 'bigger' road.

[Link to map and panoramic street-view: <http://g.co/maps/n6bwd>]

Airport

Isle of Man Airport (Ronaldsway) is in the south of the island near Castletown. Car hire, buses and taxis are accessible from the airport.

Car hire

It is advisable to book any car hire prior to arrival on the island to get the best prices.

These are the main car hire firms:

Athol Car Hire <http://www.athol.co.im>

Telephone: Main office +44 1624 820082; Airport office +44 1624 820092

Isle of Man Rent a Car - Agents for Hertz, Europcar, National and Thrifty.

Telephone: +44 1624 825855 <http://www.iomrac.com>

Mylchreests Car Rental - Agents for Avis - <http://www.mylchreests.com/carhire>

Telephone: +44 1624 823533

Buses

There are good bus services to allow you to travel around the island.

For bus and Isle of Man Steam Railway information contact The Department of Infrastructure: +44 1624 662525 or see the website

<https://www.gov.im/categories/travel-traffic-and-motoring/bus-and-rail/bus-vannin/bus-timetables/>

If you are without your own transport, the best way to get around the Island is by purchasing a Go Explore card valid for 1, 3, 5 or 7 consecutive days' travel. The card entitles the holder to unlimited travel on scheduled services of the Steam Railway, Manx Electric Railway, the Snaefell Mountain Railway and the Douglas Horse Trams when operating. Half fare is payable with a Go Explore card on Hullad Oie Night Owl buses.

Go Explore cards are available online or in person from the Welcome Centre in Douglas Sea Terminal, the airport information desk, main stations and the House of Manannan in Peel. Additional Go Explore cards featuring TT riders are now also available from Island outlets.

<https://www.gov.im/categories/travel-traffic-and-motoring/bus-and-rail/go-cards/go-explore/>

Alternatively there is a 5 day **Go Explore Heritage card** available which includes unlimited travel plus admission to all **Manx National Heritage** attractions.

Please note, if you are a member of the National Trust in the UK, admission is free to Manx Heritage sites on production of your National Trust card.

All Go Explore cards are valid for consecutive days from the day of first use. **They cost £2, plus:**

Ticket	Adult	Child	Family
1 Go Explore	£16	£8.00	£39
3 Day Explorer	£32	£16.00	£75
5 Day Explorer	£39	£19.50	£95

7 Day Explorer	£47	£23.50	£115
5 Day Go Explore Heritage	£55	£27	-

A family card is for two adults and up to three children aged 5 to 15 years. Children under 5 travel free.

One day Go Explore paper tickets for adults and children can be purchased on boarding buses, trains and trams with no card fee.

All Go Explore cards are valid for use on all IoM Transport (electric and horse-drawn trams, steam railway and bus vanning services, excluding dining services).

Bus services from the airport to Douglas are: 1, 1A and 2 operate Monday to Saturday daytime and services 11, 11A, 12 and 12A operate early morning and evenings Mondays to Saturdays and all day on Sundays.

	Adult single	Adult return	Journey time (approx)
IOM Airport to Central Douglas	£2.70	£5.00	28 mins

(Please note, all prices quoted herein are correct at time of printing – 2017.)

In Douglas there is a regular bus service from Douglas Bus Station – near the harbour going away from the Sea Terminal – to Ramsey.

Bus services from the Douglas to Ramsey are:

- 3 Douglas - St Ninian's - Onchan - Laxey - Ramsey
- 3A Douglas - Victoria Road - Onchan - Laxey - Ramsey
- 3B Old Laxey - Ballaragh - Ramsey
- X3 Douglas - Victoria Road - Ramsey (Manx Express)
- N3 Douglas - Hailwood Avenue - Onchan - Laxey – Ramsey

Travelling by Taxi

Ronaldsway Airport also has a taxi rank, which services the airport throughout flight times with little to no wait. The cost of a taxi to Ramsey from the airport is about £30.

Taxi cabs are based in the towns around the island. Most can be phoned for pick up from a private phone, pay phone, or free phone in supermarkets.

Douglas Bus Centre on Lords Street has a public taxi rank.

The Douglas Sea Port has a taxi rank situated outside the entrance of the terminal building, which covers the times of arriving ferries. Beware when arriving early in the morning or late at night, when buses do not run and it is too dark to walk to destinations. At these times arranging a taxi to be there before you arrive is best, unless you wish to wait in the long queue which soon develops.

Taxi Companies

A1 Taxi Group Limited	+44 (0) 1624 674488
Associated Castletown & Airport Taxis	+44 (0) 1624 825757
Bunty's Taxis	+44 (0) 1624 835433
Crennell's Taxis	+44 (0) 1624 812239
Express Taxis	+44 (0) 1624 662211
RTS (Wheelchair Transport)	+44 (0) 1624 628087
Ramsey Taxis	+44 (0) 1624 818181
Taxicabs	+44 (0) 1624 622222
TeleCabs	+44 (0) 1624 629191

Parking

There is room for a car in front of the garage – the garage is rented out but if about 5ft is left Andre will have room to get his motorbike out. There is room for another car on the grass just by the gate, but please leave ample room for a car to get to the house at the bottom of the track (and for the bin wagon to get past on Thursdays).

Kilmuir is very quiet and we have never had any problems with guests' vehicles – if you need more space then there is always space outside the apartments back on the road.

KILMUIR ACCESS INFORMATION



Once inside the gates the path slopes upwards with a slight gradient from the gates going towards the front door.

As you near the house, there are 2 steps, with metal handrail either side. Width of front door



is 76cm.

A step into the porch is followed by a further step into the house.

measurements (all in cm)	Step 1	Step 2
Garden path steps	14	13
Front Porch door (2cm threshold)	14	-
Inner Front door (2.5cm threshold)	18	-

GROUND FLOOR

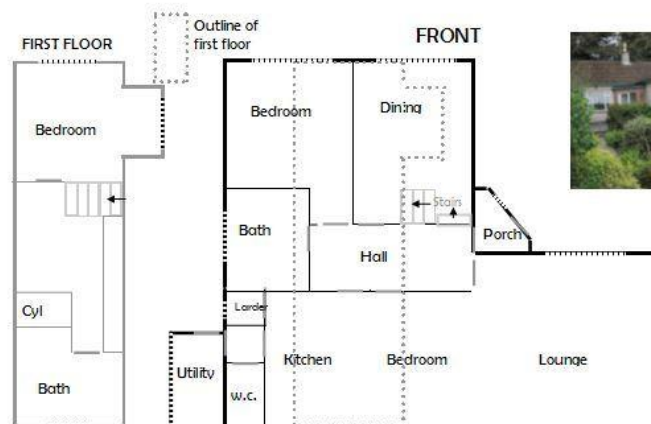


Large entrance hall, with stairs off. Stair rail on both sides of stairs, stair height 19.5cm. Two steps, followed by a 90 degree turn, with a further 18 steps to top of stairs.

Doors off entrance hall

All the doors from the entrance hall measure 74cm and all open inwards to the following rooms:

FLOOR PLAN FOR :
'KILMUIR', BALLURE PROMENADE, RAMSEY IM8 1NN



Living room

Large room with sea view, settee, easy chairs with an electric riser/recliner, electric focal point fire, flat screen TV with Freeview, DVD player and video recorder, CD/radio.



Dining Room

Large dining room with sea view. Dining table with 6 chairs. Hostess trolley.

Kitchen

Electric cooker, fridge/freezer, microwave, toaster, cordless kettle, dishwasher, radio and a small table and 2 chairs. Sink with lever tap. Unit and hob heights are 90cm. Door, width 74cm, to downstairs toilet with small sink.

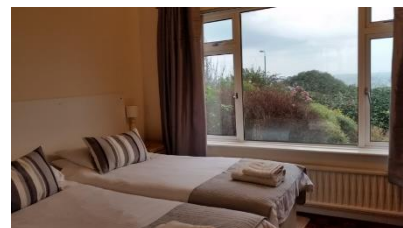


Through a door, width 76cm and with a 2cm threshold, down two steps 17.5cm and 14.5cm into utility room with automatic washing machine, indoor clothesline and space to store bicycles.

Back door width 73cm, threshold 2cm.

Bedroom 1 – with sea view

Twin beds which convert to one superking bed (bed height 60cm), wardrobe, dressing table, flat screen TV/DVD player, digital radio alarm clock, bedside lamps.



Bedroom 2

Two single beds (height 60cm), sliding-door wardrobe, dressing table, digital radio alarm clock, bedside lamp.

Bathroom

Large bathroom with walk-in shower (with grab rail) – shower entrance width 80cm, with a 3cm step onto the shower base (dimensions 54cm wide by 1.7m long); sink with lever taps and wc.

FIRST FLOOR

Main Bedroom

Double bed (height 46cm) wall lights above headboard, flat screen TV, CD player/radio and digital radio alarm clock, wardrobe, chests-of-drawers, panoramic sea views. Option of additional foldaway bed in alcove. Door opens inwards.



Bathroom

Corner bath with grab rail, sink, shower cubicle (with folding door – width 80cm, step - height 15cm - into shower), wc and bidet. Door opens inwards.

Please note – there is no telephone available at [Kilmuir](#).