

Introduction

Our property is a ground floor single level, two-bedroom luxury riverside apartment situated in the heart of Laxey Village in the Isle of Man. The Stables is just a short distance (approx. 100 meters uphill) to village shops and tourist attractions and 1km to Laxey Beach and Harbour.

We look forward to welcoming you. If you have any queries or require any assistance please phone 07624 430555 or email claire@salmonriver.im.

Pre arrival

- There is full information about The Stables at www.salmonriver.im/the-stables/
- You can find our location and directions at the bottom of this page.
- The nearest bus stop is approximately 120 meters away.
- The nearest tram station is 100 meters away.
- If you would like us to provide information in an alternative form. Please just ask.

Booking

There are a number of ways you can check availability or make a booking:

- On our website www.salmonriver.im
- Through www.visitisleofman.com
- Call us on 07624 430555
- Email us at claire@salmonriver.im

Our full booking policy is available on our website.

Welcome and Car Parking

We will meet you on arrival to give you the key and show you around. Please make us aware of your travel plans.

Disabled parking is available to the left of the building in front of the metal stairs.

Outside

This area is concreted level and flat. To the left of the metal stairs, there is approximately 6 meters of concrete path leading to a wooden gate.

The Gate opens towards you and can be secured open with a hook and eye fixing on the adjacent fence. The gate is 90cms wide and leads into the garden.

The garden is level and is a mix of concrete paths, graveled areas and raised flowerbeds with wooden bespoke garden furniture. Seven more meters of level concrete path leads around the building to the entrance. The entrance is through double doors that open inwards. The left door should be opened first and has an opening of 80cms. When both doors are open, the opening is 165cms wide. Passage through this door is level and leads into a hallway.

Hallway

The flooring in the hallway is oak. There are 5 doors leading off the hallway. From right to left, these are:

- Disabled access en suite bedroom
- WC
- Second en suite bedroom
- Services cupboard
- Kitchen and living area.

Disabled Access En-suite Bedroom

(suitable for wheelchair users)

The doorway is 79cms wide with a level threshold and leads onto carpeted flooring.

The double bed is in the middle of the room and is 70cms high with access all around. Bedside tables are 60cms high on either side. To the right of the bed there are French doors with a level threshold and an opening of 145cms that leads out onto the garden. Space between the bed and French doors is 80cms.

To the left of the bed there is an armed chair. Bedside lights are controlled from switches either side of the bed. Space between

bed and ensuite is 125cms.

A large mirrored wardrobe with sliding doors contains hanging space at higher and lower levels, multiple height shelves and pull out baskets.

Access to the en suite wet-room is through a door 80cms wide with a level threshold that opens towards you into the bedroom. The door has a horizontal grab rail on the back of the door at 90cms high to assist in closing. The flooring in the wet-room is non-slip mosaic tiles. The sink is to the left and is 73cms off the ground with clear space under, free from vanity unit, boxing or pedestal. The tap is a lever and temperature controlled. There is a shaving mirror at basin height and an illuminated mirror above with shaving point. Vertical grab rails are in place either side of the mirror. The toilet is 50cms high and the front of the toilet is 75cms away from the back wall. There is a horizontal fixed grab rail to the right 75cms high and a pull down grab rail to the right 78cms high. A toilet frame is also available if preferred. The shower is to the right of the room. Access is level and the floor slopes moderately towards the drain. The shower controls are 120cms from the floor and there is a choice of adjustable shower heads. There is a vertical grab rail and a fixed seating shelf/seat to the left of the shower. The shelf/seat is 46cms high, 42cms deep and 92cms wide. An adjustable height shower stool is also available. There is a heated towel rail next to the shower. There is a pull cord for attracting the attention of other guests.

WC

(Not wheelchair friendly)

The doorway is 73cms wide with a level threshold leading onto a non-slip tiled floor. The door opens towards you into the hallway.

The toilet and washbasin are inset into a unit with a gloss worktop and mirror above.

Second En-suite Bedroom

(This room is not suitable for a wheelchair user)

The doorway is 79cms wide, has a level threshold and leads onto

carpet. When arranged as a double. The double bed is in the middle of the room and is 70cms high with access all around. Space at either side of the bed is 39cms. Bedside tables are 60cms high. Bedside lights are controlled from switches either side of the bed.

When arranged as two singles. The single 70cm high beds sit against opposing walls with an 78cm space between. Bedside tables are 60cms high. Bedside lights are controlled from switches at the side of each bed.

A large mirrored wardrobe with sliding doors contains hanging space, multiple height shelves and pull out baskets.

This room has an en suite wetroom. The door opens towards you into the bedroom. The threshold is raised by approximately 5cms. This room contains a small sink 88cms high and 25cms deep and 50cms wide with tiled box below and an illuminated mirror with shaving point above. Access to the shower is level and the floor slopes moderately towards the drain. The shower controls are 120cms high and a choice of showerheads is available. The toilet is wall-hung 48cms off the ground with a concealed cistern. A heated towel rail is situated above the toilet.

Services Cupboard

This cupboard contains the trip switch, Heating manifold, ironing board and clothes horse.

Kitchen Dining and Living Room

The door opens away into the living room. The doorway is 79cms wide with a level threshold. The flooring is Oak. There are kitchen units along the wall to your right with a 90cm high worktops and a freestanding Kitchen Island height 94cms.

The kitchen is equipped with fridge, freezer, washing machine, tumble dryer, and dishwasher all at floor level. The induction hob is on the Island unit 94cms high. The electric double oven and grill has drop down doors. The microwave is located in a cupboard at a height of 90cms. There are 5 cupboards at floor level. A perching chair is available.

There is a dining table 79cms high, 90cms wide 180cms long (this extends to 240cms) to the left of the room with benches 45cms high tucked under and either a Carver chair or armless chair at either end of the table.

There are two L shaped Sofas, two coffee tables (42cms high) and a 42 inch Smart TV on a wooden media unit (60cms high) at the far end of the room. There are no rugs or steps.

Additional Information

- There are no stairs in the apartment.
- Heating is provided by gas under-floor heating throughout.
- All light switches are 115cms off the ground.
- Information folder in the apartment is produced in size 12 font.
- Nearest public phone is outside the Coop in the village (100 meters).
- Wireless internet access is provided.
- The property is no smoking throughout, although smoking is permitted in the garden.

Grid Reference SC 42751 82161

Local Accessible taxi +44 (0) 1624628087