

Access Statement for Upper Ballavarkish Cottages

Introduction

Upper Ballavarkish self-catering cottages are set in the heart of the countryside, with 360 degree panoramic views to the south coast, up to the Round Table and to Snaefell and beyond. They are barely a mile from the Southern 100 course and are close to some of the most challenging cycle rides in the British Isles as well as some of its most spectacular walks and hill climbs. The two cottages (one sleeps up to four people, the other up to two) are in a converted barn and the bedrooms in both are on the first floor, approached by steep, narrow staircases.

The four person cottage has ensuite bathrooms, with one spacious bedroom containing a super king sized bed and a twin room with two single beds. Downstairs there is a spacious lounge with views to Langness, and a separate kitchen/diner. There is a front entrance and a downstairs rear entrance which opens onto a generous car-parking area. However the corridors within the cottage are narrow and there are a couple of tight chicanes – one into the kitchen and one into the lounge.

The two person cottage has a downstairs bathroom and steep, twisting stairs to the bedroom, which has a double bed. There is a spacious lounge/kitchen/dining area downstairs, again with beautiful south-facing views. In addition to the front entrance, there is also an upstairs entrance, accessed via the bedroom, and opening onto stone steps leading down to the car park. The cottage is quite small, with a series of raised steps on the ground floor and, due to the age and type of property, manoeuvrability is limited.

We look forward to welcoming you. Unfortunately, the layout of both cottages does mean it is not possible for us to accommodate full time wheelchair users. If you have any queries or require any assistance please phone 01624 834664 or email [DN: currently we are using my gmail address but will have a business email address shortly which we will supply to you in good time].

Pre-Arrival

For directions please refer to our website [DN: this has not been set up yet but will be before your February deadline]. The property is accessed by private vehicle or by taxi – the nearest bus services are a mile away. We are approximately ten minutes from Ronaldsway airport and 25 minutes from the Douglas sea terminal.

Car Parking and Arrival

- Immediately behind the cottages is a large, gravelled parking area and the rear entrances to both cottages allow easy drop-off for bags
- The entrances to the cottages have motion sensor lights
- The threshold to each has an ancient slate slab and a step of approximately 6” to clear. There are no handrails other than outside the upper entrance to the two person cottage
- The door width is standard
- We will be pleased to help you with your luggage

- There will be someone on hand to welcome you and provide a guided tour of the facilities.
An appliance instruction manual is provided.