

Access Statement for Balley Beg Bed & Breakfast

No.10 Howstrake Drive, Onchan

Introduction

Balley Beg is located in Howstrake Drive, (No.10) in the village of Onchan, situated in the East of the Island and offers one guest room; a twin room with its own private seating area and its own private bathroom

The property is approximately 60 years old and has been recently extensively refurbished. Whilst we aim to meet the needs of all our guests there are some features of the property which might make access difficult for people with limited mobility.

We are located within a 5 minute walk from Onchan Pleasure Park with its Crown Green Bowling and Flat Green Bowling greens, childrens' park, tennis and much more. The Manx Electric Railway and Douglas Promenade are a 10 minute walk away.

We look forward to welcoming you. If you have any queries or require any assistance please telephone 01624 664770 or 07624 453213 or email info@balleybeg.im.

Pre-Arrival

- We are located within the Village of Onchan in the East of the Island.
- For full details and maps of how to reach us please see the 'Location' section on our website www.balleybeg.im
- The nearest shops are approximately a 5 minute walk away.
- The nearest bus stops are a 2 minute walk away (No.1) will take you to the south of the island calling at Douglas and the airport and runs every half hour. There is a shelter and seating area.
- The No. 3 bus which is approx. a 5 minute walk will take you to the North of the Island calling at Laxey and Ramsey and runs every 30 minutes. There is no shelter or seating area.
- Taxis are available throughout the island and we can book these for you in advance if required
- Ronaldsway Airport is 30 minutes by car or approximately 45 minutes by bus. Easyjet and Flybe operate from Liverpool, Gatwick and Bristol and Citywing operates from Blackpool and Belfast.
- We can at our discretion accommodate guests' pets and of course welcome assistance dogs.

Car Parking and Arrival

- On street parking is available right outside the property.
- Access to our property is gained from the pavement through a small garden gate via our block paved front garden.
- There is an outside light activated by movement
- Entry step of 20 cm (8 inches) high at the front door and the door itself is 74 cm (2' 5 inches) wide. This gives access to the vestibule area which leads through

into the hallway and two further doors of 76 cm (30 inches) each wide leading through into the dining room.

Welcome Area

- Guests are welcomed into the dining room, which is level throughout, where they are asked to register.
- Seating is available with 6 upright chairs.
- The area is well lit, with a standard lamp and table lamp.
- Assistance can be given with luggage

Bedroom

- Our guests' bedroom is accessed by means of 14 stairs 61 cm (24 inches) wide which are carpeted. There is a hand rail one side.
- There is a Velux window at the top of the stairs and also in the bedroom.
- Our beds are made up with duvets and pillows and the mattresses are memory foam.
- There are bedside drawers, bedside lamps, a wardrobe, a chest of drawers and a dressing table.
- The bedroom has 2 single beds 40 cm high (16 inches) accessible from one side and is adjacent to the private seating area
- Freeview digital TV/DVD is available in the bedroom together with a radio.
- Hairdryer provided
- Iron and Ironing Board are available if requested.
- Laundry service available if required.

Seating Area

- The seating area is adjacent to the bedroom.
- The seating area has two comfortable chairs.
- Freeview TV/DVD
- There is a Velux window
- Tea and coffee making facilities
- Cutlery and crockery if required
- TV Trays if required

Bathroom

- The bathroom is adjacent to the seating area.
- There is 1 toilet 43 cm (17 inches) in height
- The bath is 56 cm (22 inches) in height 1.2 metres (47 inches) in length and incorporates a wall/hand held shower fixture. There is a non-slip bath mat.
- The sink is incorporated in a vanity unit which is 89 cm (35 inches) in height and has two cupboards.
- There is a shaving mirror and light socket
- Toilet seat riser available on request

Public Area – Hall

- The hallway is well lit.
- There is oak laminate flooring
- There are no steps to the guest dining room or the down stairs bathroom which leads off the hallway
- The property is fully centrally heated throughout but temperatures can be adjusted in each room to suit individual requirements.
- There are automatic audible smoke alarms throughout the property.

Public Bathroom

- There is an alternative bathroom incorporating a shower over the bath which is available to guests from 7.30 am onwards.
- The bathroom is located off the hallway and is accessed via a 74 cm wide door and is step free/level entry.
- The toilet is 43 cm (30 inches) high
- The bath is 56cm (22 inches) high and 1.5 metres (47 inches) in length

Dining Room

- The breakfast/dining room is situated off the kitchen on the ground floor and the entrance is 76 cm (30 inches) wide and step free/level entry.
- Fully carpeted.
- Large window and patio doors allowing plenty of natural light supplemented by a standard lamp and table lamp.
- There is seating for 6 people at a solid oak table with co-ordinating chairs
- There is a co-ordinating oak cabinet and buffet table where guests can help themselves to cereal, fruit juices etc.
- Assistance can be provided on request.
- There is an information corner which provides leaflets, brochures, maps, timetables etc. which guests can help themselves to.

Front Garden

- For guests we have a small paved area for bikes together with a small garden with a garden bench, which guests may use as a designated smoking area, as smoking is not permitted in the property. An ash tray can be provided on request.

Rear Garden

- For guests, we have a private south facing garden and patio area with a furniture and parasol. There is also a bench and the garden also incorporates a further seating area which is available.
- The rear garden and patio area is accessible through the dining room down one step which is 36cm (14 inches) wide and 18cm (7 inches) deep

Additional Information

- There are 'In Case of Fire' instructions contained in the Welcome Book in the guest bedroom.
- We have storage/drying facilities for golfers, cyclists and walker's equipment.
- Free Wi-Fi facilities are available, details of which can be found in the Welcome Book provided in the guest bedroom
- We are happy to cater for special diets or particular likes or dislikes. Please advise us before your arrival.
- We can refrigerate prescription medication and additionally store any perishable food in our fridge for a limited period.
- Mobile phone reception at Balley Beg is generally good.

Contact Information

Address (Inc Postcode): Balley Beg, 10 Howstrake Drive, Onchan, Isle of Man
IM3 1BR

Telephone: 01624 – 664770 or 07624 453213

Email: info@balleybeg.im

Website: www.balleybeg.im

Hours of Operation: Flexible

Local Accessible Taxi: A1 Taxis – Tel: 674488

Local Public Transport: Isle of Man Bus Transport – Timetable provided