


# 1 Barnagh Barns, BK & L Brew, Barnagh Farm Kirk Michael IOM IM6 2HB

## Access Statement

The property is located at Rhen Cullen, Kirk Michael, IM6 2HB.

Travelling from Ronaldsway Airport via the A5, A7 and A3 or Steam Packet ferry terminal via A11, Broadway, Victoria Road and A18 to the main road through Kirk Michael Village past the Ellen Vannin Fuels petrol station on the left; Barnagh lane is located next right after the  speed limit sign.

The property is reached via a narrow hard paved farm lane with passing places which runs approximately 600 yards from the main A3 Kirk Michael to Ramsey road.

The main bus route via Peel to Douglas and vice versa travels past the bottom of the lane and there are bus stops on either side of the road.

At the top of the lane Barnagh is situated to the right and barns are situated to the left.

Barn 1 can be found on the left hand side of the west facing long barn. Parking is either in front of the building on the paved patio area 5.3m wide and 7m in length, ample for 2 vehicles.

Barn 1 sleeps 4 people max

Barn 1 is a **No Smoking Area**

Access to the Barn is from the right hand side of the building via a small path 1m wide and a ramp leading a stable door and the ground floor.

The entrance hall: is 1.3m wide and 5m in length and leads directly to the

Shower room: 2.1m wide and 2.8m in length, consisting of a toilet, wash hand basin/cupboard, walk-in shower and heated towel rail.

All floor coverings are tile apart from the bedrooms

The bedrooms are located on the ground floor.

Bedroom 1: 4.3m wide and 2.95m in length.

Bedroom 2: 2.5m wide and 3.8m in length.

Both bedrooms are fitted with hotel quality Super King zip and link beds that can be separated as needed into 4 single beds, wardrobes, and Chester drawers or table.

Both rooms are carpeted for comfort.

Both rooms have windows and also a small French door in each which opens onto the ground floor patio/car parking area at the front of the building.

From the entrance are to the left are 12 steps leading up to the 1<sup>st</sup> floor living areas.

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1<sup>st</sup> floor Galley style kitchen area 2.15m wide and 8m in length, consisting of modern kitchen units with worktop, AEG appliances i.e. Fridge freezer, oven, induction hob, Cooker hood, dish washer, washing machine and dryer.

Plus sink, microwave, toaster & Worcester oil boiler.

Crockery, cutlery, Glass ware, utensils, pots, pans and various other item of cooking equipment.

The workspace between the kitchen units is 0.95m

From this area there are a set of double doors leading to the 1<sup>st</sup> floor decking/patio area 3m wide and 8m in length. Access and egress is also available from this point.

To the left of the kitchen is the main living area which consists of a three seater sofa, a love seat, TV and TV cupboard, 2 dressers, dining table, two cloth covered carver chairs, 2 cloth covered kitchen chairs, a bench and a wood burning stove.

The property has several Velux roof windows which are electrically operated.

The property has underfloor heating throughout which is regulated with wall mounted thermostats and powered via an oil fired boiler located in the kitchen area.