**Accessibility Statement – Bee & Blossom Farm Cottages**

Please find outlined below information we hope will ensure you enjoy your visit to Bee & Blossom Farm Cottages.

**Prior to your arrival**

* Enquires and reservations may be made by phone or email or alternatively via [www.visitisleofman.com](http://www.visitisleofman.com)
* Once a booking is confirmed directions will be emailed to you in preparation for your visit
* Please provide an estimated time of arrival so we can be here to meet and welcome you
* If there is any additional need for special equipment please let us know at the time of booking so we can work to source this if possible

**On arrival at Bee & Blossom Farm**

* We have parking outside all of our cottages within the courtyard of Bee and Blossom Farm
* The courtyard is stoned so it would not be suitable for wheel chair users and would cause difficulty for pushchairs / prams
* We are more than happy to help you to transfer your luggage from your car into your cottage and vice versa if requested to do so
* A guided tour of the property and its facilities will be given and all facilities explained as detailed in the Information Pack
* All cottages are provided with free Wi-Fi
* All cottages are strictly non smoking

**Bradda Cottage**

* Once leaving the stoned courtyard, there are three steps with handrail - for this reason we are unable to accommodate wheel chair users
* Bradda Cottage has its own access into the property via a front door with a door frame height of around 2 metres/7”
* As you enter the porch area of Bradda Cottage there are stairs with a banister facing you that leads to the first floor living area - consisting of lounge and kitchen
* On the left hand side of the ground floor there is a door that leads to bedroom and dressing area with en-suite bathroom. There are no additional steps on the ground floor – the bedroom is carpeted with further a doors leading to a cloakroom and a fully tiled bathroom
* The bathroom has a fitted sink unit with storage underneath, toilet, towel rail and heater as well as a standard step in bath with overhead shower with incorporated grab rails
* There are no other grab rails within this property
* The lounge and kitchen area are accessed by a flight of 12 stairs
* At the top of the stairs there is a landing area that leads onto the open plan lounge and kitchen – the stairs and landing are carpeted
* The landing, lounge and kitchen area are all on the same level with a stable door to the side of the lounge (door frame height of about 2 metres/7”) leading to small sitting decked area and steps and hand rail down to the recreation garden and spa area
* The lounge and kitchen have hard wood flooring with the lounge also benefiting from a large decorative rug placed under the coffee table and sofa to make it more cozy underfoot
* There are moveable breakfast bar stools without arms, a low rocking chair with arms as well as a two seater sofa
* All areas are well lit throughout the cottage with a choice of overhead lighting and lamps in all rooms
* There are three skylights in the kitchen and lounge area
* The fire alarm system has a loud alarm bell as well as a carbon monoxide alarm
* Fire exits are at the front door access point and the side decking area of the kitchen and lounge
* The outside area benefits from several exterior lights on timers or sensors
* We do not accept any pets

**Scarlett Lodge**

* Once leaving the stoned courtyard, there are three steps with handrail - for this reason we are unable to accommodate wheel chair users
* Scarlett Lodge has its own access into the property via a front door with a door frame height of around 2 metres/7”
* As you enter the porch area of Scarlett Lodge you will find coat storage, coir matting and then there is a step up to a tiled floor and a door leading on the right hand side to the bathroom and another step and door that leads onto the living and bedroom area
* The bathroom has a tiled floor with a large step in shower area which is tiled and well lit, toilet and sink area with heater and heated towel rail – there are no grab rails within this property
* The bedroom has a vinyl floor with a rug in the lounge area in front of the sofa
* There is excellent ceiling and wall lights as well as lamps and the area is well lit
* The kitchen area is accessed by leaving property and taking about 10 steps into the opposite building – there is a small step over the threshold into this area and the door height is around 1.7 meters or 6 1/2”
* The large kitchen/dining area is all on one level with a vinyl floor
* There is excellent wall and ceiling lighting and the area is well lit
* There is a circular table with four moveable seats (without arms) as well as a breakfast bar area with two stools without arms and a window seating area
* The fire alarm system has a loud alarm bell but no flashing lights.
* Fire exit is at the front door access point for the bedroom, bathroom and living area and front door access point for the kitchen
* There are skylights in both the bathroom, bedroom and kitchen areas
* We do not accept any pets

**Recreation areas**

**Games Room**

* The games room is situated within the court yard, it has a small incline to access the building with grass and stepping stones coming from a stone area
* The access is via a door with a door frame height of around 2 metres/7” and games room is all on one level with vinyl flooring and no rugs
* There is a stair case in the corner but this leads to a private upstairs area and is not for the use of guests
* There is a snooker table, games table and bar as well as tea and coffee making facilities
* In the far corner cupboard area there is a washing machine and tumble dryer for guests to use
* There is a wooden settle seat with arms together with a leather two seater sofa
* Outside the building there is a picnic table area

**Spa & garden area**

* From the court yard there are seven steep steps onto a stoned area leading to a composite sun deck in front of the cabin
* From the sun deck there are two additional steps up to a granite patio which leads straight on through a gate to the large orchard and picnic garden with a swing seat, bench and circular picnic bench
* On the raised granite patio (enclosed with safety glass) there is an Arctic Spa salt water therapy tub as well as seating in the form of various sun loungers
* This area is well lit by lights from the outside of the cabin and via lighting in the decking

We have tried to be as accurate as possible but should you have any questions or need further information please call John on +44 7624 458143 or Tina/John on +44 1624 851987