

## **Accessibility Statement for: Bradda Brae Garden Room**

### **Introduction**

Bradda Brae Lodge is a converted loft space above a large, detached double garage. Unfortunately we are unable to accommodate full time wheel chair users as we have narrow doorways, we do not have a lift, we have a number of steps to the front door of the property and a flight of 14 steps inside the property which turn a corner.

### **Arrival**

We are just on the outskirts of Port Erin about 12 minutes walk or 2 minutes in a car and the property is situated in a peaceful residential area surrounded by lots of green spaces. There is a road to the property which is not a main route and provides easy links to local shops, pubs and restaurants. There is off road car parking and lighting outside of the property. There are many footpaths and greenways close by. Taxis are available locally although advanced booking is advised.

There are good public transport links from Port Erin to Douglas and elsewhere, including the Isle of Man Steam Railway and a bus stop about 12 minutes from the property.

### **Halls/Stairs/Landings/Doors:**

There is outdoor lighting above the door into the property.

Three steps with a handrail lead to the front door.

The entrance leads to a small, lobby followed by 14 carpeted stairs with a turning, up to the open plan lounge/bedroom space.

There is easy access to light switches from the front entrance.

### **Open Plan Bedroom/Living Space:**

Staircase is carpeted and upstairs floor is 'Karndean' wood effect flooring.

Day furniture consists of a modern corner sofa, armchair, TV cabinet with Sky TV, a nest of tables and a range of soft and bright lighting from table lamps and ceiling lights.

Bedroom furniture includes a 6ft bed (which converts to singles), bedside cabinets with table lamps, good built-in storage space for clothes and personal belongings and a fridge.

A small area for eating breakfast.

Heating is by electric heaters and controlled by guests.

There are windows overlooking a beautifully kept 'tropical style' garden and another with distant views to the sea.

This space is completely separate from the owner's home and is private and peaceful.

### **Bathroom:**

The tiled bathroom/WC is ensuite and reached via the bedroom. It consists of sink with lighted mirror, shower-bath with glass screen and WC. There is a heated chrome towel rail and wall heater. The floor is also 'Karndean' wood effect flooring.

### **Outdoor Space**

The 'tropical style' garden and natural pond is a very private and peaceful space, not overlooked by neighbours or the owners. There is a wooden gazebo equipped with lights, cushions and throws where guests may sit or dine. The path around this garden is loose gravel.

### **Additional Information:**

The property is strictly no smoking or vaping and we respectfully ask guests who smoke to do so away from the property and garden.

We welcome dogs by prior arrangement and make a small charge for this to facilitate deep cleaning on departure.

We do not supply cots, safety gates or highchairs.

The property is designed for two adults only.

The property is protected by mains wireless smoke and heat detection.