

**This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer our guests/visitors.**

## **Access Statement for Creg ny Geay**

### **Introduction**

Located just 5 minutes to the south of Ramsey, this substantial four bedroom Edwardian house built around 1910 in the Arts and Crafts style, commands panoramic sea views from its stunning coastal position. Sleeping up to six, the property has been sympathetically refurbished to a high standard and furnished with an eclectic mix of modern, retro and antique furniture. All four bedrooms are at first floor level. Unfortunately, due to door widths/radii, we are unable to accommodate wheelchair users. If you have any queries or require any assistance please phone 07624 237219 or email [shaunmurphy@manx.net](mailto:shaunmurphy@manx.net)

### **Pre-Arrival**

Please see <https://www.visitisleofman.com/where-to-stay/creg-ny-geay-p1289281> for details of the location of Creg ny Geay and directions from the Sea Terminal and the Airport.

Bookings / enquiries can be made via the visitisleofman website or by email or telephone per the details above.

Details of accessible taxis can be found at:

<https://www.gov.im/about-the-government/statutory-boards/road-transport-licensing-committee/wheelchair-accessible-vehicles/>

Further details of accessible public transport on the Isle of Man are available at:

<https://www.gov.im/categories/travel-traffic-and-motoring/bus-and-rail/accessibility-information/?iomg-device=Mobile>

The nearest bus stop is approximately 200 m away. For the bus timetable for Maughold, please see:

<https://www.gov.im/media/1350481/service16-march16.pdf>

The nearest Manx Electric Railway stop at Bellevue is approximately 0.5 miles away. For timetables, please see:

<https://www.gov.im/categories/travel-traffic-and-motoring/bus-and-rail/heritage-railways/>

### **Car Parking and Entrances**

- Within the driveway of the property there is a car parking area with enough room for 4 cars. The driveway is level and gravelled.

- The nearest available parking is approximately 5 metres away from the back entrance door.
- The entrance to the property at the front has 3 steps - 17 cm high, 30 cm deep and 94 cm wide. There is no handrail. These steps lead to the entrance vestibule where a further 8 cm step gives access to the hallway. The external entrance door has a clear opening width of 80 cm wide and the hallway door is 85 cm wide. There is an external light on a light sensor that turns on automatically.
- The entrance to the property by the back door has a single step to the back porch 14.5 cm high. The clear opening of the back door is 76.5 cm. At right angles to the entrance door, there is a further step through a doorway which is 14.5 cm high and with a clear opening width of 84.5 cm.

### **Front Halls, Stairs and Landing**

- Inside the front entrance vestibule, coat hooks provide hanging space for coats.
- The front hall opens onto the stairs to the first floor, lounge, dining room and kitchen/back passage.
- The hall has a stripped timber floor with a runner.
- The stairs have a carpet runner. There are 10 stairs to a half-landing, with each stair approximately 20cm high, 28 cm deep and 80cm wide. There is a handrail to the left side of the stair. From the half-landing to the main landing, there are a further 5 stairs, dimensions as before.
- Smoke alarm

### **Lounge**

- The door into the lounge is approximately 80 cm wide.
- The floor is fully carpeted.
- One triple sofa, a "love" seat and a further single armchair
- TV with remote control with normal "red button" facility. DVD player. Bose Bluetooth speaker. CD player with radio and IPOD dock. • Electric warm air fireplace.
- Coffee table measuring 40 cm from floor to table top, 100 cm long and 48 cm wide. Nest of tables measuring 49 cm from floor to table top, 57 cm long and 38 cm wide. Further table measuring 66 cm from floor to table top, 63 cm long and 51 cm wide

### **Dining Room**

- The door into the dining room has a clear opening of approximately 81 cm.
- Stripped timber floor substantially covered with a rug.
- Dining table with 6 chairs, measuring 73 cm floor to table top, 210 cm metres long, 120 cm wide.
- Chairs are movable with padded seats and no arms.
- Circular occasional table 59cm high x 50 cm wide.
- Lamp table 74 cm high x 90 cm long x 55 cm wide.

## **Kitchen**

- From the front hall, access to the kitchen is via two doors, each with an accessible width of 74cm and 76cm respectively.
- The worktop height is 92cm.
- Built in electric oven with drop down door with eye-level grill.
- Electric hob at worktop height.
- Sink at worktop height with cupboards underneath.
- Front loading dish washer 60 cms wide.
- 2 pendant lights, under cupboard lighting and fluorescent strip light above sink
- 46cm free space between worktops and base of cupboards
- Vinyl flooring is grey and the kitchen units are antique pine colour
- Fridge freezer with bottom freezer section with three drawers.
- Microwave on work surface
- Carbon monoxide alarm
- Kitchen table to dining area is moveable – approx 77cm high, 152cm long and 91cm wide
- Boiler programmer within louvred cupboard at approx 130cm high

## **Back Porch/Passageway**

- From the inner door to the back porch, there is a passageway with a width of 93cm
- There is a rope/pulley operated clothes drying rack
- At the end of the passageway, a door with an accessible width of 76cm gives access to the small lobby leading to the kitchen, walk-in larder and front hall

## **First Floor**

- From the landing, access is provided to the four bedrooms and separate bathroom and shower rooms
- Smoke alarm

## **Double Bedroom**

- Door width 75 cm
- King size bed (5 ft)
- Bed height 61 cm floor to top of mattress.
- Clearance at end of bed to wall 68 cm.
- Bedside tables are 53 cm high.
- Wardrobe, dressing table, chest of drawers and cheval mirror
- Armchair
- TV with remote control and DVD

## **Twin Bedroom**

- Door width 75 cm.
- Two single 3 ft beds provided.
- Bed height 61 cm floor to top of mattress.

- Bedside tables are 53 cm high.
- Dressing table with stool, wardrobe
- Armchair
- Digital radio

### **Single bedroom**

- Door width 75 cm
- Single 3 ft wide bed
- Bed height 62 cm floor to top of mattress.
- Bedside table is 74 cm high.
- Chest of drawers and compactum wardrobe
- Chair with no arms

### **Single bedroom**

- Door width 75 cm
- Single 3 ft wide bed
- Bed height 62 cm floor to top of mattress.
- Bedside table is 55 cm high.
- Chest of drawers and compactum wardrobe
- Chair with no arms

### **Bathroom**

- Door width 70 cm.
- Shower with single sliding door (max opening 40 cm wide) with 22 cm step into shower
- Cushioned chair with no arms
- Toilet seat height 45 cm.
- Space beside toilet 85 cm to left.
- Flooring is tiled with underfloor heating
- Rolltop bath with bath mat.
- Wash basin with mirror above incorporating electric shaver point.
- Heated towel rail

### **Shower room**

- Door width 71 cm.
- Shower with twin sliding doors (max opening 40 cm wide) with 22 cm step into shower
- Toilet seat height 46 cm.
- Space beside toilet 45 cm to right.
- Flooring is tiled with underfloor heating
- Wash basin with mirror
- Vertical heated towel rail

### **Garden**

- A loose gravel path surrounds the house. The front and rear gardens have lawn areas, with shrub/flower borders.
- At the rear of the property, a post and wire fence approximately 1m high separates the garden from the steeper slopes falling away to the Raad ny Foillan (coastal footpath) and the cliffs beyond.
- From the back garden, access is possible to the coastal footpath but it involves a scramble over sloping, slippery and uneven ground.
- There is an outside toilet (no WHB) with a 13 cm step and a clear door opening of 70 cm.

### **Additional Information**

- Heating is provided by oil central heating with solar panels contributing towards the hot water. There are radiators in all main rooms with adjustable thermostatic radiator valves.
- There is a washing machine in the back porch.
- An information folder is available in the lounge.
- Emergency contact information is available in the kitchen behind the door and also on the back of the external store door.
- Mobile phone coverage is provided via Manx Telecom and Sure's networks.
- Free Wi-Fi access is provided.
- The property is no smoking.

SMFM updated 28 11 2017