

## **Kingsley Cottage Access Statement**

Kingsley Cottage is conveniently located on the Ballamodha Straight between Foxdale and Castletown, a mere 3 miles from the Airport and under 9 miles from the Ferry Terminal. It is accessible via the main road through the gatepost entrance clearly signposted Kingsley Cottage. The cottage is a Manx stone, flat single level living, giving easy access for wheelchair users, and prams/pushchairs.

The Cottage consists of two double bedrooms, Bathroom, separate W.C in Bedroom two and open plan Kitchen, Dining table that seats 8 and a Lounge area.

Ample parking spaces for multiple vehicles are clearly signed outside the cottage. With a quiet outdoor patio space overlooking a manicured lawned garden.

Please note there are no public transport links such as Bus Stops located near the property, however taxi services will operate to and from the property if required.

Whilst the premises has been recently updated and furnished, it maintains a relaxed atmosphere, with the comfort of guests in mind. The Cottage has underfloor heating throughout, WI-FI and FreeView TV. There are smoke/ heat and monoxide alarms fitted within.

Kingsley Cottage welcomes well behaved dogs, with spectacular plantations near by and public footpaths accessible from the Cottage. It is ideal for walks.

The kitchen is fitted with Neff appliances including a fridge-freezer, 4 ring induction hob, oven cooker and dishwasher. Also included is a kettle, Nespresso coffee machine, and essential kitchen utensils.

The bathroom has an accessible walk-in shower and a separate full size bathtub, also included in the bathroom is a combo washer/dryer.

A highchair and travel cot can also be provided if required.