ACCESS STATEMENT

Balladuke Farmhouse

Property details

Property name	Balladuke Farmhouse
Sleeps	6
Bedrooms	4
Address & postcode	Ballabeg

Property summary

Balladuke Farmhouse is a traditional self catering property with ground floor living, kitchen and bathroom facilities, and four bedrooms upstairs. The property has steps at the entrances and internal staircases to the sleeping accommodation.

Nearest bus stop Approx. 10 min. walk downhill.

What3words visitor.pointer.schedule

Sea terminal, Douglas Approx. 20 min. drive.

Ronaldsway, Castletown Approx. 10 min. drive.

At a glance

Entrance	Two low steps (40mm and 150mm); front door 660mm wide.
Floors	Ground and first floor.
Parking	Level gravel parking approximately 12m from the farmhouse.
Wheelchair access	Not suitable for wheelchair users due to steps, narrow doorways and stairs.

Access throughout the property

Area	Access notes
Arrival & entrance	Level gravel parking approximately 12m from the farmhouse. Front entrance has two low steps and a 660mm wide door. Rear access has a 620mm wide path, a 660mm door and a 150mm step.
Moving around	Open plan lounge and dining area. Two steps (150mm and 130mm) lead to the kitchen and main bathroom. Internal doorways are generally 680mm wide.
Living	Open plan lounge and dining area with seating for 6. Dining table is 790mm high, with wooden chairs and a 460mm seat height.
Sleeping & bathrooms	Four bedrooms upstairs, reached by 6 steps with a sharp bend and a further 6 steps to the landing. Ground floor bathroom has a corner shower with a 250mm step, bath with integral grab handles and WC.
Outside	
Additional notes	Bedroom doorways are generally 680mm wide; the rear single bedroom doorway is 600mm. Beds range from 490mm to 570mm high. Non feather, anti allergy bedding is provided. A large cot can be supplied on request.

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Contact us

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