ACCESS STATEMENT

Ballajora Cottage

Property details

Property name	Ballajora Cottage
Sleeps	4
Bedrooms	3
Address & postcode	Maughold

Property summary

Ballajora Cottage is a renovated former mill in a rural setting, with accommodation arranged over three internal levels. Access from the parking area involves approximately 20 steps, with further internal stairs to the bedrooms and bathrooms.

Nearest bus stop

What3words hearths.carp.community

Sea terminal, Douglas Approx. 25 min. drive.

Ronaldsway, Castletown Approx. 45 min. drive.

At a glance

Entrance	Approximately 20 external steps from parking, plus one step into the porch.
Floors	Three floors.
Parking	Plentiful private on site parking.
Wheelchair access	Not suitable for wheelchair users due to external steps and internal stairs.

Access throughout the property

Area	Access notes
Arrival & entrance	Private on site parking. Access to the cottage is via approximately 20 steps, followed by one step into the porch.
Moving around	One step up from the entrance into the living area. A 14 step staircase with handrail leads to the first floor landing, with a further 7 steps to the second floor.
Living	Ground floor kitchen and living/dining room, with a separate cloakroom. The kitchen is fully equipped and the lounge has seating, a Smart TV and dining table.
Sleeping & bathrooms	Two single bedrooms are on the first floor, one with an en suite shower room with a step into the shower. The second floor master bedroom has a family bathroom with bath and shower over.
Outside	Front and rear garden areas with outdoor seating. The rear lawn is accessed via a step down from the cottage followed by three steps up. Other garden access includes a stone staircase.
Additional notes	Pets are not permitted.

Date November 2026

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