ACCESS STATEMENT

Ballarhennie House

Property details

Property name	Ballarhennie House
Sleeps	6
Bedrooms	3
Address & postcode	Orrisdale, Kirk Michael

Property summary

Ballarhennie House is a spacious three bedroom property with two double bedrooms and one twin bedroom. All bedrooms have en suite bathrooms. The property has several external steps and internal stairs, which may make access difficult for guests with restricted mobility.

Nearest bus stop Approx. 10-15 min. walk.

What3words bowtie.transmits.feed

Sea terminal, Douglas Approx. 30 min. drive.

Ronaldsway, Castletown Approx. 40 min. drive.

At a glance

Entrance	3 steps up from lower level parking, or 19 steps down from the garage parking area.
Floors	Multiple levels.
Parking	Adjacent to the detached garage or at the lower level of the property.
Wheelchair access	Not step free; external steps and internal stairs.

Access throughout the property

Area	Access notes
Arrival & entrance	Parking is available beside the detached garage or at the lower level. From the garage parking, there are 9 steps down to the garden and a further 10 to the back door. From lower level parking, there is a short walk around the property and 3 steps up.
Moving around	The property has internal stairs and multiple levels. Guests with restricted mobility may experience difficulties.
Living	Kitchen seats 6, dining room seats 8 and snug seats 4. Large games room/bar/lounge seats 8 and includes a pool table and table tennis.
Sleeping & bathrooms	Three bedrooms: two large double and one twin. All have en suite bathrooms; facilities include a bath. walk in shower and a separate bath and shower across the rooms.
Outside	Outdoor seating for 6 outside the games room French doors, with further seating for 8 on the main lawn.
Additional notes	Dogs are permitted by prior arrangement at the time of booking.

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