ACCESS STATEMENT

Ballatrollag Farm

Property details

Property name	Ballatrollag Farm
Sleeps	4
Bedrooms	2
Address & postcode	B40 Grenaby Road, Ballabeg

Property summary

A self contained, ground floor annexe at Ballatrollag Farm, with two bedrooms, a kitchen/dining area, lounge and separate bathroom. The property has two small entrance steps and a further step into the bathroom.

Nearest bus stop Approx. 15 min. walk.

What3words giving.surely.gutsy

Sea terminal, Douglas Approx. 20 min. drive.

Ronaldsway, Castletown Approx. 10 min. drive.

At a glance

Entrance	2 steps (150mm and 130mm).
Floors	Single storey accommodation.
Parking	Concrete parking beside farmhouse.
Wheelchair access	Not step free.

Access throughout the property

Area	Access notes
Arrival & entrance	Parking is on concrete beside the farmhouse. Access follows a gated wooden trellis arch and a path of approximately 7 metres to the French windows. Two steps (150mm and 130mm) lead into the kitchen. A family member is usually available to greet guests.
Moving around	The annexe is all on one level apart from the 80mm step into the bathroom. Laminate flooring runs throuh the kitchen and bedrooms, with carpet in the lounge.
Living	Kitchen/dining area has standard height worktops and a dining area. The lounge has two sofas, a log burner and a 43 inch smart television.
Sleeping & bathrooms	Main bedroom has a king size bed, with 560mm clearance between the bed foot and wall on the right hand side. Second bedroom has a wooden bunk bed. Bathroom has a standard bath and a separate large corner shower; a shower chair is available.
Outside	Shared, enclosed garden with patio, picnic bench, swings, trampoline and paddling pool. A separate graveled area has a BBQ, fire pit and seating. Outdoor facilities are used at guests' own risk.
Additional notes	Oil fired central heating, log burner and guest Wi-Fi. Up to two well behaved dogs are welcome; the host family also has a dog and farm cats have access to the garden.

Date November 2026

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