ACCESS STATEMENT

Croft End

Property details

Property name	Croft End
Sleeps	8
Bedrooms	4
Address & postcode	2 The Crofts, Castletown

Property summary

Croft End is a three storey house with open plan living accommodation on the ground floor, two double bedrooms on the first floor and a further double bedroom on the second floor. A separate garden studio provides additional sleeping accommodation, a shower room and kitchenette.

Nearest bus stop Approx. 5 min. walk.

What3words gently.clicking.lamps

Sea terminal, Douglas Approx. 20 min. drive

Ronaldsway, Castletown Approx. 5 min. drive.

At a glance

Entrance	Front or rear access; step into the entrance.
Floors	3 levels, plus a single storey garden studio.
Parking	Double garage at rear; limited street parking. Studio patio parking suitable for small cars only.
Wheelchair access	Not suitable for wheelchair users; internal stairs and bathroom arrangements may cause difficulties.

Access throughout the property

Area	Access notes
Arrival & entrance	Access is available through the front door or from the rear garage door via the path to the rear entrance. Double garage parking is available; parking is not permitted on the rear turning area.
Moving around	The main house is arranged over three floors, with staircases connecting the ground, first and second floors. The garden studio is separate and single storey, accessed from the patio through bifold doors.
Living	Ground floor open plan lounge, kitchen and dining area. lounge seating for 6+, dining seating for 8 and a kitchen island/breakfast bar. Ground floor WC includes washer/dryer and drying rack.
Sleeping & bathrooms	Two double bedrooms on the first floor, one with an en suite, plus a family bathroom. Both beds can be split into single. The second floor has a further double bedroom with en suite shower room. The garden studio has a double sofa bed and shower room.
Outside	Large rear garden accessed through the garage or via a side gate and alley from The Croft. Rear patio has BBQ facilities. Studio parking is available on the adjacent patio for small cars only.
Additional notes	Smart TVs in all rooms. Dogs and smoking are not permitted. Guests with restricted mobility may experience difficulties due to the stairs and bathroom facilities.

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