ACCESS STATEMENT

Dunluce

Property details

Property name	Dunluce
Sleeps	8
Bedrooms	4
Address & postcode	Ballure Road, Ramsey, IM8 1NL

Property summary

Dunluce is a spacious residential property with ground floor living accommodation, a ground floor bathroom and four first floor bedrooms. There is level access to the courtyard garden from the kitchen.

Nearest bus stop Approx. 5 min. walk.

What3words dole.magnum.gravy

Sea terminal, Douglas Approx. 25 min. drive.

Ronaldsway, Castletown Approx. 40 min. drive.

At a glance

Entrance	Level access into the porch, with one step into the main ground floor area.
Floors	Ground and first floor.
Parking	Private parking directly adjacent to the entrance.
Wheelchair access	Not suitable for wheelchair users.

Access throughout the property

Area	**Access notes**
Arrival & entrance	Parking directly beside the entrance. The route includes grass and stone/gravel surfaces. Front door is approximately 850mm wide, with external lighting.
Moving around	One step from the entrance into the main ground floor area. Internal doorways are approximately 850mm wide. Stairs provide the only access to the first floor.
Living	Ground floor living room, family room, dining room, kitchen and conservatory. Standard height seating, dining furniture and kitchen worktops.
Sleeping & bathrooms	Four bedrooms on the first floor, accessed by stairs. Ground floor bathroom/WC provides toilet facilities without using the stairs. No specialist bathroom adaptations or grab rails.
Outside	Level access from the kitchen to a courtyard garden. The wider grounds extend to approximately one acre and include natural, uneven terrain.
Additional notes	

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