ACCESS STATEMENT

Molly's Barn

Property details

Property name	Molly's Barn
Sleeps	4
Bedrooms	2
Address & postcode	Ballaoates Farm, Ballavargher Road

Property summary

Modern two bedroom holiday accommodation built in 2024, situated within the Ballaoates Farm complex. The property is arranged entirely on one level and has an open plan kitchen and living area, two bedrooms, an en suite shower room and a family bathroom. The property has easy access for guests with mobility difficulties.

Nearest bus stop Approx. 10 min. walk.

What3words fractured.prance.coconut

Sea terminal, Douglas Approx. 20 min. drive.

Ronaldsway, Castletown Approx. 15 min. drive.

At a glance

Entrance	Access ramp provided.
Floors	Single level accommodation.
Parking	2 spaces beside the access ramp.
Wheelchair access	Ramp and single level layout; suitability should be confirmed.

Access throughout the property

Area	Access notes
Arrival & entrance	Located on the left when entering the farm complex. Two parking spaces are provided to the right of the access ramp.
Moving around	The property is arranged on one level, with no internal stairs.
Living	Open plan kitchen and living area with a large sliding door.
Sleeping & bathrooms	Two good sized bedrooms, one with an en suite shower room. The family bathroom has a bath with shower over, washbasin and toilet.
Outside	Situated within the Ballaoates Farm complex.
Additional notes	Both bedroom windows are designed for emergency escape. The property is suitable for guests with mobility difficulties.

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