ACCESS STATEMENT

Riverside Cottage

Property details

Property name	Riverside Cottage
Sleeps	6
Bedrooms	4
Address & postcode	Glen Chass, Port st Mary

Property summary

Riverside is a four bedroom cottage situated halfway down Glen Chass, when approaching from the Howe. The property has two double bedrooms and two small single bedrooms, with all bedrooms located on the first floor. The ground floor comprises a lounge, dining room, kitchen, bathroom and rear hallway. There is a further bathroom on the first floor. The cottage benefits from an enclosed garden and adjoining shed.

Nearest bus stop Approx. 10 min. walk downhill.

What3words closer.venomous.twists

Sea terminal, Douglas Approx. 30 min. drive.

Ronaldsway, Castletown Approx. 15 min. drive.

At a glance

Entrance	Three steps at the front entrance and two steps at the rear door.
Floors	Two floors, connected by an internal staircase.
Parking	On street parking immediately outside the cottage for two cars. Additional parking at the top of Glen Chass.
Wheelchair access	Not suitable for wheelchair access due to narrow doorways, entrance steps and first floor bedrooms.

Access throughout the property

Area	Access notes
Arrival & entrance	Riverside is situated halfway down Glen Chass when approaching from the Howe. Glen Chass is a narrow, single track road with some tight turns. Drivers should take care and travel slowly, as they may encounter walkers, dogs, sheep. On street parking is available immediately outside the cottage for two cars.
Moving around	The ground floor comprises several rooms connected by internal doorways. The hallway provides access to the lounge, dining room and rear of the property, including the kitchen and downstairs bathroom. There are two steps at the rear door. All bedrooms are located upstairs via a staircase in the hallway.
Living	The lounge provides soft seating for up to six guests. The dining room has seating six around a large table, comprising of four chairs and a bench for two. There is also a manually operated gas fire. The kitchen has bar seating for two.
Sleeping & bathrooms	There are four bedrooms on the first floor. Double beds are standard size rather than king size. Open wardrobes provide hanging storage. The downstairs bathroom has a shower, WC and basin with an integrated washing machine. Upstairs bathroom has a bath with an electric shower over, WC and basin.
Outside	The garden is fully enclosed by a combination of stone walls, wooden fencing and gates. The garden is suitable for dogs and children, although care should be taken around the steep drop at the rear of the garden and adjoining front field, where sheep may be present.
Additional notes	The property is internally well lit with a combination of ceiling, wall and table lamps. Outside lighting is provided at the front and rear doorways. Two dogs are welcome but must remain on the ground floor.

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