ACCESS STATEMENT

Surby Mount

Property details

Property name	Surby Mount
Sleeps	7
Bedrooms	4
Address & postcode	Surby Road, Port Erin, IM9 6TA

Property summary

Surby Mount is a four bedroom detached property situated uphill from the village of Ballafesson, offering countryside view and a peaceful rural setting.The property is arranged over two floors. The ground floor comprises an entrance porch, lounge, reception room, large kitchen, sunroom and utility. There are four bedrooms upstairs, two with en suite bathrooms, alongside a family bathroom. A shower room is located in the utility.

Nearest bus stop Approx. 10 min. walk downhill

What3words straw.succeeds.acclaim

Sea terminal, Douglas Approx. 30 min. drive

Ronaldsway, Castletown Approx. 15 min. drive

At a glance

Entrance	250mm step from the entrance porch into the property.
Floors	Two floors, with all four bedrooms located upstairs.
Parking	Private parking is available for up to three vehicles.
Wheelchair access	Not suitable for wheelchair access due to the entrance step and staircase access to all bedrooms.

Access throughout the property

Area	Access notes
Arrival & entrance	Situated uphill from Ballafesson, with parking for up to three vehicles. The nearest bus stop is in Ballafesson, approximately a 10 minute walk away. There are no direct public transport links immediately outside the property. The entrance porch has a 250mm step into the main property.
Moving around	The property is arranged over two floors, with all four bedrooms located upstairs. The first floor is accessed via an internal staircase.
Living	The ground floor comprises a lounge, reception room, large dining and kitchen, sunroom and utility. The kitchen is equipped with AEG appliances, including a full size fridge and freezer, induction hob, electric range cooker, dishwasher, integrated microwave and coffee machine.
Sleeping & bathrooms	Four bedrooms are located on the first floor, with two en suite bathrooms and a separate family bathroom. All three upstairs bathrooms have a bath and walk in shower, with a small 90mm step into each shower. An additional walk in shower room is located downstairs in the utility.
Outside	The property benefits from countryside views and a rural setting. Enclosed garden area suitable for children and dogs. Games room and seating areas in the garden.
Additional notes	underfloor heating provided throughout the ground floor with radiators upstairs. Highchair and travel cot are available on request. Dogs are welcome but must remain downstairs.

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Contact us
visit@islandescapes.im
0(+44)1624 830200
5 Parliament Square, Castletown