ACCESS STATEMENT

Wisteria Cottage

Property details

Property name	Wisteria Cottage
Sleeps	5
Bedrooms	2 double/twin rooms, 1 single room
Address & postcode	Berrag Farm, Sandygate, Ramsey

Property summary

Wisteria Cottage is a traditional stone Manx barn, sympathetically converted into self catering accommodation, situated within 52 acres of countryside at Berrag Farm. The cottage accommodates up to five guests across three bedrooms, comprising a king size double bedroom, a twin bedroom and a single bedroom accessed through the double bedroom.

Nearest bus stop Approx. 10 min. walk.

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Sea terminal, Douglas Approx. 40 min. drive.

Ronaldsway, Castletown Approx. 50 min. drive.

At a glance

Entrance	Raised step from the grassed approach into the cottage.
Floors	Two floors, connected by a staircase comprising 12 steps with a handrail on one side.
Parking	Ample grassed parking directly outside the cottage.
Wheelchair access	Not suitable for wheelchair access due to entrance steps, narrow doorways and internal staircase.

Access throughout the property

Area	Access notes
Arrival & entrance	Access is via electric entrance gates, with parking on the grass directly outside the cottage. The front entrance has a raised step and external lighting. The property is accessed from the grassed courtyard.
Moving around	The ground floor has a traditional slate flooring and the first floor has Karndean flooring with rugs. The staircase has 12 steps, including a turn, with a handrail on one side. There are low ceilings and exposed beams upstairs.
Living	The ground floor living room has a two/three seater sofa and two arm chairs. Smart TV with subtitles and an electric log effect fire. The kitchen/dining area has seating for five and is equipped with an Alpha stove, hob, fridge freezer and dishwasher. Worktops and sink are 920mm high.
Sleeping & bathrooms	All bedrooms are upstairs. There is a king size double bedroom (700mm high bed), a twin bedroom (620mm high bed) and a small single bedroom (630mm high bed). The ground floor shower room has level access, 150mm step into shower and grab rail.
Outside	The cottage has a small fenced front garden and an exclusive use walled garden accessed across the courtyard. The wider grounds include gardens, orchards, woodland paths and a pond. Some paths are uneven, sloping or muddy, and the old orchard has particularly uneven ground.
Additional notes	The cottage has good internal lighting and colour contrast. Children under 16 must be supervised when using the coracle, and children aged 10 and under must be accompanied by a responsible adult around the farm.

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