

# **ACCESSIBILITY STATEMENT**

**THE COACH HOUSE  
BALLAMOAR FARM  
PATRICK  
ISLE OF MAN IM5 3AW**

## **Introduction**

The Coach House is a listed building, located in the country at Ballamoar Farm, Patrick 2 miles from Peel.

The Coach House is a self-catering cottage along a farm drive from the main road. It has two bedrooms on the ground floor. Unfortunately the property is not accessible for a wheelchair user due to it being a listed building with steps to front door, door widths, stairs and steep gradients in grounds.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01624 842393 or email davidmanderson@manx.net.

## **Pre-arrival**

- Directions will have been sent with booking confirmation or please see our website [isleofman-holidaycottages.com](http://isleofman-holidaycottages.com)
- Tesco will deliver grocery orders
- Ballamoar Farm is not on a bus route
- Accessible taxi is available from Terry's Taxi 01624 842224 or mobile 07624 493336.
- Own transport recommended.

## **Key Collection, Welcome and Car Parking**

- The property will be open for anticipated arrival.
- Guests will be welcomed on arrival. In the unlikely event that this is not possible, guests will be contacted within 24 hours of arrival.
- The car park for guests is flat compacted gravel area, sloping to steps to the entrance of the cottage. Sensor lighting is provided in the car park and for access to the cottage.

## **Entrance to Property**

- From the car park a ramp and one set of 8 steps with handrail are provided for access to the entrance of the cottage.

- The door is up one step to the porch
- There is a further step from the porch into the living area

### **Lounge/Dining/Kitchen**

- The living area is open plan with wood burning stove and log basket, 2 x 2 seater settees, coffee table, hall table, dining table with 4 chairs (without arms), sideboard, corner unit with TV and DVD player (remote controls and manuals provided)
- Fully equipped kitchen, standard height work surfaces, wall cupboards (under cupboard lighting), oven with drop down door, hob, microwave on work surface, double lever mixer tap, under counter fridge, freezer and dishwasher, kitchen island on castors.
- Manuals for all appliances
- Area well lit with two chandeliers and recessed ceiling spotlights. Additional lighting from standard and table lamp
- Floors are wood throughout
- Stairs (12 with handrail) from living area to ground floor

### **Ground Floor**

Floors are wood throughout

Small hall area, well lit by pendant light, with door to garden

#### **Bedroom 1**

King size bed, 2 bedside cabinets with bedside lights, dressing table with stool, built in wardrobe with non adjustable hanging rail. Room well lit by recessed ceiling spotlights

#### **Bedroom 2**

Twin beds, bedside cabinet with bedside lights between, dressing table with stool, built in wardrobe with non adjustable hanging rail. Room well lit by recessed ceiling spotlights

Non allergenic bedding is available on request. Bed linen 100% cotton

#### **Bathroom**

Bath with two taps (not lever), separate shower with step up, WC, wash hand basin – 2 taps (not lever) with pedestal.

Washing machine in cupboard in bathroom

Well lit with recessed ceiling spotlights

### **Grounds/Garden**

Steep, sloping area with border, lawn, shrubs and trees. Steps. Flat lawn with picnic table. Narrow path and step up to high level decking area with garden furniture.

### **Additional information**

- We do not accept pets, however if you wish to bring your assistance dog, please contact us to discuss your requirements
- Wooden floors throughout. No colour contrast
- Emergency/Medical and local information provided
- Free wifi
- Roaming facility essential for mobile phones

### **Contact information**

Address: The Coach House, Ballamoar Farm, Patrick, Isle of Man IM5 3AW

Telephone 01624 842393

Minicom: None

Email: [davidmanderson@manx.net](mailto:davidmanderson@manx.net)

Website: ballamoar-coach-house.com

Grid ref: SC 24951 82262

Operation: 09.00 to 17.00

Local taxi: Terry's Taxi 01624 842224 or mobile 07624 493336  
(Accessible taxi available)