

Accessibility Statement – Ballacamaish Farm Cottages

Please find outlined below information we hope will ensure you enjoy your visit to Ballacamaish Farm Cottages.

Prior to your arrival

- Enquiries and reservations may be made by phone, email or online at **www.manxfarmcottages.com**
- Directions to Ballacamaish Farm can be printed from our website (see above) or can be posted out to you on request
- Please give an estimated time of arrival so that we can meet you
- If you require any special equipment please let us know – we will source and provide extra items if we reasonably can.

On arrival at Ballacamaish Farm Cottages

- We have generous parking areas directly outside all 3 of our cottages, along with ample additional car parking, some of which is undercover.
- We are more than happy to help you to transfer your luggage from your car into your cottage if requested to do so
- A guided tour of the property will be given and all facilities explained
- All 3 cottages are provided with free Wi-Fi
- All 3 cottages are strictly non-smoking

(1) Harvest Cottage & (2) Lavender Cottage

- There are no steps from parking to the front doors.
- Access into each property is via the front door with a door frame height of 18cm/7" forming a step.
- The ground floor kitchen/dining/seating areas of each cottage are open plan with level floors and no inner doors
- The ground floors are covered in cushion flooring with one small rug in the seating areas
- All the bedrooms and shower rooms are all on the first floor, accessed by a flight of 14 steps. For this reason we are unable to accommodate full time wheelchair users in these two cottages – please see cottage (3) Sunset View, which is a single storey property. These two properties may be suitable for part-time wheelchair users who can manage the stairs.
- Bathrooms are not adapted and there are no grab rails in the bathroom or bedrooms. The showers both have a 'step in & up' of 23cm/9" in height.
- The fire alarm system has a loud alarm bell but no flashing lights inside the properties. The alarm will ring continuously if evacuation is needed. If you require assistance for evacuating please notify us on arrival.
- There is ample movable seating in both cottages. Dining chairs are without arms.
- All areas are well lit with a choice of overhead & wall lights or lamps in all rooms.
- We do not accept any pets but welcome 1 registered Assistance Dog in Sunset View Cottage.

(3) Sunset View Cottage (National Accessibility Scheme rating M1)

- This property is single storey and accessible to wheelchairs. However, neither of our bathrooms or cloakroom can provide a wheelchair turning circle. Guests who are part-time wheelchair users have been very comfortable here.
- There are no steps from the parking area to the front door
- Access into the property is via the front door with a door frame height of only 2.5cm/ 1 “
- A cloakroom is sited just inside the front door
- Floor coverings are wood laminate or tiling in bathrooms and there are no rugs
- All door widths are 790mm and corridors are wide enough for wheelchairs/zimmer frames
- All doors are self closing fire doors
- Assistance Dogs (1 registered only) are welcome and have the benefit of an enclosed garden area. (Sorry, no pets)
- The ground floor kitchen/dining/seating areas of the cottage are open plan with no inner doors
- There is ample movable seating and there are dining chairs with or without arms
- Sets of ‘elephant feet’ are available to raise the height of an easy chair or bed, if needed
- All areas are well lit and switches are all positioned at 1400mm above the floor.
- The main bedroom has an en suite shower room with double size shower cubicle. Both showers have grab rails fitted.
- A shower chair, toilet seat riser frame & collapsible wheelchair are available for guests on request, free of charge
- The shower control bar is set at a height of 1220mm above the floor
- Both double bedrooms have a patio door giving direct access outside into the garden down a step of 13cm/ 5”.
- The fire alarm system is a high pitch alarm and does not have flashing lights. The alarm will ring continuously if evacuation is needed. If you require assistance for evacuating please notify us on arrival.

We have tried to be as accurate as possible but if you require further information please call Sara on +44 (0) 1624 880641 or +44 (0) 7624 488313.