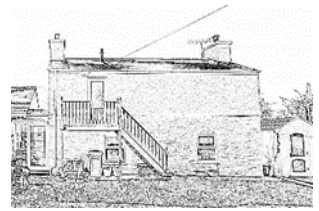


**Molly's Cottage**  
**The Lhen, Andreas, Isle of Man, IM7 3EH**  
**Accessibility Statement**



*This access statement aims to accurately describe the facilities and services that we offer our guests. Regrettably, our cottage is not suitable for wheelchair users due to the steps, door widths and bedroom and bathroom being located on the 1<sup>st</sup> floor.*

Please find outlined below information we hope will ensure you enjoy your visit to Molly's Cottage.

### **Introduction**

Molly's Cottage is a self-catering Manx stone Cottage situated in the North of the Isle of Man at The Lhen in Andreas. The Lhen is situated on the A10 Coast Road between Bride and Jurby, about 7 miles from the town of Ramsey (10 minute drive).

The nearest village is Andreas (2 miles) which has a well-stocked convenience store and post office.

The property is not on a direct bus route, however a MannGo minibus can be pre-booked using an App and will collect direct from Molly's Cottage and take you to the main bus station in Ramsey from where buses can be taken all over the Island. Further information about the MannGo including operating times can be found here - <https://www.iombusandrail.im/minibuses/manngo/>

The nearest airport is Ronaldsway in Ballasalla which is 28 miles away (45 minute drive).

The Isle of Man Ferry Port is in Douglas, 23 miles away (40 minute drive).

Local taxis are available and telephone numbers can be supplied.

### **Prior to your arrival**

Enquiries and reservations may be made by phone, email or online at [www.mollyscottage.org.im](http://www.mollyscottage.org.im)

Directions to Molly's Cottage can be printed from our website or can be emailed or posted out to you on request.

It would be most helpful if you are able to provide an estimated time of arrival.

### **Molly's Cottage**



The Cottage is accessed directly from the road via a marked entrance and there is parking for up to two cars directly outside the Cottage on a gravel driveway.



The key to the Cottage is in a coded key safe. Details of location will be provided prior to the arrival date.

A comprehensive folder of information is provided detailing the equipment/facilities and instructions for the operation of the oven, central heating, Wi-Fi code etc.

The Cottage is strictly non-smoking, and unfortunately we are not able to accept any pets but welcome registered Assistance Dogs.

There is a slight step from the parking area to the front porch and a 9cm (3.5") step up to the front porch door. The step over the threshold is 18cm (7") high and access into the front porch is via an inward opening front door with a door frame height of 191cm (75") and width of 74cm (29").

Access into the cottage from the porch is via an inward opening stable door with a door frame height of 198cm (78") and width of 66cm (30") with a 13cm (5") step over the threshold.



There are 3 steps down into the kitchen.

The Sunroom is directly accessed from the Kitchen at the same level and through a door with a door frame height of 193cm (76") and width of 71cm (28") with a 12cm (4.5") step over the threshold.

The rear enclosed garden is accessed from the sunroom through an inward opening door with a door frame height of 191cm (75") and width of 69cm (27") with a 9cm (3.5") step over the threshold.

The lounge/dining room is directly accessed from the Kitchen with a slight step, through a door with a door frame height 198cm (78") and width of 74cm (29"). Access to the understairs storage area is via an opening from the lounge/dining room with height of 196cm (77") and width of 74cm (29").

The flooring throughout the downstairs is tiled with some rugs secured with anti-slip mats.

The upstairs Bedroom and bath/shower room is accessed direct from the lounge/dining room via a door with a door frame height of 196cm (77") and width of 69cm (27").

There are 3 steps to a small landing and a further 8 steps to the top landing with 2 more stairs to the upstairs hallway

The staircase has one handrail on the left hand side.

The bath/shower room is not adapted and there are no grab rails in the bath/shower room or bedroom.

The door through to the shower/bathroom is inward opening and has a frame height of 198cm (78") and width of 74cm (29").

The shower is an 'over the bath' shower.

The sink/bath/shower has twist taps??

There are 2 steps up to the toilet and the toilet has a lever flush.

The bathroom has linoleum floor.

The staircase, upstairs hallway and bedroom has wooden flooring, and rugs in the bedroom are secured with anti-slip mats.

The door through to the Bedroom is inward opening and has a frame height of 198cm (78") and width of 71cm (28").

The emergency exit from the upstairs of the Cottage is via an inward opening door with door frame height of 191cm (75"), width of 74cm (29") and 20cm (8") step over the threshold. There is an external flight of 10 steps to the front of the Cottage.

The smoke detector system has a loud alarm bell and will sound continuously if evacuation is needed.

There is a carbon monoxide alarm in the lounge/dining room, and automatic security light in the upstairs hallway. A wall mounted torch is provided in the kitchen.

All areas are well lit with a choice of overhead and wall lights or lamps in all rooms.

## **Garden**

There is an enclosed rear garden, mainly lawn. The front garden is lawn with flower beds and a retractable washing line.

We have tried to be as helpful as possible but if you require further information, please do contact us on [retreat2advance@gmail.com](mailto:retreat2advance@gmail.com)