

## Access Statement for Yn Thie Thooit

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

### Introduction

Our property is a 4\* self-catering thatched 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 or 23 miles from the Island's capital Douglas.

Yn Thie Thooit is an historic building, with narrow doors and low ceilings. It is a single storey property with one double bedroom. It is located directly across the Lhen Bridge on the roadside. It is 100 metres from The Lhen Beach.



Front entrance to Yn Thie Thooit

The holiday accommodation owned by Manx National Heritage is fully managed by local Isle of Man holiday cottage company [Island Escapes](#) who will look after you during your stay. Please visit their website to make a booking or for further details about Yn-Thie-Thooit.



## **Pre-Arrival**

The nearest village is Andreas (2 miles or 40-50 minute walk).

The property is not on a direct bus route. The nearest bus stops are at Jurby, Andreas or Smeale – which are all a 45-60 minute walk from the property along country roads.

The nearest town is Ramsey (7 miles or 10 minute drive).

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

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

Local taxis are available, telephone numbers can be supplied.

## **Car Parking Facilities**

There is car parking with enough room for 2 cars.

The car parking area is accessed through a wooden gate with large gate posts. It is recommended that cars reverse into the space.

The car parking is on a grassed track. It is on uneven ground.

There is no on-street parking.

Parking is approximately 15 metres away from the rear entrance.

The key for the door is in a coded key safe. Details of location and code will be sent to you prior to your holiday.

## **Rear Entrance to Property into Rear Hallway (back door)**

The rear entrance to the property is closest to the parking area and garage.

The rear entrance to the property is accessed via six wide concrete steps – 38cm wide and 12cm deep. There is a wooden handrail on the right hand side.



There are two PIR (passive infrared) automatic floodlights on the two faces of the garage and one by the parking area. They also light the rear steps to the property.

The back door is inward opening. When open there is 60cm of clearance.

The door has a door knob and the lock is 125cm high.

The door leads to a hallway. The hallway floor covering is ceramic tiles. They are pale grey and the walls are cream. The skirting boards are painted pale green.

The hallway is 70cm wide at its narrowest point. The hallway turns at a right angle and widens to 80cm, leading into the lounge.

There are two coat hooks in the hallway

There is one step leading from the hallway to the lounge. The step is 12cm deep. There is no handrail. It is edge marked.

The lounge is accessed via an inward opening door. It is 60cm wide.

### **Front Entrance to Property into Front Hallway (front door)**

The front entrance to the property is accessed via an uneven grassed track off the main road or via walking from the rear parking area around the property on narrow paths with some steps or on the grass.

The front path has a wide gate at the entrance to the road. It is 190cm wide.

The front entrance to the property is accessed via one wide step. It is 10cm deep. There is no handrail.

There is no outside light at the front of the property.

The front door is inward opening. When open there is 65cm of clearance.

The door has a door knob and the lock is 125cm high.



There is a small carpeted entrance hall. The carpet is black and the walls are cream. The skirting boards are painted pale green.

The hallway opens into the lounge/kitchen on the left hand side, and the bedroom on the right hand side.

There is level entrance, although it is very slightly sloped.

### **Lounge/Dining Area/ Kitchenette**

The property contains an open plan lounge, dining area and kitchenette.

It is accessed via one step (12cm deep) from the rear hallway or on the level from the front hallway.

There is an inward opening door from the front hallway to the lounge. It is 70cm wide.

The flooring is dark tile effect vinyl flooring. There is good contrast between the dark tiles and the cream walls.

All the furniture in the room is moveable.

The largest free space in this area (with the lounge door closed) is 280cm x 110cm.

#### **Lounge:**

Leather double reclining sofa.

LCD Smart TV with remote control.

DAB radio.

Electric log effect stove in fireplace.

LED overhead lights and wall lights.

Torches and spare batteries are available in the lounge.

### Dining Area:

Small dining table with two chairs. The circular dining table is 72cm from the floor to the lowest point of the table. It has a 92cm diameter.

The dining chairs are movable with no padded seats and no arms.

LED overhead lights and wall lights.

Natural daylight from window.

### Kitchenette

The worktop height is 90cm.

Electric free-standing oven, with drop down oven door and drop down grill door. Counter hob with extractor fan hood.

Sink at worktop height with cupboards underneath.

Lighting is LED strip lights in the ceiling beams. Also natural daylight from window.

Flooring is dark with light coloured cupboards.

Fridge with freezer compartment.

Microwave on work surface.

### **Bedroom:**

Level entrance via lounge and front entrance hallway (although very slightly sloped).

Door width 67 cm.

Beige carpet with cream walls and pale green skirting board.



King size bed (5 ft).

Bed height 60cm floor to top of mattress.

Non feather duvets and pillows provided.

Clearance at end of bed to wall - 125cm.

Bedside drawers are 64 cm high.

Beside lamps and wall lights.

Natural daylight from windows.

Single wardrobe.

Full length mirror.

Coat hooks.

Luggage stand.

Vanity table, with stool and overhead light.

Largest free space clear of doors and furniture in this area is 125cm by 229cm.

## **Bathroom**

Accessed via one step (12cm) from lounge.

Door width 66 cm.

Pale grey ceramic floor tiles and pale beige ceramic wall tiles.

Shower in enclosed compartment. 21cm step into shower cubicle.

Towels provided.

Toilet seat height 42 cm.



From a seated position the space beside toilet is 80 cm to left, 20 cm to right.

Flooring is tiled with a bath mat.

Wash basin 82cm high with mixer tap.

There is an overhead light, a lit vanity mirror and a window allowing natural daylight.

### **Utility Room**

Accessed from the front of the property.

Exterior utility room with washing machine, drying rack, vacuum cleaner and garden chairs.

Automatic light.

Door 60cm wide on level ground.

Concrete floor.

### **Garage**

Single garage with 'up and over' door.

Concrete floor.

Electric sockets and lighting.

### **Garden**

Enclosed front, rear and side garden. Mostly lawn with some steps and pathways throughout. Uneven ground.

### **Summerhouse**

Electric sockets and lighting.



### **Additional Information**

The cottage is single storey with a thatched roof.

There are low ceilings and low beams throughout.

There is underfloor heating and radiators in each of the rooms.

There is an information folder in the cottage. It is produced in size 14 font.

Lighting is LED throughout.

There is fair mobile phone reception for Manx Telecom and Sure customers.

Wireless internet access is provided.

The property is no smoking throughout.

Assistance dogs are permitted.

### **Future Plans**

We will review our property through feedback from our guests and make any changes accordingly.

We welcome your feedback to help us continuously improve if you have any comments please email us.





## **Travel Info:**

For ferry travel to the Isle of Man contact the Isle of Man Steam Packet Company - [www.steam-packet.com](http://www.steam-packet.com) or call 01624 661661.

For flight information for travel to the Isle of Man and hire car options please contact the Isle of Man Airport - [www.gov.im/categories/travel-traffic-and-motoring/isle-of-man-airport/](http://www.gov.im/categories/travel-traffic-and-motoring/isle-of-man-airport/) or call 01624 821600.

For bus timetable information contact Bus Vannin - [www.gov.im/categories/travel-traffic-and-motoring/bus-and-rail/bus-vannin/bus-timetables/](http://www.gov.im/categories/travel-traffic-and-motoring/bus-and-rail/bus-vannin/bus-timetables/) or call 01624 662525.

## Yn Thie Thooit Images



**Double Bedroom**



**Lounge - showing dining area, electric fire and rear hallway**



**Kitchenette**



**Gardens**