

## **Accessibility Statement for Langton Holiday Cottage**

Langton Cottage provides self-catering holiday accommodation in the lovely village of Port St Mary, Isle of Man. Located by the side of the outer harbour it offers fabulous views of the seafront together with distant mountain views.

The cottage was built in 1840 and whilst it has been fully updated it does contain many original features, some of which have an impact on Accessibility.

We cater for adults and for families and we therefore welcome children and small pets. The property is strictly non-smoking.

### **Pre-Arrival**

You can contact us by telephone – 01624 835679, by text – 07624 492908, or by Email – [sykes@mcb.net](mailto:sykes@mcb.net).

Our Website [www.harboursideholidaycottageisleofman.com](http://www.harboursideholidaycottageisleofman.com) has more details about the facilities in Langton Cottage. Please contact us if you need any additional information.

### **Arrival and Car Parking Facilities**

The cottage is on double yellow lines but if needed you can park directly outside whilst disembarking. Long term parking is available either on the other side of the road where there is usually plenty of space or on the driveway at the rear of the cottage which is suitable for a small car.

Access to the property is gained at the front where the door is 27"/69cm wide or through the patio door at the rear where the door is 30"/76cm wide. The front door has level entry access with a small lip under the door 1½"/4cm high whereas the patio door involves a step of 4"/10cm from the garden path to the patio and a threshold under the patio door of 6"/15cm.

### **Accommodation**

**The ground floor accommodation** comprises a through lounge/dining room with door leading to the patio and private secluded garden, fully fitted kitchen, downstairs feature bedroom and separate loo with small wash hand basin. The lounge/dining room and bedroom are carpeted, the hall is tiled and the kitchen and bathroom floors are vinyl. There is a removable rug in front of the fire in the lounge but apart from that the floors are rug free.

The doorway to the bedroom is 30"/76cm and the doorway to the loo is 25"/64cm wide. The ground floor is all on the same level and is suitable for someone who has difficulty with stairs etc. but it should be noted that bath and shower facilities are located upstairs. The cottage is very compact and unfortunately we may not be able to accommodate full time wheelchair users as circulation in the living areas is limited.

A quarter turn tap is fitted in the loo but traditional full turn hot and cold taps are fitted in the kitchen sink.

**The first floor accommodation** is accessed via a staircase comprising 11 steps with full length hand rail on one side. There is a further step off the small landing into Bedroom 1 and a similar step off the landing leading to Bedroom 2 and the family bathroom. The stairs,

landing and bedrooms are carpeted and the bathroom has a Karndean floor. All surfaces are smooth and there are no bedside rugs.

The bathroom comprises a comfy height loo, vanity unit with basin and quarter turn taps and a bath with electric shower over. The step into the bath is 23"/58cm which may create a problem for someone with limited movement. The bath has quarter turn taps and the shower unit is thermostatically controlled. A grab handle is fitted in the shower and the bath has a non-slip area at the shower end together with a non-slip removable mat if further security is required.