

## **ACCESS STATEMENT**

Quilliams Lodge  
Broogh Fort Cottages,  
Ballacorris Road,  
Santon,  
IM4 2HX



Quilliams Lodge is a 3 bedroom cottage which was originally the Managers House of Broogh Fort Clay Pigeon Range. Opened in 2005 the successful shooting club ran for 15 years and was closed in 2020 due to the owner being elderly and deciding to finally retire.

In 2022 I have purchased the buildings and surrounding land to develop Broogh Fort Cottages, 5 self-catering holiday cottages.

The cottages are in the convenient location of Santon and have beautiful panoramic views of the South Barrule and the sweeping countryside down to the Southern Coastline. The location of the cottages means that the entrance driveway and surrounding fields are sloping although the garden areas and car parking is on flat ground.

There is ramp access to the cottage directly from the gravel forecourt however the front door and side door do not have level threshold access. The doorways inside the cottage are standard size and have not been adapted for wheelchair access. The staircase to the first floor comprises of 14 steps with a half turn and is unsuitable for a stair lift.

All 3 bedrooms are serviced with bathrooms comprising of over bath showers or walk in shower cubicle situated on a plinth platform.

These points will help guests consider their requirements before booking this accommodation.