

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.

## **Access Statement for CEANN AN LOCH COTTAGE**

### **Introduction**

Ceann an Loch Cottage is a newly built 3 bedroom cottage which offers luxury self catering accommodation of the highest standard for people looking for a five star luxury break, we can accommodate up to 5 people ,families & children . It is surrounded by dramatic views as it stands on the shores of Loch Erisort on the Isle of Lewis and is overlooked by the majestic mountains of the Isle of Harris.

Ceann an Loch translates as The Head of the Loch, a loch which can be observed from the cottage windows as it sweeps gracefully and gently towards the Minch

Cottage is 15 miles to stornoway and 21 miles to Harris so it is very central . Loch Erisort inn is a mile from cottage for meals and drinks .

We look forward to welcoming you. If you have any queries or require any assistance please email [stay@ceannanlochcottage.co.uk](mailto:stay@ceannanlochcottage.co.uk)

### **Pre-Arrival**

- How to find us
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- Directions from Stornoway
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- Travelling out of Stornoway town centre passing the Co-op superstore take the first turning to your left at the roundabout. Follow this roadway passing through the village of Leurbost and Laxay until you reach Balallan. At the end of the village take the turning to your left hand side towards South Lochs. Ceann an

Loch Cottage is located to your right hand side just past the information box.

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- Directions from Tarbert
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- From Harris ferry drive to reach village of Balallan and turn right at first junction cottage is just past tourist information box on your right hand side.
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### **Key Collection, Welcome and Car Parking**

- Ceann an loch Cottage will be always open for quests on arrival ,parking available for up to 4 cars up to both entrances 3 metre from doors ,Drive way is Tarmac and surface is smooth and on one level.Outside area is well lit at night with PIR lighting to save on Energy

### **Entrance to Property**

- THE FRONT DOOR IS 809 MM /35 INS WIDE
- THERE IS ONE STEP AT FRONT DOOR ,AND ALTERNATIVE STEP FREE LEVEL ACCESS AT REAR DOOR WITH A SLOPING TARMAC DRIVE WAY TO DECKING TO BACK DOOR
- ENTRANCE IS WELL LIT AT NIGHT TIME WITH PIR LIGHTING TO SAVE ON ENERGY
- FLOOR COVERING IS STONE TILES AND OAK FLOORING

### **Halls, Stairs, Landings, Passageways**

- HALL WAYS ARE WELL LIT WITH LED LIGHTING SPOT LIGHTS TO SAVE ENERGY
- ALL PASSAGE WAYS IN HALL ARE 1107 MM /46INS

- OAK FLOORING THROUGHOUT HALLWAY

### **Sitting Room/Lounge**

- THE SITTING ROOM LOUNDE IS OPEN PLAN WITH KITCHEN AND DINING ROOM EATING AREA NEAR LOVELY VIEWS OF RIVER AND HILLS TO WATCH WILDLIFE IN THE AREA
- THE DOOR OPENING IS 810 MM /32 INS INTO LIVING ROOM
- THE FURTINTURE IS 2 TWO SEATER LEATHER SUITES
- MANGO COFFEE TABLES AND TALL LAMPS FOR READING ARE IN LIVING ROOM AREA
- THERE IS A 52 INCH 3 D TV WITH DVD AND SKY BUILT INN
- THERE IS A SONAS SOUND SYSTEM IN COTTAGE ROOMS
- NATURAL LIGHTING THROUGH THE DAY WITH THE CATHEDRAL GLASS IN LIVING ROOM AND LED LIGHTING TO SAVE ON ENERGY
- FLOOR AREA IS OAK WITH A WOOD BURNER STOVE
- ALL FURNITURE CAN BE MOVED

### **Dining Room**

- THE DINING ROOM IS OPEN PLAN IN LIVING ROOM AREA WITH LOVELY VIEWS WHILE EATING
- THE DINING ROOM TABLE IS 706 MM/ 30INS FROM FLOOR TO TOP OF TABLE WITH 4 MANGO WOODEN CHAIRS THAT HAVE NO ARMS
- ALL FURNITURE CAN BE MOVED
- THE LIGHTING AT DINING ROOM HAS ADDITIONAL WALL LIGHTS
- ALL LIGHTING IS LED LIGHTING TO SAVE ON ENERGY
- THE FLOOR COVERING IN AREA IS OAK

## **Kitchen**

- The kitchen is situated on the ground floor with step free, level access from the hallway and the dining room open plan
- The door openings to the kitchen from both the hallway and the dining room are 810mm/32 ins wide.
- The door of the oven drops down and the handle is 705 mm/29ins above the floor. The hob is 166mm/65ins above the floor. Microwave is 137mm / 54 ins from floor to handle
- Worktop and sink and food preparation areas are 910mm/36ins above the floor.
- Fridge freezer available, highest shelf in fridge 350mm/34.25ins and lowest drawer in freezer 950mm/37.4ins.
- cordless kettle and mixer taps in kitchen area
- All cupboards can be rearranged upon request for easier access for our guests
- all furniture can be moved
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## **Bedrooms and Sleeping Areas**

- There are 2 bedrooms with king size double beds & one single bedroom all on the ground floor, with step free level access from the front door and hallway
- The doors to the three bedrooms is 800mm/31.5ins wide .
- Furniture can be easily removed or rearranged in the rooms
- All furniture is mango wood and beds have hypo allergenic mattress fitted
- floor covering are oak
- all furniture can be moved
- lighting is led to save on energy
- space under beds is 9 ins
- height from floor to bed is 23 inc

- door opening to bedrooms are 800 mm 32 inc
- Two bedrooms have 32 inch free view tv with remote
- Double bedrooms have 2 table lamps & single bedroom one table lamp
- all bedrooms are natural and bright in harris tweed colour
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### **Bathrooms, Shower-rooms and Toilets**

- There is one main bathroom in cottage with step free access
- door opening is 800mm/31.5ins wide
- floors covering are tiles
- lighting is led for energy saving
- there are 2 wet rooms ensuite on double bedrooms
- all floors are under floor heating
- bath is lever tap for filling
- height for toilet from floor are 400mm /16 ins
- floor covering are non slip stone in wet room
- shower area is open plan in wet rooms and wheel chair friendly
- all bathrooms and wet rooms are on one level
- there is clear space under wash hand basins
- main bathroom is all black tiles floor and walls
- all wet rooms are Italian cream non slip stone tiles on wall and floor
- main bathroom had sunk in bathroom TV in wall
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### **Laundry/Utility Room**

- The utility room is accessed just off the kitchen.
- The door opening is 809mm/ wide./35 inc
- There is a sink with lever taps.
- There is a standard size washing machine and drier. Both are front loading.
- The room is lit by a single ceiling light.
- Flooring is original flagstones
- laundry room is at back of property with sloping tarmac driveway for easy access
- laundry lighting is a strip light on ceiling
- waste segregation bins are provided for plastic/ glass/metal
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### **Garden**

- We have a siberian larch decking patio area which can be accessed from the lounge with no steps and from rear with no steps. wooden table & chairs available on the decking
- The garden area is sloping lawn to front and side of decking
- there is a river running to side of decking
- There is also a reed bed system in place in garden
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### **Additional Information**

- Vodafone is best preferred mobile reception at cottage
- walls are light in colour and all doorframes and doors are oak
- A&E is 15 miles from cottage
- doctors surgery is 7 miles from cottage on main road to stornoway going east and a defibrillator at Balallan School house

- all information is available in cottage folder and website Ceann an loch cottage
- no smoking & one pet allowed on premises
- property is suitable for children garden is fenced and gated
- all surfaces outside are level tarmac
- pir lighting for energy saving on outside of property
- wifi available
- local attractions heb celt festival/lochs agricultural show/
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### **Future Plans**

- We will be joining the National Accessible Scheme to gain a rating for those people with limited mobility and hearing and visual impairments
- continue to save energy at property and continue recycling and encourage our guests to do the same

### **Contact Information**

Address (Inc postcode): 98 West End BALALLAN LOCHS ISLE OF LEWIS STORNOWAY HS29PT CEANN AN LOCH COTTAGE 98 WEST END BALALLAN ISLE OF LEWIS HS29PX

Telephone: 01381610496

Minicom: N/A

Email: llh@llhscotland.com

Website: stay@ceannanlochcottage.co.uk

Grid Reference: 58.082732-6.636279

Hours Of Operation: all year round

Local Carers: n/a

Local Equipment Hire: hebridean plant hire Mackinnon self drive

Local Accessible Taxi: STS 01851704444

Local Public Transport: MACDONALD COACHES PASSING  
COTTAGE DAILY .FOR STORNOWAY  
FEEDER SERVICE BUS TIME TABLES  
AVAILABLE AT COTTAGE