

### **Getting to Hillingford B&B**

Situated in Ramsey, Hillingford B&B is just a 15 minute walk into the town centre (including bus and electric tram stations) or a 2 minute drive. There are pavements and good lighting to walk all the way from the Ramsey bus station, electric tram station or town centre to our property. Several buses also stop nearby our property. There is a gradual incline from the town centre up to Jurby Road, and once you reach Jurby Road, it is relatively flat all the way to our property. Hillingford B&B is a two-storey property, with breakfast room, snooker room and shared lounge on the ground floor, and all bedrooms, bathroom and ensuite on the first floor. The property does not have a lift.

### **On arrival**

We have a large flat paved forecourt at the front of the property which provides plenty of off-street parking. The entrance to the property is only a couple of yards from parking areas. Taxis can drive in and drop guests at the front door. There is one small step to reach the front door, and motion sensed lights in this area.

### **Welcome area, shared guest lounge and breakfast conservatory**

At the front door there is a very small step to enter the porch area and another small step to access the hallway. The hallway is level with a wooden floor into the shared lounge area, however there is a very small wooden 'door threshold' into the lounge. The lounge has a wooden floor with a large shag pile rug and offers a large couch, two armchairs, and various footstools. The lounge leads through double glass doors to the conservatory/garden room which is used as the breakfast room. The breakfast room is carpeted and all on one level, with one small rug in the centre and some carpet rugs near each doorway. This room offers upright dining chairs and also two sofas and footstools. The breakfast room has a small dwarf wall and the rest is glass with a glass roof. It is a bright room.

### **Snooker Room**

There is a snooker room available for guests which is accessed from the breakfast room. There are two steps down into the snooker room which has a range of lighting options above the table and spotlights. The floor is carpeted.

### **Ground floor toilet**

There is one ground floor toilet for guests accessible from the hallway a few yards from the front door. Although access is level from the hallway, it has a very small wooden 'door threshold'.

### **Bedrooms, ensuite and shower room**

All the bedrooms, ensuite and shower room are located on the first floor of the property. They are accessed via the main staircase which has 15 steps in total. It is a U-shaped staircase, with a small landing after the first 12 steps and large south facing picture window. The staircase is carpeted and has a solid wooden handrail on one side and small dado rail on the other side.

**Bedrooms:**

There are two bedrooms (North Barrule Room and Snaefell Room) which both have Smart TV internet, free wifi, hairdryer, tea and coffee making facilities, and dressing gowns.

**North Barrule Room**

The North Barrule Room can be arranged as a superking or twin room with its own ensuite. It is on the first floor of the property close to the landing. The beds are divan beds with fabric headboards and the room is carpeted. This room is south facing over the garden with a large window so is very light. The window is fitted with a double blind: one is a blackout blind, the other is a 'voile' blind to offer privacy from the garden area, whilst allowing light into the room.

The bedroom has two bedside tables with reading lamps, a dressing table with a mirror and stool and also a full-length mirror. It has a central ceiling light and a magnification make up mirror.

The North Barrule room has a separate 'dressing' area with a large built in wardrobe providing hanging space and a chest of drawers. There is a door and two steps from the bedroom down to this area which is carpeted. This has a small frosted window with a shelf and bright ceiling light. There are also two long fluorescent strip lights in the wardrobe area providing good lighting. The dressing area leads through to a new ensuite shower room.

The ensuite has a walk-in shower with a fixed glass panel and 'flipper door' on one side, toilet, basin, long shelf, 'caddy' for toiletries and large landscape mirror above the sink. The mirror has LED lighting, charging sockets and a heated demister pad. There are no mobility aids fitted in this ensuite, however the shower has a large 120cm by 80cm non-slip shower tray. There is a heated towel rail and small radiator, with a laminate floor. The ensuite has bright ceiling spot lights, one of which is connected to a fan over the shower. This room has a small frosted window.

**Bedroom 2: Snaefell Room**

The Snaefell Room can be arranged as a superking or twin room. It is on the first floor of the property close to the landing. The beds are divan beds with fabric headboards and the room is carpeted. This room is south facing over the garden with a large window so is very light. The window is fitted with full length curtains and a voile roller blind to offer privacy from the garden area, whilst allowing light into the room.

The bedroom has two bedside tables with reading lamps, a dressing table with a mirror and stool and a large wardrobe with full length mirror, shelving and hanging space. It has a central ceiling light and a magnification make up mirror.

There is also a small console table for tea/coffee.

**Separate shower room**

The Snaefell Room has its own private separate shower room which is a couple of yards opposite the bedroom in the same corridor. Access is all on one level. This room is fitted with a large walk in shower with single panel of glass, toilet and basin with drawer. There is a cabinet above the sink which has LED lighting and heated demister mirror operated by a sensor. There is a large heated towel radiator. There are no mobility aids fitted in this room, however the shower has a very large 170cm by 90cm non-slip shower tray.

The flooring is tiled with underfloor heating. The shower room has 5 bright LED ceiling spot lights, two of which are connected to a fan over the shower. This room has a window with venetian blinds for privacy.

### **Public Areas and Garden**

The downstairs hallway has wooden parquet flooring and the upstairs hallway is carpeted. Both areas have lamps as well as ceiling lights. Lamps are set on automatic timer for night time hours. The lounge has a chandelier ceiling light and reading lamp. There is a bay window at the front of the lounge and the other side of the lounge has glass double doors which lead to the conservatory.

The property has a large private established garden which guests are free to enjoy. The garden is flat with side walking paths to the back, grass and landscaped areas. There is a large patio which can be accessed via the breakfast room doors one step down to the patio. The patio can also be accessed via the side of the property which is either paved or concrete the whole way with no steps: there is a very slight sloping path which leads directly to the grass. From the rest of the raised patio, there are two small steps onto the grass and garden area. Guests are welcome to enjoy the garden and patio, but must be aware it is at their own risk.

### **Allergies & pets**

If guests have any particularly dietary requirements or allergies, please let us know at the time of booking. Guests should be aware that the kitchen uses gluten products and nuts regularly.

Guests should note that we have two short haired female cats Maisie and Rosie. They are fairly timid rescue cats adopted from the MSPCA, who enjoy spending lots of time in the garden and often keep a low profile with new people. They are not allowed in the guest bedrooms, however they do use the shared areas. If guests prefer, we can endeavour to keep them away from shared areas during your stay, so please let us know. However, guests allergic to short haired cats should be aware that the cats do use shared areas at other times, and consider using appropriate medication. Hillingford B&B will not be held liable for any consequent health issues.

We do not accept pets, however if you are bringing your assistance dog, please contact us to discuss your requirements.

### **Any other specific requirements**

If you require information in large format, reminder texts, more photos or details about specific information, please let us know.

Please contact us to discuss any other requests or additional requirements that we may be able to assist with, and we will endeavour to accommodate as best as we can.