

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 Haskeir Cottage, 3-4 Balemartin**

### **Introduction**

A fully modernised traditional croft house with stunning sea views towards St Kilda, standing in half an acre of mown grass field. On an elevated position with spectacular views all around and the prospect of wonderful sunsets over the sea. Accessed by a dedicated fenced gravel track 100 m long suitable for cars/4x4 vehicles. The track slope is a moderate incline. The nearest neighbouring house is about 100m and Balemartin has about 7- 8 properties. The nearest shop is 4 miles away.

Sleeps 2 with one double bed upstairs, oil fired central heating, washing machine and dryer, dishwasher, fridge and freezer, and wifi. Large open plan kitchen dining and living area with separate 'snug' and downstairs toilet/utility room. Large bathroom equipped with bath and walk in shower upstairs. Finished to a very high standard and extensively equipped.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01876510280 or email [stay@hebridesseaviewcottage.co.uk](mailto:stay@hebridesseaviewcottage.co.uk).

### **Pre-Arrival**

- For details of how to reach Haskeir Cottage please see the directions section of our website. Due to its location it is recommended that guests have car. The two main routes to the cottage are:
- Ferry (Uig Skye to Lochmaddy or as part of a CalMac island hopping trip), see [www.calmac.co.uk](http://www.calmac.co.uk). It is recommended that ferry reservations are made when accommodation is booked if

possible as the ferries can become fully booked in the summer months

- Airplane to Benbecula airport (from Glasgow). Car hire can be arranged in advance to allow vehicle collection at the airport. See the Benbecula Airport website for car hire options [www.hial.co.uk/benbecula-airport/airport-information/car-hire/](http://www.hial.co.uk/benbecula-airport/airport-information/car-hire/) You are advised to book your vehicle in advance of arrival.
- There are 2 shops reasonably close: The Bayhead shop (about 4 miles) open between 8am and 6pm except Sundays and the Sollas Co-op (about 8 miles) with similar opening hours.
- For bus services see the Comhairle nan Eilean Siar website [www.cne-siar.gov.uk](http://www.cne-siar.gov.uk). The North Uist loop bus service W18 stops at Balemartin

### **Key Collection, Welcome and Car Parking**

- The key is in a key safe at Haskeir Cottage. Full details of location and access code will be sent prior to your arrival.
- There is parking for 2 cars next to the cottage, about 10 m from either door. The cottage is accessed by a 100m dedicated fenced access track having a gravel surface up an incline and suitable for 4\*4s and cars. The parking area is a gravel surface on level ground and there is a concrete path around the cottage to both doors.
- There are external lights and we can arrange for these to be switched on if you are due to arrive in the dark.
- If guests would like a familiarisation tour of the property it can be arranged

### **Entrance to Property**

- There are 2 external doors, one into the kitchen area and one opens into a small hall adjacent to the downstairs utility room. There are no hand rails. The concrete path around the cottage is level but bumpy in places and is about 800 mm (31.5 ins) wide.

- The kitchen door has a clear opening width of 665 mm (26.2 ins). It has a doorstep of 75 mm (3 ins) and a door threshold of 70 mm (2.8 ins)
- The other external door has a clear opening width of 690 mm (27.2 ins). There is a very short concrete ramp for the 75 mm (3 ins) doorstep and a door threshold of 70 mm (2.8 ins).
- There are external lights at both doors, but these are manually operated
- There is a rubber backed very short pile door mat at each entrance on tile. There is a 10mm/0.4 threshold lip between the tile and wooden floor at the kitchen door. The kitchen floor is wood and the entrance at the other door is tile.

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

- The hall and landing are well lit with ceiling lights (compact fluorescent tubes or led bulbs). The stair lighting is by a light at the top of the stairs and is moderately lit.
- The passageway in the downstairs hall has a minimum width is 740 mm (60.6 ins), and the door leading to the stairs has a clear opening of 720 mm (28.3 ins). The kitchen/lounge/dining area is open plan. In this area some of the paths between furniture are 570 mm (22.4 ins) but some of the furniture could be moved. The door from the lounge area has a clear opening of 745 mm ((29.3 ins). This leads into the downstairs hall having a minimum width of 740 mm (60.6 ins). The downstairs utility room has a clear door opening of 745 mm (29.3 ins).
- The floors downstairs are wood which is slightly uneven due to minor bowing or tile. The stairs are wood and the landing is laminate.
- The stairs are the original cottage staircase but with new smooth oak steps. There are 13 steps some of which are quite narrow as it has two bends one at the top and one at the bottom. The minimum stair width is 690 mm (27.2 ins). Each stair step height is about 195 mm (7.7 ins). The bottom 4 steps and top 3 steps have a single handrail, and the middle 6 steps have handrails on both sides.

- Upstairs due to the sloping ceilings (as the cottage is 1 1/2 stories) the headroom is restricted in places. The corridor to the bedroom area is sloping with a height of 1800 mm (70.9 ins) on the LHS and 860 mm (33.9 ins) on the RHS.
- The doors from the lounge/dining area into the hall, the utility room door and the upstairs storeroom door are fire doors with cam action door closers.

### **Sitting Room/Lounge**

- The lounge, dining area and kitchen are open plan on the ground floor with 10mm/0.4ins thresholds. The door opening is described in the hall and passageways section above.
- The lounge area has sofas and a chair (low level) with arms with low coffee tables. The sofas could be moved slightly.
- There is a wide screen LCD TV and DVD player and a wifi radio.
- Natural lighting is good and overhead lighting is by LED warm white bulbs, with a standard lamp and 2 reading lamps.
- The floor is wooden with a short pile rug in the lounge area with a slip resistant mesh underneath.
- There is a separate 'snug' with a futon and a casual chair. The door opening is described in the hall and passageways section above. It has a wooden floor with a short pile rug with a slip resistant mesh underneath. The natural lighting is good and overhead lighting is by LED warm white bulbs. There is a standard lamp and a reading lamp.

### **Dining Room**

- The dining area has legs on each corner, 632mm/24.9ins underspace and is 780mm/30.7ins high. There are 4 wooden chairs (no padding and no arms) and space at one end of the table. The dining table is moveable to one side but would then restrict the seating to 3 people.
- Lighting is natural daylight with overhead LED lamps.

- The floor is wooden.

## **Kitchen**

- The kitchen area is spacious with good free wooden floor area, with a central preparation island with a stainless steel surface.
- The work surfaces and sink are 885mm/34.8ins high with the central preparation island 940mm/37ins high. The kitchen taps are a standard mixer tap with 4 prong handles.
- The range cooker has a drop down oven door with a grill located in top of the oven. The oven handle is 660mm/26ins above the floor and the hob is 905mm/35.6ins above the floor.
- There is a small floorstanding chest freezer height 800mm/31.5ins and larder fridge under the work surface. The lowest fridge shelf is 265mm/10.4ins and the highest fridge shelf is 600mm/23.6ins. There is a slimline dishwasher under the work surface and a microwave standing on the work surface. The kettle is cordless. The boiler heating controls are above the boiler at 1200mm/47.2ins above the floor.
- The cupboards above the worksurfaces are 1385mm/54.5ins above the floor. There are not sufficient low cupboards to move crockery and glasses.
- The lighting is by LED warm white spotlights with good natural lighting.
- The kitchen door is to the outside and is described in the entrance to the property section.

## **Bedroom Area**

- There is 1 bedroom area on the first floor. It has a double bed and is a mezzanine as it does not have a door, but has a partial wall. On the other side of the stairs is the storeroom. The clear door opening into the storeroom is 710mm/27.9ins and the door is a fire door with a cam action door closer. The passageway to the mezzanine bedroom is described in the Hall, stairs, landing and passageways section above.

- The bed cannot be rearranged. The double bed (width 1372mm/54ins) has a clear space of 210mm/8.3ins under the bed, 590mm/23.2ins to the top of the mattress, with a gap of 800mm/31.5ins either side of the bed and 740mm/29.1ins at the base. The ceiling slopes on either side of the bed.
- The floors are smooth laminate with 5mm/0.2ins thresholds into both bedrooms. Natural lighting is from velux windows, with overhead lights (compact fluorescent tube) and fixed reading lights (LEDs) over the bed. There is good contrast between the surfaces.
- There are no TVs in the bedroom area.

### **Bathrooms, Shower-rooms and Toilets**

- The bathroom is on the first floor and has step free access from the bedroom area. The passageway to the bathroom is described in the Hall, stairs, landing and passageways section above.
- The clear door opening width is 720mm/28.3ins with a threshold of 5mm/0.2ins. The floorcovering is vinyl.
- There is a separate walk in shower with a 53mm/2.1ins threshold. The shower does not require a door and the walk-in width is 465mm/18.3ins or 375mm/14.8ins between the raised tray area of the shower. The shower feeds from the hotwater tank with turn knob controls 1060mm/41.7ins high.
- The WC seat is 420mm/16.5ins above the floor. The taps in the bath and wash basin are 4 prong standard tap heads. The washbasin lip height is 800mm/31.5ins and there is a pedestal. There are no grab rails in the bathroom.
- There is good colour contrast between the surfaces and good natural light is provided by a large Velux window. there is an overhead light (compact fluorescent tube).
- There is a downstairs toilet and washbasin in the utility room. This has a toilet seat height of 410mm/16.1mm and a washbasin lip height at 800mm/31.5ins with standard 4 prong tap heads. There are no grab rails. The downstairs utility room has a clear door opening of 745 mm (29.3 ins).

## **Laundry/Utility Room**

- The utility room is on the same level as the rest of the downstairs areas and accessed from the hall. The door is a fire door with a cam action door closer. The downstairs utility room has a clear door opening of 745 mm/29.3ins with no threshold.
- There is a downstairs toilet and washbasin in the utility room. This has a toilet seat height of 410mm/16.1mm and a washbasin lip height at 800mm/31.5ins with standard 4 prong tap heads. There are no grab rails.
- The floor is smooth tile.
- There is front loading washing machine with a condenser tumble drier above the washing machine.
- There is one ceiling light.
- The utility room is small.

## **Garden**

- There is a concrete patio area accessed through the kitchen door with a fixed wooden picnic table and bench.
- The grassed area is not a smooth as a lawn and undulates and has some level areas and covers about half acre. Care is required due to some rabbit activity and some areas where buried boulders protrude to the surface.
- There is a washing line on a level grass area.
- The garden is enclosed by stock proof fence with a barb wire top.
- There is a wooden shed suitable for bike storage.
- The septic tank has a bolted down top and is located at the back of the house in the garden area.

## **Additional Information**

- All areas in the cottage have reasonable colour contrast between the floor, doors and walls. Generally, doors and doorframes are pine or dark wood effect PVC, and walls are light in colour or darker blue.
- There is no mobile phone reception at the cottage due to a blind spot to the mast. Mobile phone reception is available once the mast can be seen which is about 400m from the property (down the access track, turn left and drive about 300 m).
- Wifi is available.

### **Contact Information**

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