



## **Access Statement**

### **Kirkdale Cottage, Eastgate, Pickering**

#### Introduction

- Kirkdale Cottage is a stone built semi detached one bedroom single storey cottage/barn conversion. It is located in a courtyard development set off the road. The site is between Eastgate a main road with pedestrian route into Pickering town centre and Outgang Road which is the vehicular access to the site.

#### Pre-Arrival

- Extensive website, with photographs of all the rooms.
- Bookings / enquiries can be made directly from the website, which has online booking and availability, via email by telephone or by letter.
- Written directions to the cottage are sent when the final balance is paid. Directions are also available to download on the website via "Contact Us" and "How to find us" on the drop down. (Available in different font size)
- The nearest bus stop is on Eastgate 100m away from the front site entrance, the cottage is a further 100m from the front entrance. Help with your luggage from the bus stop is available, please advise in advance.
- Malton is the nearest railway station which is 10 miles from Pickering.
- Tesco direct deliver. We will put the order into the cottage.
- RADAR toilet facilities available at Eastgate car park and adjacent to the tourist information office in the town centre



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- Accessible Taxis available from Dial a ride 01751 477319

## Arrival & Car Parking Facilities

- Car parking is available outside the cottage, approx 10mts.
- There is a paved path from the car to the cottage door, no steps or ramps.
- The paving is riven stone and slightly uneven.
- The car park is tarmac with marked spaces, plenty of space around car.

## Arrival & Reception

- There is an office/reception situated in the centre of the site adjacent to the car parking area.
- The office is staffed 9am-5pm Monday-Friday 9am-3pm Saturday. There is a very low gradient ramp to the front door of the office.
- We would normally meet you in the car park, if not then either toot your horn and we will come out to or report to the office and we will show you into the cottage.

## Kirkdale Cottage – Entrance

- The path from the car parking area to the cottage door is approx 10m; the path is riven stone and slightly uneven.
- There is a light outside the cottage.
- The front door measures 76cm wide, with the hinge on the right.
- There is a large mat inset into the floor at the front door. The



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flooring is wood laminate.

- There is a 'Welcome Pack' which has all details about the cottage within it; this is in green leather file on the coffee table in the lounge area.

## Open plan Kitchen /Diner

### Kitchen

- Kitchen is open plan with the dining area.
- Opposite the entrance door it is 'U' shaped kitchen, width 120cm.
- The kitchen units are 92cm high and 60cm deep.
- The sink and electric cooker are at 92cm high.
- Above the cooker is an extractor unit plus cupboards.
- The oven door grill is 60cm high and the main oven door shelf is 40cm high
- A microwave is available.
- Cordless kettle.
- Crockery, glasses and cups etc are in the wall cupboards, they can be moved to lower level cupboards, advise in advance.
- The fridge is under the work surface the highest shelf being 47cm.
- The taps are lever taps.
- The kitchen is lit by halogen spots.
- The flooring is wood laminate.



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## Diner

- Adjacent to the kitchen area is the dining area.
- Rectangular table (90cm wide x 150cm long x 73cm high, 60cm leg space)
- There is 4 dining chairs a carver chair is available on request.
- Minimum space around table 45cm, max 120cm.
- Audible smoke detector.

## Lounge

- The door into the lounge is 74cm wide, hinged to the right.
- The carpet is short pile terracotta.
- In the lounge area there is an arm chair and a three seat sofa.
- There is a TV and CD player and radio both with remote controls.
- There is a log burning stove; logs and coal are available approx 35mts from the cottage. (Assistance is available during office hours)
- Range of wall lights switched from the door plus table lamps individually switched.

## Ground Floor Bedroom

- Double bedroom has an en suite bathroom.
- Access to the bedroom from the kitchen via door 74cm wide, hinged on the left.
- Floor covering is terracotta, short pile 80% wool carpet.



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- There is a king size bed 5' wide, 152 cm.
- Bed height 60cm.
- The space to the left and right of the bed is 80cm
- The bed is moveable if more space is required on one side.
- All bedding is cotton or percale with non feather pillows and quilts.
- The central and wall light has a switch at the door and at the en-suite entrance.
- The bedside lamps are touch lamps.
- Audible smoke detector.

## Bathroom & Shower-Room

### Ground Floor Shower Room

- Accessed from the kitchen, the door being adjacent to the lounge door.
- Door 74cm wide. The locking handle can be opened from outside if required.
- The toilet seat is 43cm high, seat raiser is available.
- The space to the right of the toilet is 20cm and to the left 20cm.
- Toilet has a push button flush.
- The pedestal sink height is 84cm.
- Taps are lever taps.



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- The shaver socket is at 132cm.
- Double shower cubicle (1150cm), step in is 23cm high, width of the shower door being 900cm.
- Vertical grab rail.
- The height of the fixed shower head is 100cm. The controls are at 74cm.
- The room also has a wall mounted heated towel rail
- The floor surface is non slip blue ceramic tiles.
- Good colour contrast with floor and wall ceramics.
- Non slip rubber mat.
- The room is lit brightly by halogen spotlights plus pull switch light over mirror.

## En suite Bathroom

- Accessed from the bedroom.
- Door 74cm wide.
- Toilet seat height is 43cm, seat raiser available.
- Distance to the left of the toilet is 20cm.and 60cm to the right.
- Toilet has a push button flush.
- The pedestal sink height is 84cm.
- Taps are lever taps.
- Bath height 55cm, length 150cm and 84cm at widest.
- Horizontal and vertical grab rail.



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- Shower available over bath, fixed shower head.
- The room has a wall mounted heated towel rail.
- The floor surface is non slip blue ceramic tiles.
- Good colour contrast with floor and ceramics.
- Non slip rubber mat.
- The room is lit brightly by halogen spotlights pull switch light over mirror.

## Shop

- The closest shop is on Eastgate 200m from the site front entrance.

## Outdoor Facilities

- In front of the cottage is a patio and garden area accessed through the front door.
- The patio is built of riven stone and therefore is an uneven surface. Patio furniture, bench and BBQ are available for guests to use.
- The patio chairs have arms and seat pads are available.
- The refuse bin is in the car parking area adjacent to the cottage.

## Public Areas – General

- The Eastgate site has seven cottages, an office/reception and laundry. There are no steps on the site that do not have a ramp as an alternative.



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- There is car parking for 12 cars, parking is adjacent to Farndale, Kirkdale and Ellerburn cottages, maximum distance to a cottage is 25m, a trolley is available for luggage and help can be provided.
- There is a shared garden area with children's play equipment.
- There is outside lighting until 11pm; with some PIR sensor lights in key locations.

## Laundry

- The laundry room is located at the rear of the office complex approx 20m from the cottage. There is a low gradient ramp to the facility and the door is 84cm, the stone is riven and slightly uneven.
- The distance between the front of the washer/drier and the wall is 150cm.
- It has a standard domestic front loading washing machine and tumble drier.
- A drying rack is also available in the laundry room which can be taken back to the cottage.
- Assistance is available with washing/ drying during office hours.

## Additional Information

- A Welcome Pack is available with details of the cottage and the local area and places of interest leaflets. plus separate folders for all manufacturers' instruction leaflets Light switches are generally at 120cm, plug sockets at 50cm
- Staff on site will assist collecting logs and coal/making a fire or



putting out the rubbish.

- Pets are welcome - please inform us on booking.
- The premises are non smoking.
- There is a pay as you go mobile available for guest use.
- We have a range of accessible equipment available free of charge; wheelchair, toilet seat raiser, footstools, shower stool, perching stool and carver chair.
- There is a maid service available in the cottage, this service is chargeable.
- There is a good mobile phone signal.
- Door handles rather than knobs throughout the cottage.

## Future Plans

- Layout diagrams of each cottage.
- Provision of information in brail/on tape.

## Contact Information

Address: Mrs Elaine Bedford, Eastgate Cottages, 117 Eastgate, Pickering YO18 7DW.

Telephone: 01751 476653

Email: [info@eastgatecottages.co.uk](mailto:info@eastgatecottages.co.uk)

Website: [www.eastgatecottages.co.uk](http://www.eastgatecottages.co.uk)

Hours of operation: Open all year.

Office hours of operation: 9am-5pm Monday- Friday. excluding public holidays).



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9am -3pm Saturdays

Emergency number: 01751 476653

We welcome your feedback to help us continuously improve if you have any comments please phone 01751 476653 or email: [info@eastgategcottages.co.uk](mailto:info@eastgategcottages.co.uk) or can write to us.

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