



## Rosedale

📍 117 Eastgate, Pickering



SLEEPS

5



BEDROOMS

3



BATHROOMS

















2

## OVERVIEW

Rosedale Cottage has been converted from the original Granary building dating back over 300 years. Recently redeveloped and fitted to an exceptionally high specification. It has a luxury contemporary kitchen/dining area, comfortable open plan lounge with a log effect gas fire and ground floor cloakroom. Upstairs, there are three rooms, an ensuite bedroom with super kingsize bed that splits into two singles, a kingsize bedroom and single bedroom plus a house bathroom. A perfect luxury family getaway cottage.

This cottage is owned and managed by Eastgate Cottages.

## FACILITIES

 DOG FRIENDLY	 ENCLOSED GARDEN	 GAS FIRE	 PARKING	 ELECTRIC CAR CHARGING
 WIFI	 NETFLIX	 GROUND LEVEL	 RECEPTION	 INFANTS
 BATH	 SHOWER	 LAUNDRY	 FRIDGE/FREEZER	 OUTSIDE SEATING
 BBQ				

## PRICES

### DATES

5 Jun - 18 Jun 2021  
 19 Jun - 2 Jul 2021  
 3 Jul - 23 Jul 2021  
 24 Jul - 27 Aug 2021  
 28 Aug - 17 Sep 2021  
 18 Sep - 30 Sep 2021  
 1 Oct - 17 Oct 2021  
 18 Oct - 28 Oct 2021  
 29 Oct - 18 Dec 2021  
 19 Dec - 31 Dec 2021  
 1 Jan - 6 Jan 2022  
 7 Jan - 10 Feb 2022  
 11 Feb - 10 Mar 2022  
 11 Mar - 31 Mar 2022  
 1 Apr - 21 Apr 2022  
 22 Apr - 26 May 2022  
 27 May - 9 Jun 2022

### WEEKLY PRICE

£786  
 £786  
 £808  
 £887  
 £739  
 £681  
 £792  
 £792  
 £618  
 £876  
 £876  
 £555  
 £660  
 £655  
 £780  
 £745  
 £930



## ACCOMMODATION

### Living

#### Lounge / Diner :

Open plan living area has large two sofas. There is a gas log burning stove making this cottage extra cosy in the winter. Equipped with 43" LED TV including full Netflix subscription.

The circular light oak dining table seats five. There are place settings for ten of good quality Denby crockery and plenty of serving dishes together with good quality cutlery and glassware.

#### Kitchen:

The kitchen is very well equipped, including dishwasher, microwave, toaster, kettle, Dolce Gusto coffee machine, cooker with double oven and ceramic hob, fridge freezer, washing machine and a good range of cooking equipment. Iron and ironing board, vacuum cleaner, cleaning equipment and materials are provided. The kitchen open onto the garden.

### Sleeping

#### Bedroom:

The first floor bedroom has some lovely original beams and a super king-size bed that can be split into two singles. It has light oak bedside tables with lamps and reading lights over the bed, a wardrobe with plenty of hangers and hanging space a dressing table with stool, large mirror and hairdryer.

#### En-suite Bathroom:

The large walk in shower has the choice of a rain shower or shower on a riser rail, semi pedestal W.C, and washbasin with a large touch lit mirror and adjacent shaver socket. Complimentary soap, shampoo, conditioner and shower gel are provided. A heated towel rail keeps the towels warm.

#### Bedroom:

The bedroom has a king-size bed. It has bedside drawers with lamps and reading lights over, a wardrobe with plenty of hanging space a dressing table with stool, large mirror and hairdryer.

#### Bedroom:

The bedroom has a single bed. It has a wardrobe with plenty of hanging space and drawers plus a large mirror and hairdryer.

#### House Bathroom:

A bath with glass screen and thermostatically controlled shower over. Semi pedestal W.C. washbasin with a touch control lit mirror and adjacent shaver socket. Complimentary soap, shampoo, conditioner and shower gel are provided. A heated towel rail keeps the towels warm and dry.

## Outside

### Garden:

The cottage has small private garden and patio with a garden table, chairs and sun umbrella. A BBQ is available. The courtyard has a communal lawn and planted garden area with seating and washing line.

### Laundry:

Laundry room with washing machines, tumble dryer and freezer (all free to use) available 8am until 8pm daily.

### Parking:

The cottage is in a shared private courtyard, there is plenty of off road parking close to the cottage.

### Reception:

Our onsite reception is normally staffed as a minimum Monday to Saturday 9am until 1pm. Available for advice, directions, problems and a warm welcome.

## Services

### Linen:

Luxury duvets, pillows, bed linen, and towels; bath sheet and hand towels plus kitchen linen are provided. Blankets or feather pillows are available on request.

### Fuel:

Price includes electric, gas central heating, hot water, coal, logs. Heating and hot water controls are in the cottage.

### Electronic:

43" LED TV with Netflix. WiFi is available free of charge. USB charging sockets.

### Visitor Information:

Welcome file with an A-Z of useful information. A comprehensive tourist information folder with suggested itinerary, walks, events and places to visit plus an eating out guide.

### Infants:

Cot, highchair, stair gate, toddlers toy box and toilet step are available on request. (no charge)

### Accessible equipment:

Toilet seat raiser, walker frame, shower stool, wheelchair are available on request. (no charge)

### Greeting:

Guests are greeted on arrival with a site and cottage orientation. A complimentary tea tray is supplied with fresh milk and homemade cake. The cottage is thoroughly cleaned prior to your arrival. The normal arrival time is 2pm although you are welcome to arrive earlier and park up on site. The departure time is 10:00 am.

## EXTRA INFO

**Dog Friendly:** Two small, one medium dog, no addition charge, dog pack provided.

**Parking:** Off Road

**Electric Car Charging:** Free charging for two vehicles

**Netflix:** Complimentary subscription

**Ground Level:** Washing machine in cottage

**Reception:** Onsite staffed reception.

**Infants:** Cot, highchair, stairgate, available.

**Laundry:** Washing machine in cottage

**TV:** 43 LED TV

**Cooker:** Electric double oven and ceramic hob.

## DIRECTIONS

### SAT NAV POSTCODE; YO18 7EL 41 OUTGANG ROAD, THIS BRINGS YOU INTO THE CAR PARK ENTRANCE TO THE MAIN COMPLEX.

**From the South:** take the A1 or M1 north until you reach the A64. If you are using the M1 then after the M62 junction you will pick up the new M1 link road that connects to the A1 just before the A64 junction.

**From the West:** get off the M62 at the M1 intersection and head towards Leeds. Immediately pick up the new A1 link road that will take you to the A64.

Follow the signs to York taking the slip road off the A1 to the A64 (York).

Continue on the A64 York ring road toward Scarborough. It's about 40 minutes drive from the A1 to the Pickering turn off. (traffic permitting). Turn off the A64 at the A169 junction signposted Pickering and follow the road for about 6 miles.

As you enter Pickering you will see two petrol stations at either side of the road, turn immediately right after the SPAR garage into Outgang Road. Travel about 200 yards down Outgang Road, our signed entrance is on the left hand side, immediately after the black and white house.

**From the North or North West:** there are a variety of routes but the main one is probably through Thirsk, up Sutton Bank (which is very steep) and on through Helmsley (A170). It is not the fastest route in the world but it is very pretty with plenty of interesting places to break the journey. This brings you into the east of Pickering. At the Whitby roundabout you will see the Forest and Vale Hotel on your right, take the third exit towards Malton. You will then see two petrol stations, turn left before the SPAR garage into Outgang Road. Travel about 200 yards down Outgang Road, our signed entrance is on the left hand side, immediately after the black and white house.

**From Scarborough:** Following signs for Pickering, through Thornton-le-dale (good ice cream shop on the right hand side) and continue on towards Pickering. As you come into Pickering you will pass the Industrial estate on the left and then 200 yards after that turn left and then immediately right onto Outgang Road. Be careful; when you turn left you must give way before turning right! Travel about 500 yards down Outgang Road, our signed entrance is on the right hand side, immediately before the black and white house.

**Eastgate Cottages:** We are usually in the site office which is on the left, halfway up the courtyard (or you might find us in the garden if it's a nice day). If we do not hear your car arrive then knock on the office door and walk-in to reception.

For those of you with Satellite navigation our address is; 117 Eastgate, Pickering, YO18 7DW but that will take you round the front of the complex and you will need to then navigate to 41 Outgang Road, Pickering YO18 7EL.

**Arrival Time:** Cottages are normally available from 2pm, sometimes they are ready earlier but we can't guarantee it. (short breaks cottages normally available for 1pm) If you are planning to arrive early then let us know and we will give priority to servicing the cottage. Similarly if you plan to arrive after 4pm please let us know.