



**eastgate
cottages**

117 Eastgate
Pickering
North Yorkshire
YO18 7DW

Telephone: 01751 471310

Email: info@eastgateg cottages.co.uk

Website: www.eastgateg cottages.co.uk

Access Statement

Bransdale Cottage, Eastgate, Pickering

Introduction

- Bransdale Cottage is a stone built terraced two storey cottage. It is located off Eastgate a main road into Pickering town centre. The cottage has vehicular access from the rear of the property into the main Eastgate cottages site. There is off road or on road parking.

Pre-Arrival

- Extensive website, with photographs and layout 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.
- An email with a link for directions to the cottage is sent when the final balance is paid. Directions are also available to download here
https://www.eastgategcottages.co.uk/Brochures/Directions/019BRANSDALE_directions.pdf
- The nearest bus stop is on Eastgate 100m away from the front site entrance, the cottage is at the front entrance to the courtyard. 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.
- Supermarket direct deliver. We will put the order into the cottage.
- Accessible Taxis available from Elite Cars 01751 477319
- RADAR toilet facilities available at Eastgate car park and adjacent to the library in the town centre. Further details on location of public toilets can be found here



eastgate
cottages

<https://www.ryedale.gov.uk/environment/street-care-cleaning/public-toilets.html>

Arrival & Car Parking Facilities

- Car parking is available in the courtyard, approx. 30m from the cottage.
- There is a paved path from the car to the cottage door, no steps or ramps.
- The paving is riven stone and slightly uneven.
- There is a flatbed trolley available for luggage.
- The car park is tarmac with marked spaces.

Arrival & Reception

- There is an office/reception halfway up the path on the left-hand side.
- The office is staffed 9am-4pm Monday, Friday and Saturday. 9am-1pm Tuesday-Thursday.
- If you would like to be met on arrival, please could you call us and arrange in advance.

Bransdale Cottage – Floorplan

<https://www.eastgateg cottages.co.uk/Brochures/Floorplans/019BRANSDALE floorplan.pdf>

Bransdale Cottage – Entrance

- The surface from the car parking area is quite smooth and even tarmac, 50 metre riven stone pathway to property garden gate.
- Garden gate 96cm wide, circular turn handle with a latch on right at 95cm.
- The garden gate leads into Bransdale cottage's private garden, with the cottage door being 2m away from the gate.
- There is a light outside the cottage.



eastgate
cottages

- The external door is a stable door, with width 84cm and height 199cm. The bottom part of the stable door is 99cm in height. The door handle is on the left-hand side at a height of 120cm.
- There is a slight threshold at the door.
- The rear door opens into kitchen. There is a light switch to the left-hand side wall, at a height of 115cm.
- The door leads onto a turtle mat that is on the karndean kitchen floor.
- 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.

Kitchen

- Kitchen units on two walls, galley style kitchen.
- The kitchen floor is light cream coloured karndean with little contrast with walls and units.
- The work surface is 92cm high and 60cm deep.
- The taps are quarter turn.
- Cupboards all use round handles
- The upper cupboard units are at heights of 148cm and 182cm.
- Crockery, glasses and cups etc are in the wall cupboards, they can be moved to lower level cupboards, advise in advance.
- There is an electric oven and hob, the handle to open the main oven is at a height of 46cm and the grill handle is at 79cm. The hob is at 92cm, flush with the worktop.
- There is an extractor fan above the hob, at a height of 162cm.
- There is a fridge/freezer, with the highest fridge shelf at a height of 150cm, and the handle to the lowest freezer drawer being at 30cm.



eastgate
cottages

- In the kitchen there is a dishwasher, washing machine, microwave, cordless kettle, pod coffee machine, and a pedal bin.
- The kitchen area is brightly lit by LED spotlights and under unit lights that are above the sink. These are controlled by the switch near the entrance at a height of 115cm.
- The kitchen is also lit by natural lighting through glass windows in the patio doors and entrance door.
- There is an exit into the garden from the kitchen by the patio doors. The patio doors are a pair of French doors with a slight threshold, each measuring 190cm x 53cm.
- The handle is on the left door at a height of 100cm, the right-hand side door is opened by bolts at the top and bottom of the door.
- The kitchen leads into the lounge area which is down a 10cm step.

Diner

- The dining area is at the back of the lounge adjacent to the kitchen. There is a 10cm step down from the kitchen.
- There is a dark carpet and light walls.
- The diner/lounge is lit by a ceiling lamp which is switched on the left-hand side when entering the diner at a height of 115cm. Also by four double, dimmable wall lights that are switched by knobs at the far side of the lounge at a height of 115cm. There is a mother and child reading lamp next to one of the sofas and also a lamp with an inline switch.
- The room is also lit by windows on the north and south side of the room.
- There is a 4-seater round dining table with diameter 105cm, height 78cm, and leg room of 75cm.
- Each of the four chairs has a padded seat. The chair seat measures 46cm high, 44cm deep and has a 57cm backrest.



eastgate
cottages

- In the room, the light switches are at 115cm and the plug sockets between 55cm and 60cm high. The thermostat is 135cm high.



Lounge

- The lounge is open plan with the dining room.
- The lounge has a large rug in front of the fireplace and sofas.
- There is a smoke alarm that is audible in the lounge.
- There are two x 2 seater sofas.
- The sofas have a height of 50cm, and a depth of 60cm, there are armrests of height 18cm and a backrest of height 43cm.



eastgate
cottages

- There is a soft footstool that is 35cm tall and has a top of size 63cmx55cm.
- Next to one of the sofas is a mother and child light.
- There is a glass topped coffee table next to the sofa with 2 smaller nest tables underneath.
- The lounge has a multifuel fire, logs, coal and kindling are stored in the bin compound opposite the office.
- There is a 42" TV in the lounge that is easily viewable from all seating positions, also a speaker system.
- The front door to Eastgate is at the back of the lounge.
- The front door measures 89cmx176cm and looking from the inside it is hinged on the left with the handle at a height of 100cm.
- To get onto Eastgate there is a slight threshold and a step down of 16cm.
- The front door has a coir mat, inlaid flush with the carpet.

Stairs

- Stairs lead from lounge/diner to upstairs landing with the same carpet.
- The stairs are lit by 2 LEDs on the landing, these are switched at the top and bottom of the stairs at a height of 115cm.
- The gap between the bannisters is 67cm.
- There are 12 steps to get to the landing, with 1 rectangular, 6 turning, 1 rectangular, 3 turning, 1 rectangular.
- The steps are 20cm tall.
- The rectangular steps are 24cm deep, whereas the turning steps are 30cm deep in the middle.
- Wooden handrail is located on the left-hand side, all the way to the top at a height of 98cm.
- At the top is a rectangular landing, measuring 87cm x 176cm, this leads onto bedroom 1 and the bathroom.
- There are then four more rectangular steps that lead up to bedroom 2 and its en suite.



eastgate
cottages



Bedroom 1

- Accessed from the landing, with a light beige carpet.
- The door to enter measures 74cm x 195cm, with a handle on the right-hand side at 95cm.
- The room is lit by four dimmable LEDs, these are operated with a knob on the right-hand wall on entering at a height of 104cm. To light the room, there are also bedside lamps with inline switches, reading lamps above each bedside which are switched next to the bed at 80cm, and also a north-facing window with a blind controlled by an anchored chain.



eastgate
cottages

- The narrowest gap in the room is 75cm to get to the bedside on the far side, however if using the near bedside, the narrowest gap in the room is 85cm.
- The bed measures 200cm x 150cm, with a height of 70cm.
- All bedding is cotton or percale with non-feather pillows and quilts.
- There is a faux leather headboard measuring 50cm tall.
- Next to each bedside is a glass topped drawered unit, 68cm tall. One unit has a digital audible alarm clock.
- The room has a double wardrobe with a rail at 170cm and square pull handles.
- The room has a glass topped dresser, 75cm tall. There is a mirror behind and a mains plug at 90cm.
- Under the dresser is a 40cm plush stool, and there is 60cm leg room.
- There is a smoke alarm on the landing that is audible in the room.
- A tub chair is also in the room, this has a seat at 39cm, with 30cm tall arm-rests and a back height of 40cm.



Dimmer switch

Bedroom 2

- Twin/ superking bedroom with integral bathroom.
- Accessed from the landing, up four steps. Each step measures 24cm deep and has an 18cm step up. There is a handrail on the left-hand side at 97cm.
- The doorway measures 73cm x 194cm with a handle on the right-hand side at 94cm.
- The room has a dark carpet the same as the landing.
- There is a smoke alarm on the landing outside of the bedroom.
- The room is lit up by LEDs hanging from the ceiling and one wall mounted LED, these are switched on the right-hand side upon entering at a height of 105cm. There are bedside lamps with inline switches, and also reading lamps above each side of the bed which are switched next to the bed at a height of 80cm.
- The narrowest gap in the room is 37cm which is between the bed and the wardrobe.
- The bed measures 200cm x 180cm with a height of 64cm.
- The bed has a faux leather headboard which is 48cm tall.
- Next to the bed is a digital alarm clock.
- Each bedside has a drawered unit next to it. These are 68cm tall and have a glass top.
- In the room is a double wardrobe with square pull handles, the rail of the wardrobe is at a height of 170cm.
- In the room is a glass topped dresser, 115cm wide and 75cm tall. It has a soft-topped stool 42cm tall, and there is 60cm leg room under the dresser.



eastgate
cottages

- Behind the dresser is a large mirror with the wall mounted LED above the mirror.



Stairs into
bedroom 2 from
the landing

En suite Bathroom

- The en suite bathroom is integral with bedroom 2.
- The bathroom has a karndean floor.
- It is lit by LEDs hanging from the ceiling and also by two separate twin LEDs on opposite walls. These are switched at 106cm on the right-hand side before entering the en suite.
- The toilet seat is at a height of 43cm high. The toilet is flushed with a push to flush button on top of the cistern.
- When looking at the toilet there is a gap of 28cm on the right-hand side and a gap of 43cm on the left-hand side. Above the toilet is 190cm headroom.



eastgate
cottages

- The sink is 87cm high and is operated by a single lever, it has a push plug.
- Behind the sink, mounted on the wall is a mirror which is underneath the wall mounted LEDs. Next to the mirror is a shave plug at a height of 140cm.
- The bath has a 57cm step to get in and is operated with a single lever tap and a push plug in the bottom.
- The measurements in the narrowest part at the bottom of the bath are 105cm long x 48cm wide.
- Non-slip mat available
- There is a large vertical towel rail
- There is a pedal bin



YOUR RETREAT IN THE HEART OF NORTH YORKSHIRE

Registered in England No. 2898090



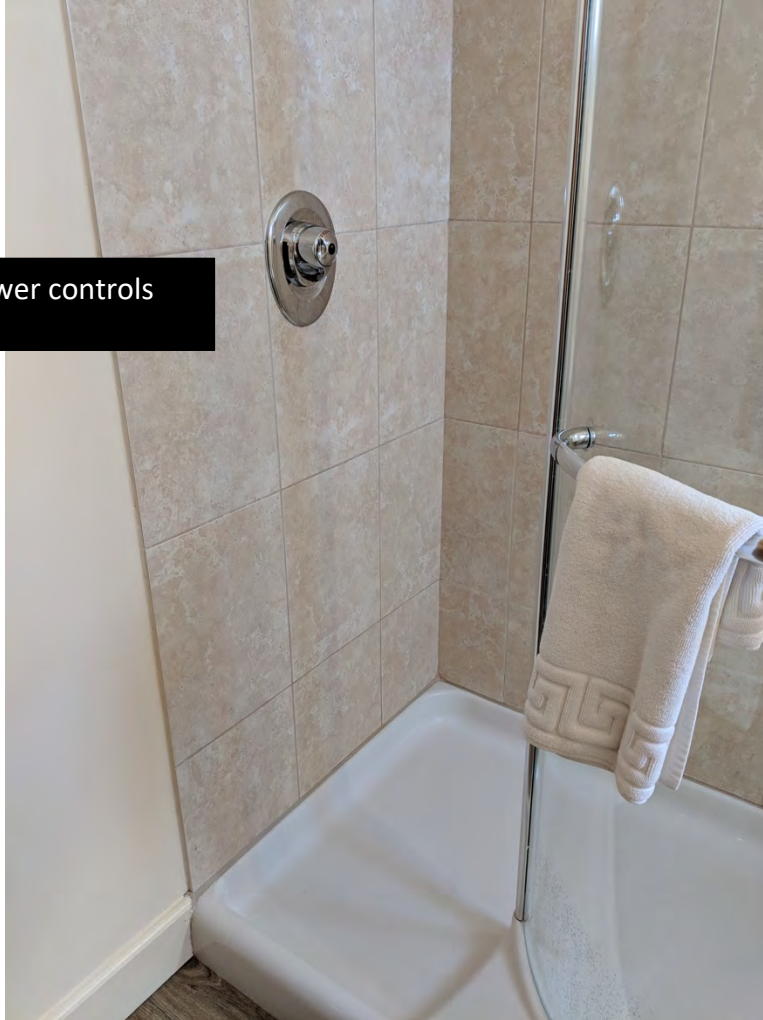
Bathroom

- Accessed from the first-floor landing.
- Lit by four LED spotlights that are switched outside the door at a height of 103cm. Also by a south facing Velux window.
- The door measures 72cm x 194cm with a handle on the right-hand side at a height of 95cm. The door can be locked with a twist, and it is also unlockable from the outside in emergencies.
- Behind the bathroom door is a tall vertical towel rail.
- The toilet seat measures 43cm from the floor, it is a soft close seat, and there is a push flush button on the top of the toilet.
- To the left-hand side of the toilet is a gap of 16cm and to the right-hand side is a gap of 31cm.
- The sink is at a height of 83cm, it has a single lever tap and a push plug.
- Behind the sink is a mirror with lights above, a glass shelf at 134cm and a shaver plug at 145cm.
- The bath has sides 59cm tall, in the narrowest part at the bottom of the bath it is 105cm long and 48cm wide. The bath has a single lever temperature and flow control. There is a shelf inset into the wall next to the bath that holds shampoo etc.
- The shower is in a glass cubicle that measures 90cm x 76cm. To get into the shower is a step of 12cm.
- The shower has an adjustable head, and the controls for the shower is a single dial that controls temperature and also turns the shower on/off. The controls are at a height of 120cm.
- Non-slip rubber mat available.



eastgate
cottages

- There's a pedal bin



Shower controls

Outdoor Facilities

- The garden path is riven stone, halfway down the garden is a 20cm step.
- There is a glass topped outdoor table (measuring 124cm x 124cm x 75cm) with 4 chairs and 4 stools all with removable padding. The chair seat is at a height of 41cm and has a width of 50cm, there is a backrest of height 50cm and armrests of height 26cm on the chairs. Each stool is at a height of 32cm and has a 44cm x 44cm top.
- At the end of the garden is a garden room. It has a door measuring 77cm x 190cm with a handle on the left-hand side at a height of 100cm. The door has a slight threshold.



eastgate
cottages

- Inside the garden room is a single wall mounted light, with its switch next to the power sockets at a height of 50cm. There is a translucent roof and large windows facing north.
- In the garden room is a high-backed sofa, with a 100cm wide seat, 48cm deep and 49cm from the ground. The back measures 67cm tall and the arms are 20cm tall.
- The garden room also has a round glass table, this has a diameter of 91cm and stands 73cm tall. Sat at the table are four soft topped garden chairs at a height of 40cm.

Shop

- The closest shop is on Eastgate 200m along a footpath from the site front entrance. To the right-hand side from leaving the cottages.

Public Areas – General

- The Eastgate site has 13 on site cottages, an office/reception and laundry. There are no steps on the site that do not have a ramp as an alternative.
- There is car parking for 17 cars, parking is adjacent to Butterwick, Danby, Rosedale, Gillamoor, Kirkdale, Farndale and Thorgill cottages. There is an electric car charging point situated outside Kirkdale, for use by any customer.
- Maximum distance to the furthest cottage from the car park is 30m, a trolley is available for luggage and help can be provided.
- There is a shared garden area with a spinner washing line
- There is outside lighting until 11pm; with some PIR sensor lights in key locations.
- There are two refuse bin sites, one in a fenced section opposite the office; the other is near the bottom of the courtyard, opposite Danby Cottage.



eastgate
cottages

Laundry Room

- There is a passcode locked laundry room located at the rear of Thorgill Cottage approx 40m from the cottage. There is a ramp to the facility with a handrail at 120cm and the door is 84cm, the stone ramp is riven and slightly uneven.
- There is a motion activated strip light in the laundry room
- The distance between the front of the washer/drier and the wall is 110cm.
- It has two 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, plus separate folders for all manufacturers' instruction leaflets and places of interest leaflets.
- Light switches are generally at 115cm, plug sockets at 50cm.
- The premises are non-smoking.
- 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.
- A first aid box can be found in the kitchen cupboard.

Contact Information

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



eastgate
cottages

- Telephone: 01751 471310
- Email: info@eastgatecottages.co.uk
- Website: www.eastgatecottages.co.uk
- Hours of operation: Open all year.
- Office hours of operation: 9am - 4pm Monday, Friday and Saturday
- 9am – 1pm Tuesday - Thursday.
- (Excluding public holidays).
- Emergency number: 01751 471310
- We welcome your feedback to help us continuously improve if you have any comments please phone 01751 471310 or email: info@eastgatecottages.co.uk or can write to us.

Updated on: 24/01/2020