



**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 **Farndale Cottage, Eastgate, Pickering**

Introduction

- Farndale Cottage is a stone built semi-detached one bedroom single storey cottage. 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. The cottage has a Grade 1 mobility award.

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/004F_ARNDALE_directions.pdf
- The nearest bus stop is on Eastgate 100m away from the front site entrance, the cottage is a further 200m 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.
- 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



eastgate
cottages

location of public toilets can be found here

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

Arrival & Car Parking Facilities

- Dedicated car parking is available outside the cottage marked with disability sign.
- There is a paved path from the car to the cottage door.
- There is a very slight incline and no steps between the car parking and the front door.
- There is a 120cm wide gate.
- The incline has a hand rail at 95cm to within 3 metres of the door.
- 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.

Farndale Cottage – Floorplan

<https://www.eastgateg cottages.co.uk/Brochures/Floorplans/004FARNDAL E floorplan.pdf>

Farndale Cottage – Entrance

- The path from the car parking area to the cottage door is approx 5m; the path is riven stone and slightly uneven.
- There is a light outside the cottage.



eastgate
cottages

- The front door is 83cm, with the hinge on the right. The keyhole is at 98cm.
- The front door opens into the kitchen area.
- There is a light switch on the left-hand side door casing for the kitchen /entrance light. There's also an emergency torch plugged into the socket near the wall.
- There is a large mat inset into the floor at the front door 97cm. The 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 lounge/kitchen/diner

Lounge area

- The carpet is short pile terracotta, there are no rugs.
- In the lounge area there is a sofa and an armchair. (Seat at 45cm) With a footstool 35cm high.
- There is a TV and CD player and radio both with remote controls.
- The central heating is thermostatically controlled from the lounge the controls are at 150cm.
- There is a log burning stove; logs and coal are available approx. 35 metres from the cottage. (Assistance is available during office hours)
- Selection of wall lights switched from the door.

Kitchen area

- The kitchen area is opposite the entrance door it is U shaped, 110 cm gap.
- The work surface is 90cm high and 60cm deep.
- The sink and electric cooker are at 92cm high. Above the cooker is an extractor unit plus cupboards at 145cm.
- The oven door grill is 82cm high and the main oven door shelf is 48cm high



eastgate
cottages

- 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 quarter turn.
- The kitchen has, Dishwasher, microwave, coffee machine, toaster, cordless kettle.
- The kitchen is lit brightly by LED spotlights.
- Audible smoke detector.

Dining area

- The flooring is carpet, along with the lounge.
- Round table (105cm x 77cm high with 74cm leg space)
- There are 4 dining chairs with leather seat pads 42 cm high with 60cm back heights.



eastgate
cottages

- The smallest gap around the table is 20cm.



Ground Floor Bedroom

- Access to the bedroom from the kitchen via door 83cm wide, hinged on the right.
- Floor covering is terracotta, short pile 80% wool carpet.
- There is a super king size bed, 190cm wide.
- Bed height 65cm.
- The space to the left of the bed is 70cm to the right is 120cm.
- The bed is moveable if more space is required on one side and can be split into two 3-foot singles; this reduces the surrounding space accordingly.
- All bedding is cotton or percale with non-feather pillows and quilts.

YOUR RETREAT IN THE HEART OF NORTH YORKSHIRE

Registered in England No. 2898090



eastgate
cottages

- Glass topped dressing table height 76cm, leg space 60cm, leg width 55cm. Stool 40cm
- Horizontal mirror above dressing table.
- A desk lamp is on the dressing table
- The central and wall light has a switch at the entrance door.
- There are LEDs above each bedside, that are switched on the wall next to the bed.
- Each bedside has a plug socket that includes USB plugs.
- The bedside lamps are switched on themselves.
- Audible smoke detector on the ceiling.
- There is a magnetically clasped double wardrobe 105cm wide.

Ensuite Bathroom

- Accessed from the bedroom.
- Light switch outside of the door on the right-hand side at 105cm high.
- Door 83cm wide. Door handle on the right-hand side at 105cm, also with a slide lock that can be undone in emergencies.
- Toilet seat height is 43cm, raiser is available.
- Transfer bar to the left of the toilet.
- Distance to the left of the toilet is 30cm. to the right is 40cm.
- The pedestal sink height is 84cm.
- Single lever tap.
- Shower: 2cm step into shower area.
- Door hinged to left.
- Glass shower enclosure 156 x 75cm.
- Door is 58cm wide.
- Control turn via lever, controls at 110cm at entry.
- Vertical grab rail on the wall in the shower.
- Shower has a detachable head.
- There is an extractor fan above the shower.
- The room has a wall mounted heated towel rail.
- The floor surface is ceramic tiles.
- Non slip rubber mat/ shower stool available.



eastgate
cottages

- The room is lit brightly by LED spotlights. With light over the sink mirror.
- Light switch right hand side on entrance at 105cm.
- There is a shave plug next to the sink at 140cm.

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.

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 is slightly uneven surface. Patio furniture, bench and BBQ are available for guests to use.
- There is a 113cm square glass topped table with four chairs that have a 43cm seat.

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.

Telephone: 01751 471310

Email: info@eastgatecottages.co.uk

Website: www.eastgatecottages.co.uk



eastgate
cottages

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@eastgateg cottages.co.uk or can write to us.

Created on: 24/01/2020