



**eastgate
cottages**

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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 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
- http://www.eastgategcottages.co.uk/Brochures/Directions/005KIRKDALE_directions.pdf
- The nearest bus stop is on Eastgate 100m away from the front site entrance, the cottage is a further 100m from 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



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location of public toilets can be found here

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

Arrival & Car Parking Facilities

- Car parking is available in the courtyard, approx. 5m 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

http://www.eastgateg cottages.co.uk/Brochures/Floorplans/005KIRKDALE_floorplan.pdf

Kirkdale 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 an iron gate into the cottage, it measures 112cm wide and 118cm tall. There is a latch on the gate on the right-hand side at a height of 105cm.
- There is a light outside the cottage.
- There is a slight ramp up to the cottage front door.
- The door measures 89cm x 200cm and has a handle on the left-hand side at a height of 105cm.



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- The door opens onto a coir mat in the kitchen.
- 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, it has a karndean floor.
- The kitchen is lit by four LED spotlights in the ceiling and by a double wall light above the dining table. These are switched on the left-hand wall upon entering the cottage at a height of 118cm. There are also three ceiling hanging lights that are switched down the corridor on both the left and right, at a height of 115cm.
- The kitchen has an audible smoke alarm and carbon monoxide alarm.
- The work surface is 92cm high and 57cm deep. There are low and high level cupboards, with the high level ones being at a height of 145cm.
- There is a stainless-steel sink with swan neck tap that has two lever controls for the temperature.
- In the kitchen is an electric oven and hob, the hob is at a height of 90cm, with the oven handle at 48cm and grill handle at 83cm.
- Above the hob is an extractor fan at 160cm.
- The kitchen has an under-unit fridge/freezer and dishwasher.
- Also, in the kitchen is a toaster, cordless kettle, and microwave.

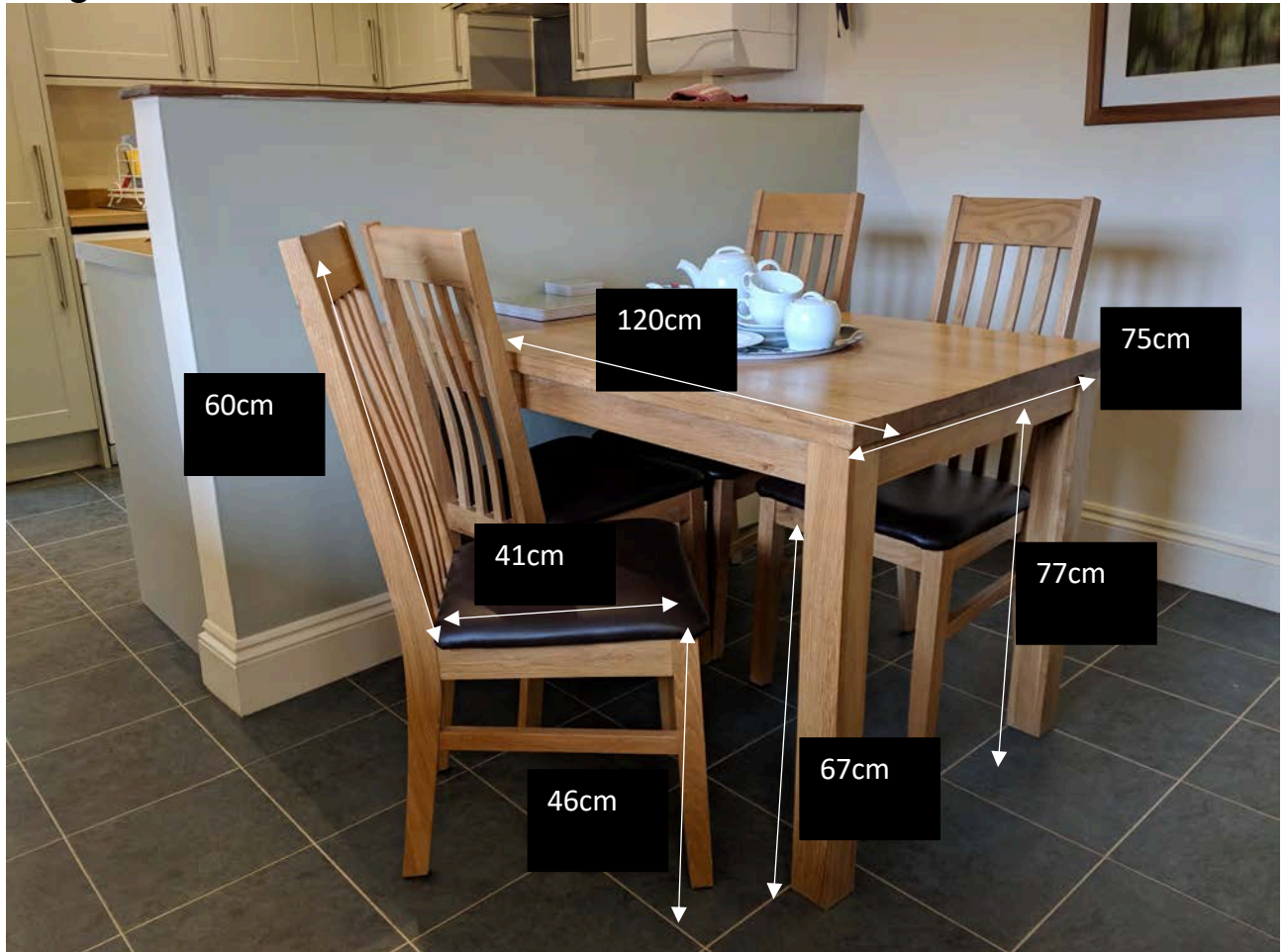
Diner

- Adjacent to the kitchen area is the dining area.
- It has an oak dining table with room for four people. It measures 120cm long x 75cm wide x 77cm tall.



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- The chairs soft topped and are 46cm tall, 41cm deep with a 60cm back.
- Plug sockets in the diner are 55cm from the floor.



Lounge

- The door into the lounge measures 73cm x 194cm with a handle on the left-hand side at 103cm.
- The room has a beige carpet.
- It is lit by four double wall lights, switched on the left-hand wall at a height of 115cm, there is a ceiling light in the bay window which is switched at a height of 120cm.
- There is a floor lamp with foot switch, and a lamp on the bookshelf with a switch on the lamp.
- The lounge includes a two-seater sofa that measures 150cm wide, with a seat of height 46cm and depth 54cm. The backrest is 53cm tall with 22cm tall armrests.



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- There's also an armchair with a 48cm tall seat, 50cm wide and 52cm deep, with a 35cm tall stool.
- The bay window has a tub chair inside, 38cm tall.
- The lounge has a coffee table in the room, it also has a nest of tables in the bay window. There's a bookshelf against the wall and a single wardrobe that is shut with a magnetic clasp
- In front of the multifuel fire is a large rug.
- The room includes a 43" TV with DVD player, a speaker system, and also USB wall sockets.

Bedroom

- Double bedroom has an en suite bathroom.
- Access to the bedroom from the kitchen via door measuring 74x195cm with the handle on the right-hand side at 103cm.
- The carpet is beige.
- The bedroom is lit by a ceiling light that has a switch at 115cm to the right-hand side when entering the room, also by a double wall light that is switched at the far side of the room. Next to each bedside on a glass-topped cabinet is a lamp that is switched on the body, and also a reading light above each bedside, switched on the wall.
- There is a king-size bed measuring 195x145x62cm, with a faux leather headboard 53cm tall. The smallest gap around the bed is 48cm.
- In the bedroom is a glass-topped dresser. This has a soft stool 40cm high, with 60cm leg room and a height of 75cm. Behind the dresser is a large horizontal mirror, and also plug sockets at 65cm. There's also a vertical mirror behind the door.
- There's a double oak wardrobe with a main rail at a height of 170cm.
- Next to the wardrobe is a leather tub chair with height 39cm.
- The room has an audible smoke alarm.

Shower Room

- Accessed from the kitchen, the door being adjacent to the lounge door. The flooring is the same as the kitchen.
- Door measures 73x195cm with handle on the right-hand side at 105cm. Lockable with a sliding mechanism and can be unlocked in emergencies from the outside.
- The room is lit by three LED ceiling lights that are switched from the outside of the room at a height of 115cm. Also, above the mirror is a double light that is switched on itself.
- The toilet has a seat height of 40cm and is flushed with a push to flush button on top.
- The sink is at a height of 83cm, it has a single lever tap to control both flow and temperature, the plug has a lever behind the tap to pull. Above the sink is a mirror and also a shave plug at a height of 150cm.
- The shower cubicle is opened with a sliding glass door, it has a step up of 14cm to enter. The cubicle itself measures 72x115cm. The shower has an adjustable shower head and is controlled by two knobs for both flow and temperature. Inside the cubicle is a shampoo holder and also a handrail, a non-slip mat is available.
- In the bathroom is a pedal bin.

En suite Bathroom

- Accessed from the bedroom.
- It has a door measuring 74x193cm with a handle on the right-hand side at 105cm.
- The bathroom is lit by 3 LEDs in the ceiling which are switched in the bedroom at 115cm. Above the mirror is a double wall light which is switched on itself.
- The toilet seat measures 42cm high with a push to flush button on the top. To the left of the toilet is a gap of 25cm and to the right is a gap of 45cm.



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- The sink is 86cm tall with a single lever to control the flow and temperature. The plug is operated with a pull lever behind the tap.
- Above the sink is a mirror with a double light above. There's also a shaving plug next to the sink at a height of 138cm.
- The bath is a P shaped bath with adjustable shower too.
- The measurements in the bottom of the bath at the narrowest point measures 110cm long and 40cm-60cm wide depending on the part of the bath.
- There is a 58cm step up into the bath.
- The shower is controlled by two knobs mounted on the wall, and the bath is controlled by two levers on the side of the bath.
- The bath plug is operated by a knob on the side of the bath.
- There are two handrails for assistance, a vertical one at 140cm high, and a horizontal one just above the bath taps.
- There is a shampoo holder on the wall.
- A non-slip bath mat is available.
- The room has a pedal bin.

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 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 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.

Laundry Room

- There is a passcode locked laundry room located at the rear of Thorgill Cottage approx 20m 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
- 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.

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