



**eastgate
cottages**

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Pickering
North Yorkshire
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Access Statement

Littlebeck Cottage, Eastgate, Pickering

Introduction

- Littlebeck Cottage is a stone built terraced two 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

<https://www.eastgategcottages.co.uk/Brochures/Directions/006LITTL EBECK directions.pdf>

- The nearest bus stop is on Eastgate 100m away from the front site entrance, the cottage is a further 30m 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



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- 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 <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.

Littlebeck Cottage – Floorplan

https://www.eastgatecottages.co.uk/Brochures/Floorplans/006_LITTLEBECK_floorplan.pdf

Littlebeck Cottage – Entrance

- The path from the car parking area to the cottage door is approx 30m; the path is riven stone and slightly uneven.
- There is a light outside the cottage.
- The front door is a stable door with a slight threshold. The bottom part measures 96cm, and the full door measures 183cm, with the hinge on the left. Lock and handle at 110cm.
- The front door opens into kitchen area. There is a light switch on the right-hand side wall.
- There is a large mat inset into the floor at the front door, leading onto the wood laminate 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.

Open plan Kitchen /Diner/Lounge

Kitchen

- L shape kitchen area.
- The work surface is 92cm high and 60cm deep.
- There are cupboards at 142cm from the ground.
- The main oven shelf is 27cm from the ground, with the grill shelf being 65cm from the ground and hob 90cm from the ground. There is an extractor fan at 160cm.
- A microwave is available.
- Cordless kettle.



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- 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 lever handle.
- The bin is a push to open
- The kitchen area is lit by spotlights and there are under cupboard lights.
- The flooring is wood laminate.

Diner

- Adjacent to the kitchen area is the dining area.
- Rectangular table (78cm wide x 122cm long x 78cm high, leg space 64cm)
- There are 4 dining chairs with leather seat pads a carver chair is available on request. Seat height 46cm, seat depth 45cm, backrest height 60cm
- Audible smoke detector.
- There is a rug on the floor





Lounge

- The floor covering is wood laminate; there is a rug in front of the fire.
- The lounge area has two, two seat sofas, seat at 48cm, depth 60cm.
- There are side table adjacent to all sofas.
- There is a mother and child reading light next to one of the sofas.
- There is a home entertainment system with remote controls.
- There is a gas fire with a push and turn knob at 7cm from the ground used to control it.



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Stairs

- Audible smoke detector.
- Three turning steps, followed by four rectangular steps, followed by three turning steps, followed by two rectangular steps. The rectangular steps are 20cm high with a depth of 24cm.
- Taupe short pile carpet little contrast with cream walls.
- Handrail to left hand side at 100cm. A circular profile with diameter 4cm.



Double Bedroom

- Double bedroom via door 75cm wide x 195cm high, hinged on the right. Opened with a knob.
- Taupe, short pile carpet which gives little contrast with cream walls.
- There is a King size bed. (150cm wide, 200cm long, 58cm high)
- A faux leather headboard measuring 54cm tall
- The smallest space surrounding the bed is 55cm.
- The bed is moveable if more space is required on one side.
- All bedding is cotton or percale with non-feather pillows and quilts.



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- The LED ceiling lights switch at the door.
- The bedside lamps have in line switches. There are directional reading lights over the bed switched from the bedside.
- There is an audible alarm clock on the bedside.
- The bedroom has integral shower room facilities.

Single Bedroom

- Single bedroom via door 75cm wide x 195cm high, hinged on the right. Opened with a knob.
- Taupe, short pile carpet which gives little contrast with cream walls.
- There is a single bed. (89cm wide, 180cm long, 53cm high)
- A metal bar backrest measuring 32cm high
- The bed is to the wall at one side, a second single guest bed is available.
- All bedding is cotton or percale with non-feather pillows and quilts.
- The LED ceiling lights switch at the door.
- The bedside lamp has a switch on the lamp. There is a directional reading light over the bed switched from the bedside.

Bathroom and shower room

Bathroom

- Accessed from the upstairs landing.
- Right side hinged door, 67cm wide by 196cm high. The locking handle can be opened from outside if required. The door is



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opened by a knob of diameter 5cm at a height of 75cm from the ground.

- The toilet seat is 47cm high, seat raiser is available.
- The space to the right of the toilet is 60cm and to the left 100cm.
- Toilet has a push button flush.
- The vanity unit/sink height is 94cm.
- Taps are lever taps.
- The shaver socket is at 130cm.
- The bath is 55cm high, with the narrowest part of the bath at the bottom being 40cm wide.
- The bath has a shower over, with adjustable shower head. With the knobs being 115cm above the bath
- Horizontal and vertical grab rails.
- The room also has a wall mounted heated towel rail.
- The floor surface is non-slip laminate tiles.
- Non-slip rubber mat.
- The room is lit by LED ceiling lights plus pull switch light over mirror.



Grab rails

WARRINGTON NORTH YORKSHIRE



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Shower
Controls



Integral Shower room

- The shower room is open plan within the double bedroom.
- The toilet seat is 42cm high, seat raiser is available. When facing the toilet there is a 15cm gap to the right and a 20cm gap to the left. The toilet has a push flush button.
- The sink height is 105cm, the tap is operated with a lever.
- The shaver socket is at 150cm.
- The internal dimensions of the shower cubicle is 70cm x 70cm, and there is a 22cm step to get into the shower.
- The shower head is adjustable. The control knobs are at 120cm.



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- The room also has a wall mounted heated towel rail.
- The floor surface is non-slip stone tiles.
- Non-slip bath mats.

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.
- 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.

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



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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 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.



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- 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@eastgategcottages.co.uk

Website: www.eastgategcottages.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@eastgategcottages.co.uk or can write to us.

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