



**eastgate
cottages**

117 Eastgate
Pickering
North Yorkshire
YO18 7DW

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Access Statement

Maybeck Cottage, Eastgate, Pickering

Introduction

- Maybeck 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/007MAYBECK_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 cottage.
- Accessible Taxis available from Elite Cars 01751 477319



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- 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 30 mts 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.

Maybeck Cottage – Floorplan

https://www.eastgateg cottages.co.uk/Brochures/Floorplans/007MAYBECK_floorplan.pdf

Maybeck Cottage – Entrance

- The path from the car parking area to the cottage door is approx 30m; the path is riven stone and slightly uneven and with a slight gradient.
- There is a light outside the cottage.
- The front door is a stable door with a slight threshold. The bottom part measures 93cm and the full door measures



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178cm. The door is hinged on the left and the lock and handle are 115cm from the ground.

- The front door opens into the lounge. There is a light switch on the right hand side wall at 115cm.
- There is a large mat inset into the floor at the front door into the lounge with a short pile carpet.
- 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.

Lounge

- The carpet is short pile; there is a rug.
- Audible smoke detector throughout lounge and kitchen area.
- In the lounge area there is are 2 x two seater sofas, seat at 48cm. These have a depth of 48cm with a 65cm backrest and 20cm armrests. Glass topped coffee tables next to the sofas.
- There is a plush footstool measuring 50cm x 50cm x 27cm.
- There is a floor lamp next to one of the sofas that is operated with a foot switch. Also a table top lamp with inline switch.
- There is a TV, DVD recorder and CD player/radio with wall mounted speakers, both with remote controls.
- Central light and wall lights switched at entrance door and stairs.
- There is a gas fire with a push and turn knob at 7cm from the ground used to control it.

Open plan Kitchen /Diner

Kitchen

- Lounge opens into kitchen/diner



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- The work surface is 94cm high and 60cm deep.
- The sink and electric cooker are at 94cm high. Above the cooker is an extractor at 165cm.
- The main oven door is at 45cm and the grill handle is at 78cm, the hob is at 90cm.
- LED lighting in the kitchen/Diner gives a good even amount of lighting. There is strip lighting under the wall units.
- A microwave is available.
- Cordless kettle.
- Crockery, glasses and cups etc are in the wall cupboards at 135cm, they can be moved to lower level cupboards, advise in advance.
- The fridge is under the work surface the highest shelf being 47cm.
- The tap has a single lever to adjust temperature and to turn on/off.
- The bin is operated with a pedal.
- The flooring is ceramic tiles.

Diner

- Adjacent to the kitchen area is the dining area.
- Round table (106cm diameter x 78cm high, 75cm leg space)
- There are 4 dining chairs with leather seat pads a carver chair is available on request. Seat height 45cm, seat depth 38cm, backrest height 52cm.
- Minimum space around table 40cm
- Audible smoke detector.



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Stairs

- Stairs lead from lounge, no door.
- Lit by LEDs, switches at the bottom and the top at 115cm.
- Audible smoke detector.
- Two turn steps, then seven rectangular steps 25cm deep and 20cm high that lead onto the first landing area which is 135cm x 80cm in size. Then three more steps leading to the upstairs landing area 85cm x 100cm in size.
- Handrail to right hand side at 80cm up until first landing. Handrail 6cm x 4cm

First Floor Bedroom

- Double bedroom via door 74cm wide x 196cm high - hinged on the right. With a 5cm diameter door knob at 85cm.
- Bed dimensions (195cm long, 145cm wide, 64cm high)



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- There is a faux leather headboard measuring 43cm high.
- Smallest gap around bed 70cm
- Floor covering is short pile carpet.
- The bed is moveable if more space is required on one side.
- All bedding is cotton or percale with non-feather pillows and quilts.
- The central and wall lights have a switch at the door.
- The two bedside lamps have in line switches
- Reading lights over bed are switched from side of the bed.
- There is an audible alarm clock on the bedside.
- An east facing Velux window with blind, and pole for adjustment.

Bathroom

- Accessed from the upstairs landing adjacent to the bedroom door.
- Door hinged on the left, with a 5cm diameter door knob at 90cm. The lockable door can be unlocked from the outside in emergencies.
- The door into the bathroom measures 194cm x 71cm.
- The floor is ceramic tiles with little contrast with the walls.
- Lit by ceiling LEDs and by wall lights above mirrors, switches on the landing at a height of 115cm. Also an east facing Velux window, with blind and pole for adjustment.
- Shaving socket next to the sink, at a height of 130cm.
- The height of the toilet is 44cm. There is a 60cm gap between the toilet and the wall, and a 40cm gap between the toilet and the shower.
- The toilet is operated with a push to flush button.
- There are two sinks with mirrors behind. The sinks are at a height of 82cm, and the taps are lever operated. The plugs are push to operate.



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- There is an adjustable shower within an 89cm x 85cm cubicle.
- There is a 6cm step into the shower.
- There is a vertical grab rail to hold in the shower.
- There is a shampoo holder at 160cm.
- The shower is controlled by knobs
- There is a bath, with a height of 60cm
- The narrowest dimensions in the bottom of the bath are 110cm x 40cm.
- The bath is operated with knobs, and the plug is a push to operate.
- There are anti-slip mats.
- A vertical towel rail is next to the bath.





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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



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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 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.



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- 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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