



**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

Rosedale Cottage, Eastgate, Pickering

Introduction

- Rosedale Cottage is a two-storey cottage that has been converted from the original Granary building belonging to the Farmhouse. 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
- http://www.eastgategcottages.co.uk/Brochures/Directions/039ROSEDALE_directions.pdf
- The nearest bus stop is on Eastgate 100m away from the front site entrance, the cottage is at the bottom of the courtyard near the rear entrance, approximately 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



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. 10m from the cottage.
- There is a paved path from the car to the cottage door.
- 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.

Rosedale Cottage – Floorplan

http://www.eastgatecottages.co.uk/Brochures/Floorplans/039ROSEDALE_floorplan.pdf

Rosedale Cottage – Entrance

- The surface from the car parking area is quite smooth and even tarmac, 5 metre riven stone pathway to property garden gate.
- There is a latched iron gate, measuring 120cm x 120cm, with the latch on the left-hand side at a height of 1m. This leads into the private garden of Rosedale cottage.
- There is a riven stone path that leads up to the back door.
- The back door is a stable door which is up a 17cm step. The door measures 91cm wide, with the bottom part being



1m tall, and the whole door being 1.98m tall. The handle is on the right-hand side at 1.5m.

- Upon entering the cottage there is a coir mat.
- To your right-hand side on entering there are light switches for the kitchen, stairs, and outdoor area, at a height of 115cm.

Kitchen

- The kitchen has a pale coloured karndean floor.
- The kitchen is lit by LEDs in the ceiling, under unit lighting, and also hanging lights above the worktop.
- The kitchen worktop is at a height of 93cm and has a depth of 61cm
- There are wall units with handle less doors, these are at a height of 137cm.
- The kitchen has an electric hob, flush with the worktop, with a hood above at a height of 165cm from the ground.
- An eye-level electric oven and grill is built into the kitchen. The main handle is at a height of 1m and the grill handle is at 130cm.
- To the left of the oven is a large fridge/freezer unit, this has a handle-less door, with the highest fridge shelf being at 168cm and the lowest freezer handle being at 45cm.
- The kitchen sink is flush with the worktop, there is a swan neck tap that has two lever handles to control the temperature.
- The appliances provided in the kitchen are; Large dishwasher, washing machine, Dolce Gusto coffee machine, kettle, 4-slice toaster, and a microwave.
- There is a bin drawer.
- There are plug sockets at 20cm above the worktop.
- There is an audible smoke alarm.

Diner

- The dining area is behind the kitchen, it is lit by two wall lights which are switched on the end wall at a height of 115cm.
- There are plug sockets at 50cm and 77cm.
- A dining table with 4 chairs is in the dining room, it can be extended to be made larger, extra chairs are available.
- The table measures 92cm x 142cm in its small form, and 92cm x 215cm in its large form. The table is 77cm high with a leg room of 64cm.
- Each chair measures 47cm high, with 42cm seat depth and a backrest of 56cm.



Lounge

- The lounge follows on from the diner, through a passageway which is 88cm wide at the narrowest point.



eastgate
cottages

- There is a beige carpet, light coloured walls, and a contrasting skirting board.
- The lounge is lit by two ceiling lights and five wall lights which are switched on the right-hand wall of the passageway at 115cm. The switch is next to the thermostat which is higher up at 145cm.
- The lounge has two 2-seater fabric sofas, the seats of the sofas are at a height of 50cm, with a depth of 60cm and a total width of 150cm. The sofas have a good backrest, reaching 55cm above the seat, and armrests that reach 15cm above the seat.
- Included in the room is a soft footstool, this has a top measuring 56cm x 62cm and is 35cm in height.
- Next to each of the sofas is a glass topped table, one is a drawered table and the other is a nest of three.
- The room has a wall mounted gas fire that is controlled by a remote.
- There is a large 49" TV, with DVD player and speaker.
- Plug sockets in the room are at 50cm.

Downstairs toilet

- Accessible from the kitchen/diner
- Karndean flooring
- Through a 76cm x 200cm door with a handle on the left-hand side at 100cm.
- The door is lockable with a lever, which can be opened from the outside in an emergency.
- The toilet is lit by LEDs which are switched outside the door at a height of 117cm.
- Straight ahead of the door is the sink at 86cm, which gives a narrowest gap of 36cm between the wall.
- A single lever is used to operate the sink, and the soap dispenser is operated with a push.
- Above the sink is a mirror with lights at the top and bottom, these lights are turned on and off with a touch sensor underneath the mirror.



eastgate
cottages

- At the far side of the room is the toilet, this has a seat height of 42cm. To the left of the toilet is a gap of 25cm, and to the right is a gap of 22cm.
- The toilet has a soft close lid, and a push to flush button.
- There is also a pedal bin.



Stairs

- A beige carpet that contrasts with the walls.
- Stairs lead from lounge/diner to upstairs landing with the same carpet.
- There are 12 stairs in total leading onto the landing. In the order of 1 rectangular, 3 turning, then 8 rectangular.
- The rise of each step is 20cm, and the depth of each rectangular step is 25cm.
- There is a wooden handrail on the right-hand side at 90cm high, it has a circular cross-section with diameter 4.5cm.
- The stairs lead onto the 85cm wide landing area.



eastgate
cottages

- Both the stairs and landing are lit by LEDs which are switched at the top and bottom of the stairs at 115cm.
- There is an audible smoke detector on the stairs.

Bedroom 1

- Entrance from first floor landing, door measures 74cm x 199cm. With a lever handle on the right-hand side at 100cm.
- The room has a beige carpet and light-coloured walls, with a contrasting skirting board.
- There is an audible smoke detector in the bedroom.
- Four LEDs in the ceiling provide consistent lighting in the room, the switch can be found on your right side when



- entering the room, at 115cm. The ceiling LEDs are also switched at either side of the bed at a height of 110cm
- Other lights in the room include bedside lamps with inline switches, adjustable reading lamps above each side of the bed which are switched next to the bed, an inline switched angle poise lamp and a south facing window.
 - The window has a blind with a wall anchored chain.
 - The super king-size bed measures 200cm long, 180cm wide, and 70cm tall. There is a fabric headrest that reaches 56cm tall.
 - All bedding is cotton or percale with non-feather pillows and quilts.
 - The smallest gap around the bed is 40cm
 - Next to the bed is a digital alarm clock.
 - The wardrobe has a magnetically clasped double door that opens outwards, the round handles on the door have diameters of 3cm.
 - The wardrobe rail is at a height of 175cm.
 - A dresser and stool are located in the room, the height of the dresser is 75cm and the soft stool is at 40cm. Behind the dresser is a large mirror.
 - Plug sockets in the room are at 80cm and 45cm, next to the bed USB sockets are also provided.

En suite Bathroom

- Located next to the bedroom, through a door measuring 76cm x 199cm with a handle on the right-hand side at 100cm.
- The bathroom door is lockable with a twist and can be unlocked in emergencies from the outside.
- The floor is a Karndean floor.
- Four LEDs light up the bathroom, they are switched outside on the right-hand wall at a height of 115cm. The bathroom mirror has lights at the top and bottom that are operated by a touch sensor underneath the mirror. A north facing Velux window with blind is also in the ceiling.



eastgate
cottages

- The toilet seat has a height of 44cm, and a soft close lid. The push to flush button is located on the wall behind the toilet.
- To the left side of the toilet is a gap of 25cm and to the right side is a gap of 16cm.
- The sink is at a height of 85cm, it has a single lever operated tap, a push to operate plug, and a push to operate soap dispenser.
- To the right side of the door is the glass screened shower cubicle, the cubicle measures 135cm x 84cm and has a step up of 4cm.
- A grab rail is on the wall at 135cm for aid entering the shower.
- The shower has two heads, one hanging from the ceiling, and the other an adjustable head. These are operated by a control hub on the wall at a height of 120cm. They are turned on with a button each, and temperature is controlled with a dial.
- In the shower cubicle is a shampoo holder at 165cm high. A non-slip mat is also provided.
- The bathroom has a vertical towel rail, pedal bin, and shaving plug at 140cm high.

Bedroom 2

- Accessed from the first-floor landing. Door measuring 76cm x 198cm with a lever handle on the right-hand side at 103cm.
- Lit by 4 LEDs in the ceiling, switched on the right-hand side inside the room at 115cm, also switched at each bedside at 105cm.



eastgate
cottages

- The room is also lit by bedside lamps with inline switches, and by reading lights above the bed. There's an angle poise lamp on the dresser.
- The carpet in the room is beige, and there is a contrast with the walls.
- The bed is measuring 200cm x 150cm with a depth of 68cm. The bed has a wooden headboard measuring 39cm tall.
- Next to the bed at 80cm are mains plug sockets also with USB sockets.
- The narrowest gap around the bed is 45cm to get to one side, and 55cm to get to the other side.
- In the room is a double wardrobe with 3 drawers, the doors are held with a magnetic clasp and opened with knobs 3cm in diameter. The main clothes rail is at 175cm and the lowest drawer is at 20cm.
- There is a glass topped dresser in the room. It is 75cm tall with 60cm leg room. On top is an angle poise lamp with inline switch that's plugged into the wall behind the dresser. There's also a mirror on the wall.
- Under the dresser is a 40cm tall soft stool.
- The room has a north-facing window that has blinds with an anchored chain.

Single bedroom

- The door entering the single bedroom measures 68cm x 198cm with a handle on the right-hand side at 101cm.
- The room is lit by two LED lights in the ceiling which are switched on the right-hand wall on entering the bedroom, at a height of 115cm. There are also reading lamps above each bedside, switched on the wall next to the bed at 115cm.
- The beige carpet follows on from the landing area.
- There's an audible smoke alarm in the room.
- The bed measures 190cm x 95cm with a depth of 70cm. It has a faux leather headboard measuring 55cm.



eastgate
cottages

- Next to the bed is a unit, measuring 73cm tall, also there is a mains plug socket with USB sockets too at 50cm.
- The narrowest gap around the bed is 52cm.
- The room has a double wardrobe with three drawers and a rail at 175cm. The doors are held with a magnetic clasp and knobs of diameter 3cm.



Bathroom

- Accessed from the first-floor landing. Door measuring 69cm x 198cm with a lever handle on the right-hand side at 103cm.
- The door can be locked from the inside with a lever, and can be unlocked from the outside in emergencies.
- Karndean floor.
- Lit evenly by two LEDs in the ceiling with a switch outside at 115cm, also by two mirror lights with a touch sensor on the underside. Has a south facing window too.



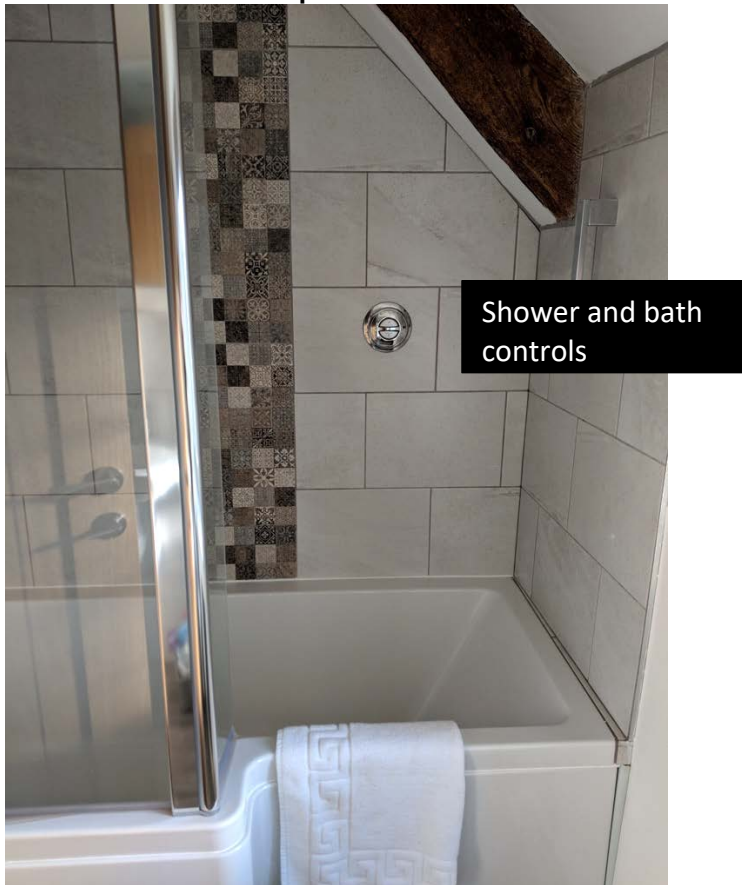
eastgate
cottages

- The toilet seat sits 42cm from the ground, it has a soft-close lid and a push to flush mechanism on the wall behind the toilet. There is a space of 23cm to the left of the toilet and 25cm to the right.
- The sink is to the right of the toilet at a height of 85cm, it has a lever tap, a push plug and also a push soap dispenser.
- Behind the sink is a mirror with lights at the top and bottom, operated with a touch sensor on the bottom of the mirror.
- Also next to the sink is a shaver plug at a height of 140cm
- The bath is P-shaped and has a shower above it too behind a glass screen.
- The sides of the bath are 60cm high, in the bottom of the bath the length is 105cm, with widths of 43cm and 58cm.
- The controls for the bath tap and adjustable shower head are on the wall at a height of 110cm, there is a button each for the shower and bath, and also a dial for adjusting the temperature.
- A shampoo holder is provided at a height of 145cm.
- The bath has a vertical grab rail to help in getting in, this is on the wall to the right-hand side at a height of 125cm.
- A non-slip bath mat is provided.



eastgate
cottages

- There is also a pedal bin in the room.



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

- There is a glass topped outdoor table (measuring 110cm x 110cm 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.
- There is an outdoor light, that can be switched on from just inside the entrance.

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.
- 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.

Updated on: 24/01/2020