



117 Eastgate
Pickering
North Yorkshire
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Access Statement

Ellerburn Cottage, Eastgate, Pickering

Introduction

- Ellerburn Cottage is a stone built semi detached 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 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.
- Written directions to the cottage are sent when the final balance is paid. Directions are also available to download on the website via "Contact us" and "How to find us" on the drop down. (Available in different font size and dyslexia friendly font)
- The nearest bus stop is on Eastgate 100m away from the front site entrance, the cottage is a further 100m 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.
- Tesco direct deliver. We will put the order into the cottage.
- RADAR toilet facilities available at Eastgate car park and



adjacent to the tourist information office in the town centre

- Accessible Taxis available from Dial a ride 01751 477319

Arrival & Car Parking Facilities

- Car parking is available outside the cottage, a dedicated park can be reserved adjacent to the cottage, advise in advance.
- There is a paved path from the car to the cottage door.
- There are steps or a ramp between the car parking and the front door; they are constructed in riven stone that is slightly uneven.
- The ramp is 4 m long and has a handrail at 38cm.
- There are two steps rising 16cm, the treads are 45cm.
- The car park is tarmac with marked spaces.

Arrival & Reception

- There is an office/reception situated in the centre of the site adjacent to the main car park.
- The office is staffed 9am-5pm Monday-Friday and 9am-3pm on Saturdays. There is a very low gradient ramp to the front door of the office.
- We would normally meet you in the car park, if not then either toot your horn and we will come out to or report to the office and we will show you into the cottage

Ellerburn Cottage – Entrance

- The path from the car parking area to the cottage door is approx 10m; the path is riven stone and slightly uneven.



- There is a light outside the cottage.
- The front door is a stable door which measures 76cm x 182cm, with the hinge on the right. The keyhole is 133cm high.
- The front door opens into the lounge. There is a light switch on the left hand side wall for outside /lounge lights
- There is a small entrance corridor which is door width and 65cm long
- There is a large mat inset into the floor at the front door. The flooring is pale green short pile 80% wool carpet, which contrasts with the cream walls
- 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

- The carpet is short pile green; there is a rug in front of the fire. The carpet contrasts well with the cream walls.
- In the lounge area there is a two seat and a three seat sofa at 48cm with wooden arms.
- There is a wall mounted digital TV and digital DVD with hard disk recorder both with remote controls.
- There is a CD player and radio with remote control.
- Logs and coal are available approx 35mts from the cottage. (Assistance is available during office hours.)



Kitchen

- Kitchen is a galley kitchen.
- The kitchen width between units is 73cm.
- The work surface is 92cm high and 60cm deep.
- The sink and electric cooker are at 92cm high.
- The oven door grill is 60cm high and the main oven door shelf is 40cm high.
- The hob is ceramic which lights to bright red when on.
- A microwave is available.
- Cordless kettle.
- Crockery, glasses and cups etc are in the wall cupboards at 145 high, crockery 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 taps.
- The kitchen is lit by spotlights.
- The flooring is ceramic.

Dining area

- Adjacent to the kitchen area is the dining area
- Rectangular table (82cm wide x 120cm long x 76cm high, leg space 60cm)
- There is 4 dining chairs a carver chair is available on request



(height of seat 44cm).

- Minimum space around table 45cm max 120cm
- Audible smoke detector

Ground Floor Corridor

- Corridor from dining area to double room, main bathroom and triple bedroom, the floor is wood laminate.
- Corridor width is 92cm.
- Door 76cm wide 192 high, door handles.
- The central heating is thermostatically controlled from the corridor the controls are at 160cm.
- Audible smoke detector.

Ground Floor Double Bedroom

- Double bedroom with en suite shower room.
- Access to the bedroom from the corridor via door 76cm wide x 192cm high - hinged on the right.
- Floor covering is terracotta, short pile 80% wool carpet which gives a good contrast with the cream walls.
- There is a double bed 138cm wide.
- Bed height x 60cm.
- The space to the left of the bed is 100cm and 60cm to the right of the bed.
- 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 light has a switch at the entrance door and at the en-suite door.
- The bedside lamps have in line switches.

Ground Floor Triple Bedroom.

- Access to the bedroom from the kitchen via door 76cm wide x 192cm high - hinged on the left.
- Floor covering is terracotta, short pile 80% wool carpet, and good contrast with cream walls.
- There are three single beds each 92cm.
- Bed height x 60cm.
- The space between the beds, minimum 22cm.
- The beds are 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 light has a switch at the door.
- There are bedside lamps

En suite bathroom.

- Bathroom & Shower-Room

En suite Shower Room.

- Accessed from double bedroom.
- Door 76cm wide. The locking handle can be opened from outside if required.



- The toilet seat is 42cm high, seat raiser is available.
- The space to the right of the toilet is 37cm and to the left 15cm.
- Toilet has a push button flush.
- The pedestal sink height is 82cm
- Taps are quarter turn.
- The shaver socket is at 132cm.
- The step into the double shower cubicle (1400cmx760) is 19cm high, with the width of the shower door being 900cm.
- Vertical grab rail.
- The height of the fixed shower head is 100cm. The controls are at 74cm.
- The room also has a wall mounted heated towel rail
- The floor surface is green laminate.
- Good colour contrast with floor and wall tiles.
- Non slip rubber mat.
- The room is lit by halogen spotlights, pull switch light over mirror.

Main Bathroom

- Accessed from the corridor adjacent to the triple bedroom.
- Door 76cm wide by 192cm high.
- Toilet seat height is 42cm.



- Distance to the left of the toilet is 42cm.and 24cm to the right.
- Toilet has a push button flush.
- The pedestal sink height is 82cm.
- Taps are quarter turn taps.
- Bath height 55cm, length 160cm and 72 cm.
- Horizontal and vertical grab rail.
- Shower available over bath, fixed shower head, glass bath screen.
- The room has a wall mounted heated towel rail.
- The floor surface is laminate.
- Good colour contrast with floor and wall ceramic tiles.
- Non slip rubber mat.
- The room is lit by halogen spotlights, pull switch light over mirror.

Shop

- The closest shop is on Eastgate 200m from the site front entrance.

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.
- 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 seven 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 12 cars, parking is adjacent to Farndale, Kirkdale and Ellerburn cottages, maximum distance to a cottage is 25m, a trolley is available for luggage and help can be provided.
- There is a shared garden area with children's play equipment.
- There is outside lighting until 11pm; with some PIR sensor lights in key locations.

Laundry

- There is a laundry room located at the rear of the office complex approx 20m from the cottage.
- There is a low gradient ramp to the facility and the door is 84cm, the stone is riven and slightly uneven.
- The distance between the front of the washer/drier and the wall is 150cm.
- It has a 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 and places of interest leaflets, plus separate folders for all manufacturers' instruction leaflets
- Light switches are generally at 120cm, plug sockets at 35m
- Staff on site will assist collecting logs and coal/making a fire or putting out the rubbish
- Pets are welcome - please inform us on booking.
- The premises are non smoking.
- There is a pay as you go mobile available for guest use.
- 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.

Future Plans

- Layout diagrams of each cottage.
- Provision of information in brail/on tape.
- Widening the entrance door.

Contact Information

Address: Mrs Elaine Bedford, Eastgate Cottages, 117 Eastgate, Pickering YO18 7DW.



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Hours of operation: Open all year. Office hours of operation:
9am-5pm

Monday- Friday. excluding public holidays).

9am -3pm Saturdays

Emergency number: 01751 476653

We welcome your feedback to help us continuously improve if you have any comments please phone 01751 476653 or email: info@eastgatecottages.co.uk or can write to us.

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