



Access Statement

Farndale Cottage, Eastgate, Pickering

Introduction

- Farndale Cottage is a stone built semi detached one bedroom single storey cottage. 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. The cottage has a Grade 1 mobility award.

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)
- 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.
- Accessible Taxis available from Dial a ride 01751 477319.



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- RADAR toilet facilities available at Eastgate car park and adjacent to the tourist information office in the town centre.

Arrival & Car Parking Facilities

- Dedicated car parking is available outside the cottage marked with disability sign.
- There is a paved path from the car to the cottage door.
- There is a very slight incline and no steps between the car parking and the front door.
- The incline has a hand rail at 38cm to within 3metres of the door.
- 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 car parking area.
- The office is staffed 9am-5pm Monday-Friday and Saturdays 9am-3pm. 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.

Farndale Cottage – Entrance

- The path from the car parking area to the cottage door is approx 50m; the path is riven stone and slightly uneven.
- There is a light outside the cottage.



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- The front door is 96cm, with the hinge on the left. The keyhole is at 92cm.
- The front door opens into the kitchen area.
- There is a light switch on the left hand side door casing for the kitchen /entrance light.
- There is a large mat inset into the floor at the front door 100cm. The flooring is wood laminate.
- 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 area

- The carpet is short pile terracotta, there are no rugs.
- In the lounge area there is a sofa and an armchair.
- There is a TV and CD player and radio both with remote controls.
- The central heating is thermostatically controlled from the lounge the controls are at 160cm.
- There is a log burning stove; logs and coal are available approx 35mts from the cottage. (Assistance is available during office hours)
- Selection of wall lights switched from the door.



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Kitchen area

- The kitchen area is opposite the entrance door it is U shaped, 120 cm gap.
- The work surface is 92cm high and 60cm deep.
- The sink and electric cooker are at 92cm high. Above the cooker is an extractor unit plus cupboards at 145cm.
- The oven door grill is 60cm high and the main oven door shelf is 40cm high
- A microwave is available.
- 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 lever taps.
- Cordless kettle.
- The kitchen is lit brightly by halogen spotlights.
- Audible smoke detector.

Dining area

- The flooring is wood laminate.
- Rectangular table (69cm wide x 105cm long x 76cm high, 69cm leg space)
- There is 4 dining chairs a carver chair is available on request.



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Ground Floor Bedroom

- Access to the bedroom from the kitchen via door 83cm wide, hinged on the right.
- Floor covering is terracotta, short pile 80% wool carpet.
- There is a super king size bed, 92cm wide.
- Bed height 70cm.
- The space to the left of the bed is 70cm to the right is 120cm.
- The bed is moveable if more space is required on one side and can be split into two 3 foot singles; this reduces the surrounding space accordingly.
- All bedding is cotton or percale with non feather pillows and quilts.
- Dressing table height 89cm, leg space 70cm, width 50cm.
- The central and wall light has a switch at the entrance door.
- The bedside lamps are touch lamps.
- Audible smoke detector.

Ensuite Bathroom

- Accessed from the bedroom.
- Door 83cm wide right hinged.
- Toilet seat height is 43cm, raiser is available.
- Transfer bar to the left of the toilet.



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- Distance to the left of the toilet is 30cm. to the right is 40cm.
- The pedestal sink height is 84cm.
- Mixer taps are lever.
- Shower: 2cm step into shower area.
- Door hinged to left.
- Glass shower enclosure 1450cm x 750cm.
- Door is 58cm wide.
- Control turn via lever, controls at 110cm at entry.
- Vertical grab rails on entry and at shower.
- Shower has a detachable head.
- The room has a wall mounted heated towel rail.
- The floor surface is ceramic tiles.
- Non slip rubber mat/ shower stool available.
- The room is lit brightly by halogen spotlights. With light over the sink mirror.
- Light switch right hand side on entrance at 105cm.

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

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through the front door.

- The patio is built of riven stone and is slightly uneven surface. Patio furniture, bench and BBQ are available for guests to use.
- The patio chairs have arms and seat pads are available.

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 82 cm, the stone is riven and slightly uneven.
- The distance between the front of the washer/drier and the wall is 1500cm.
- 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.



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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 and places of interest leaflets. Separate folders for all manufacturers' instruction leaflets
- Light switches are generally at 120cm, plug sockets at 50cm.
- Staff on site will assist collecting logs and coal/making a fire or putting out the rubbish.
- Guide/assistance dogs only in this cottage, 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.
- The cottage has lever handles rather than door knobs throughout.
- 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.



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- Changing bath to a walk in shower.

Contact Information

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

Telephone: 01751 476653

Email: info@eastgategcottages.co.uk

Website: www.eastgategcottages.co.uk

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@eastgategcottages.co.uk or can write to us.

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