

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 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.
- 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

- Car parking is available in the courtyard, approx 20mts 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 flat bed trolley available for luggage.
- 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.

Maybeck Cottage – Entrance

- The path from the car parking area to the cottage door is approx 20m; the path is riven stone and slightly uneven.
- There is a light outside the cottage.
- The front door measures 96cm, with the hinge on the left. Lock



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at 110cm. The front door opens into the lounge. There is a light switch on the right hand side wall.

- There is a large mat inset into the floor at the front door, which has a step up 5cm into the lounge with pale green 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 green; there is a rug.
- In the lounge area there is a two seat sofa and arm chair, seat at 45cm.
- There is a TV and CD player and radio both with remote controls.
- Central light and wall lights switched at entrance door and stairs.

Open plan Kitchen /Diner

Kitchen

- Lounge opens into kitchen/diner via opening 120cm.
- Galley style kitchen area with 110cm gap between units.
- 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



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is 40cm high

- A microwave is available.
- Cordless kettle.
- 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 turn taps.
- The kitchen area is lit by spotlights.
- The flooring is ceramic tiles.

Diner

- Adjacent to the kitchen area is the dining area.
- Rectangular table (80cm wide x 110cm long x 73cm high, 60cm leg space)
- There are 4 dining chairs with seat pads a carver chair is available on request.
- Minimum space around table 45cm max 120cm.
- Pendant light over table switched separately from the kitchen area.
- Audible smoke detector.

Stairs

- Stairs lead from lounge.
- Audible smoke detector.



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- Two steps (20cm raiser, 25cm tread), 1m square landing, seven steps, 100cm square landing, three steps to top landing.
- Green short pile carpet contrasts well with cream walls.
- Handrail to right hand side.

First Floor Bedroom

- Double bedroom via door 74cm wide x 196cm high - hinged on the right.
- Floor covering is green, short pile carpet, good contrast with cream walls.
- There is a king size bed 5' wide.(152cm)
- Bed height x 60cm.
- The space to the left of the bed is 90cm and 70cm to the right, 1500cm at base.
- 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 bedside lamps have in line switches.

Bathroom

- Accessed from the upstairs landing adjacent to the bedroom door.
- Door 74cm wide by 196cm high. The locking handle can be opened from outside if required.



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- The toilet seat is 42cm high, seat raiser is available.
- The space to the right of the toilet is 78cm and to the left 38cm.
- Toilet has a lever flush.
- The pedestal sink height is 80cm.
- Taps are turning taps.
- The shaver socket is at 132cm.
- The shower cubicle (82cmx82cm) step into is 8cm high, with the width of the shower door being 80cm.
- The shower head is adjustable. The controls are at 120cm.
- The bath is 50cm high. The taps have a shower spray head.
- Horizontal grab rail.
- The room also has a wall mounted heated towel rail.
- The floor surface is non slip ceramic tiles.
- Good colour contrast with floor and ceramics.
- Non slip rubber mat.
- The room is lit by halogen spotlights plus 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 private patio and shared garden

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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.
- 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 40m 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



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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 plus and places of interest leaflets. Separate folders for all manufacturers' instruction leaflets.
- Light switches are generally at 125cm, plug sockets at 30cm.
- 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.



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Future Plans

- Layout diagrams of cottage.
- Provision of information in Brail/on tape.
- Entrance step into lounge will be removed during the proposed refurbishment scheduled for late 2008/early 2009.
- Plugs and light switch heights will be addressed during the proposed refurbishment scheduled for late 2008/early 2009.

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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Created on: 15/08/2008

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