



## **Access Statement**

### **Rowntree Cottage, Grove House, Levisham Station**

#### Introduction

- Rowntree Cottage is a stone built semi detached two storey cottage/ barn conversion. It is located in the grounds of Grove House at Levisham station. The location is quite remote, access 5 miles off the main road. the road is made up tarmac but is very steep and windy and single track.

#### 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 at Lockton village 4 miles from the site.
- Malton and Whitby are the nearest railway station which is both approx 16miles from the site.
- Tesco direct deliver. We will put the order into the cottage.
- Accessible Taxis from Dial a ride in Pickering 01751 477319.
- RADAR toilet facilities available in Pickering at Eastgate car



park and adjacent to the tourist information office in the town centre.

## Arrival & Car Parking Facilities

- Car parking is available outside the cottages, approx 10 metres from the cottage.
- The car parking area is gravel.
- We would normally meet you outside the cottage, if not then either toot your horn and we will come out to or knock on the house door and we will show you into the cottage.

## Rowntree Cottage – Entrance

- The route from the car parking area to the cottage door is gravel.
- There is a light outside the cottage.
- There are two steps down to the cottage door.
- The steps are 12cm with 54cm treads.
- There is a handrail on the right hand side at 100cm.
- The door into the cottage is 86cm wide hinged on the right.
- The lighting for inside and outside lights are on the right.
- The door leads into an entrance hall.
- The floor covering is matting.
- 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 Kitchen/Diner/Lounge

### Lounge

- Door from outer hall 79cm wide.
- The carpet is short pile terracotta; there is a rug, good contrast with cream walls.
- In the lounge area there is a two seat sofa and arm chair, seat at 48cm.
- There is a TV and CD player and radio both with remote controls.
- Wall lights switched at entrance door and stairs.
- Log burning stove, additional logs and coal available approx 20m from cottage.

### Diner

- Rectangular table (69cm wide x 102cm long x 76cm high, 60cm leg space)
- There are 4 dining chairs with seat pads.
- The carpet is short pile terracotta.
- Chairs on three sides.
- Minimum space around table 73cm.

### Kitchen

- Lounge opens into kitchen via opening 78cm.
- Horseshoe shaped kitchen area.



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- 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 quarter turn taps.
- The kitchen area is brightly lit by halogen spotlights.
- The flooring is ceramic tiles.
- Audible smoke detector.

## Stairs

- Staircase lead from lounge area.
- Stairs width 70 cm
- Audible smoke detector.
- Two steps (17cm raiser, 28cm tread), 3 turning steps, six steps,
- Green short pile carpet contrasts well with cream walls.
- Bannister to left hand side at 91 cm.
- Thermostatic controls for central heating at 110cm.



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- Stairs terminate into the bedroom.

## First Floor Bedroom

- Double bedroom via door 74cm wide, hinged on the right.
- Floor covering is terracotta short pile carpet, good contrast with cream walls.
- There is a double bed 135cm.
- Bed height 60cm.
- The space to the left of the bed is 100cm and 130cm to the right.
- There is a low beam at 160cm to the left hand side 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 lights have a switch at the top of the stairs.
- The bedside lamps have in line switches.

## Bathroom

- Accessed from the upstairs landing adjacent to the bedroom door.
- Door 74cm 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 23cm and to the left 23cm.



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- Toilet has a lever flush.
- Pull switch lighting.
- The pedestal sink height is 83cm.
- Taps are turning taps.
- The shaver socket is at 132cm.
- The shower head is adjustable. The controls are at 120cm.
- The bath is 50cm high, dimensions 145cm x 63cm.
- There is a folding glass shower screen over the bath.
- Horizontal and vertical grab rail.
- The room also has a wall mounted heated towel rail.
- The floor surface is non slip ceramic tiles. .
- Non slip rubber mat.
- The room is brightly lit by halogen spotlights plus pull switch light over mirror.

## Shop

- The closest shop is in Lockton 4 miles away.

## Outdoor Facilities

- There are three steps down to the patio area 20cm, tread 45cm, handrail to right hand side.
- In front of the cottage is a private patio and shared garden area accessed through a door in the kitchen area.
- The patio is built of riven stone and therefore is an uneven



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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.
- There is a rotary washing line adjacent to the cottages.
- There are outside lights at the front and back of the property and in the drive up to the cottages from the site entrance.

## Laundry

- There is a laundry room located in a separate building approx 10meters from the cottage
- There is a step into the laundry at 20cm.
- 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.

## 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 35cm.
- Staff on site will assist collecting logs and coal/making a fire or putting out the rubbish.
- The premises are non smoking.



- Door handles are levers rather than knobs.
- 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 no mobile phone signal on site.

## Future Plans

- Layout diagrams of cottage.
- Provision of information in Brail/on tape.

## Contact Information

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

Telephone: 01751 476653

Email: [info@eastgatecottages.co.uk](mailto:info@eastgatecottages.co.uk)

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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



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

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