

Access Statement

Skelton Cottage, Grove House Levisham Station.

Introduction

- Skelton Cottage is a stone built semi detached single 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 in 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.
- 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 cottages, approx 5metres 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.

Skelton Cottage – Entrance

- From the car parking area to the cottage door is approx 5m on gravel.
- There is a light outside the cottage.
- There are three steps up into the cottage; one at 10cm, then two at 20cm, all treads are 30cm. Handrail on left hand side at 90cm.
- The front door measures 80cm wide, with the hinge on the right, key at 103cm.
- The front door leads into an entrance lobby which is matted.
- 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.

Hallway

- Door from outer hall 66cm.
- Outer lobby leads into the inner hall which links all the rooms.
- The flooring is green laminate which contrast well with the



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cream walls.

- It is lit with wall lights.
- There is an audible smoke detector.
- Corridor width 900cm.

Open plan Kitchen /Diner

Kitchen

- Kitchen is open plan with the dining area.
- Opposite the entrance door it is 'L' shaped kitchen.
- The kitchen units are 92cm high and 60cm deep.
- The sink and electric cooker are at 92cm high.
- Above the cooker is an extractor unit plus cupboards.
- The oven door grill is 60cm high and the main oven door shelf 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 is brightly lit by halogen spots.
- The flooring is wood laminate.



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- T.V. with remote controls.

Dining area

- Rectangular table (70cm wide x 130cm long x 76cm high, 60cm leg space)
- There are 4 dining chairs with cushion pads.
- Pendant light over dining table separately switched from kitchen lights.
- Minimum space around table 45cm, max 120cm.
- Audible smoke detector.

Lounge

- The door into the lounge is off the corridor 76cm wide, hinged to the right.
- The carpet is short pile terracotta.
- In the lounge area there is an arm chair and a three seat sofa.
- There is a TV and CD player and radio both with remote controls.
- There is a log burning stove; logs and coal are available approx 35mts from the cottage.
- Centre and wall lights switched from the door plus table lamp individually switched.

Ground Floor Bedroom

- Double bedroom accessed from the corridor.
- Door 76cm wide, hinged on the left.



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- Floor covering is cream, short pile 80% wool carpet.
- There is a double bed 135 cm wide.
- Bed height 60cm.
- The space to the left is 57cm and right of the bed is 73cm, 56cm 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 light has a switch at the door.
- The bedside lamps have in line switches.
- Audible smoke detector.

Bathroom

- Accessed from the kitchen, the door being adjacent to the lounge door.
- Door 68cm wide. The locking handle can be opened from outside if required.
- The toilet seat is 40cm high, seat raiser is available.
- The space to the right of the toilet is 28cm and to the left 30cm.
- Toilet has a push button flush.
- The pedestal sink height is 80cm.
- Taps are lever taps.
- The shaver socket is at 132cm.



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- Double shower cubicle (1000cm x 670cm), step in is 14cm high, width of the shower door being 900cm.
- Vertical grab rail.
- The shower head is adjustable. The controls are at 100cm.
- Bath height 52cm, length 180cm and 80cm at widest.
- Horizontal and vertical grab rail.
- The room also has a wall mounted heated towel rail
- The floor surface is green wood laminate.
- Good colour contrast with floor and wall ceramics.
- Non slip rubber mat.
- The room is lit brightly by halogen spotlights plus pull switch light over mirror.

Shop

- The closest shop is in Lockton 4miles away.

Outdoor Facilities

- The patio is accessed via stable door from kitchen 84cm wide key at 144cm.
- There are five steps down height 17cm, tread 32cm, handrail at 102cm.
- In front of the cottage is a patio and shared garden 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.

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 and places of interest leaflets, plus separate folders for all manufacturers' instruction leaflets
- Light switches are generally at 130cm, 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.
- We have a range of accessible equipment available free of charge; wheelchair, toilet seat raiser, footstools, shower stool, perching stool and carver chair.



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- There is a no mobile phone signal.
- Door handles rather than knobs throughout the cottage.

Future Plans

- Layout diagrams of each cottage.
- Provision of information on brail/on tape.

Contact Information

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

Created on: 15/08/2008