



**eastgate
cottages**

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Access Statement

Muscoates Cottage.

Introduction

- Muscoates Cottage is a stone built single storey cottage. It is in a very rural location about 2 miles from the village of Nunnington. The cottage has vehicular access to the front of the property.

Pre-Arrival

- Extensive website, with photographs of all the rooms. www.eastgatecottages.co.uk
- 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 together with any special arrangements for arrival. 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)
- Malton is the nearest railway station which is 15 miles from the cottage.
- Tesco direct deliver. We may be able to put the order into the cottage if you let us know in advance.
- Accessible Taxis available from Dial a ride 01751 477319



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Arrival & Car Parking Facilities

- Off road car parking is available at the front of the property. approx 10mts walk to the cottage entrance door.
- The car parking surface is gravel. The footpath to the cottage to the front door is hard paved in riven stone and quite even with little or no gradient.

Arrival & Reception

- The owners' house is to the rear of the property and you would normally be greeted by the owner who will give you an orientation of the cottage layout and facilities.

Muscoates Cottage – Entrance

- There are two steps up to the front door of the property, the first has a depth of 35cm, the second 55cm both are 16cm high. There is no handrail available.
- The door opens directly into the large open plan living area. The door opens inwards hinged to the left.
- The door is 117cm wide and 220cm high there are glass panels in the top half of the door. It has a lever handle at 100cm and a mortise lock.
- There is a 'Welcome Pack' which has all details about the cottage within it; this is in green leather file in the lounge area.



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Open Plan Kitchen, Lounge Dining Area

- The light switch is to the left hand side of the door at 120cm.
- The lounge, Kitchen and dining area are open plan and very spacious with good circulation space.
- The floor throughout is riven stone which is slightly uneven gives good contrast with the pale coloured walls.

Dining Area

- The dining area is directly in front of the entrance door. All sides are accessible with good circulation space, minimum 80cm.
- The rectangular table is 78cm high leg space under is 63cm. There are 4 wooden dining chairs with seat at 41cm high. All are moveable quite easily.
- Wall lightings give a reasonable level of lighting.

Kitchen Area

- Located to the left of the front door and adjacent to the dining area.
- The work surface is 94cm high and 60cm deep.
- The sink and electric cooker are at 94cm high. Above the cooker is an extractor unit plus cupboards at 145cm.
- The oven and hob are built in is electric, door grill is 72cm high and the main oven door shelf is 40cm high.
- Microwave with knob controls, cordless kettle and pop up toater are available.



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- Crockery, glasses and cups etc are in the wall cupboards, they can be moved to lower level cupboards, advise us in advance.
- The fridge/freezer, fridge compartment is at the top, 70cm, freezer at 90cm.
- The taps are lever taps.
- The kitchen area is by spotlights.
- Front loading washing machine with door at 50cm.

Lounge

- The front door to the cottage opens directly into the lounge area which is very spacious with good circulation space.
- Light switch inside door left hand side at 120cm.
- The lounge has two large sofas, seat at 45cm, a footstool is available.
- There is a TV and DVD player both with remote controls.
- There are wall lights and table lamps which give a reasonable level of lighting.
- There is a low level coffee table at 43cm.
- A short pile rug in contrasting colour.
- The window is curtained.
- A metre wide corridor from the lounge leads to the bedrooms and bathrooms. There is an audible smoke detector in the corridor.



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Double Bedroom

- Accessed from the right of the corridor via door 82cm wide X 192cm high.
- Door hinged on the LHS with turning door knob, light switch RHS.
- There is a pine framed kingsize bed (120cm wide) Bed height is 54cm.
- Circulation space around the bed is good minimum 60cm.
- Bedding is non feather pillows and quilts.
- Bed is not easily movable.
- Beige short pile carpet gives little contrast with cream walls.
- Lighting: there are bedside lamps plus a wall light switched from the door.
- Large set of drawers and mirror at 130cm.
- Clothes hanging in the wardrobe is at 172cm.
- Large curtained window.
- Wicker chair seats at 40cm.

En suite bathroom

- Accessed from the bedroom.
- Door 82cm wide, hinged to the right opens inwards with



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turning door knob at 82cm.

- Light via pull at 154cm
- The toilet seat is at 44cm high.
- The space to the right of the toilet is 30cm and to the left 40cm.
- Toilet has a lever flush.
- The pedestal sink height is 85cm, Taps are half turn.
- The mirror and shaver socket are at 130cm.
- The bath is 58cm high, 146cm long and 59cm internal width.
- The floor and wall surfaces are ceramic tiles.
- Non slip rubber mat available.
- There is a heated towel rail.
- The room is brightly lit by halogen spotlights,

Twin Bedroom

- Accessed from the corridor via door 82cm wide X 192cm high.
- Door hinged on the LHS with turning door knob, dimming switch RHS.
- There are two pine framed single beds (120cm wide) Bed height is 54cm.
- Circulation space around the bed is good minimum 65cm between beds.



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- Bedding is non feather pillows and quilts.
- Beds are not easily movable.
- Beige short pile carpet gives little contrast with cream walls.
- Lighting: there are bedside lamps plus a wall light switched from the door, the lighting is quite dim.
- Large set of drawers at 88cm and mirror at 130cm.
- Clothes hanging in the built in wardrobe door 110cm hanging at 175cm.
- Large curtained window.

Shower room

- Accessed from the corridor via door 82cm wide X 192cm high.
- Door hinged on the LHS with turning door knob, light switch RHS.
- Door 82cm wide, hinged to the right opens inwards with turning door knob at 82cm.
- Light switch is outside in the corridor at 120cm
- The toilet seat is at 48cm high.
- The space to the right of the toilet is 10cm and to the left 50cm.
- Toilet has a lever flush.
- The pedestal sink height is 88cm, Taps are half turn.



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- Small vanity sink with internal bowl space 24cm.
- The mirror and shaver socket are at 130cm.
- The shower internally measures 1m x 750cm, controls are at 1.1m they have a turn and lever function.
- There is a small 12cm step into the shower enclosure.
- The floor and wall surfaces are ceramic tiles.
- Non slip rubber mat available.
- The room is quite brightly lit by halogen spotlights,

Shop

- The closest shop is in Nunnington a car journey would be necessary.

Outdoor Facilities

- There is a lawned garden area to the front of the property.
- There is a patio set available.
- The refuse bin is adjacent to the rear of the property.

Additional Information

- A Welcome Pack is available with details of the cottage leaflets about the local area and places of interest, plus separate folders for all manufacturers' instruction leaflets.
- Light switches are generally at 125cm, plug sockets at 35cm -60cm.
- Internal doors have door knobs not levers.



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- The premises are non smoking.
- There is a good mobile phone signal and wifi access.

Contact Information

Owners contact information: Mr Adrian Dangar, Muscoates Grange, Nunnington, York, YO62 5XF

Eastgate cottages contact details;

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

Monday- Friday. (Excluding public holidays).

9am -4pm 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@eastgateg cottages.co.uk or can write to us.

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