



eastgate
cottages

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Access Statement

Pockley Gate, Pockley, Helmsley

Introduction

- Pockley Gate is a stone built two storey cottage. It is located off the A170 the main road between Pickering and Helmsley. The cottage has vehicular access from the rear 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. 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 will put the order into the cottage if you let us know in advance.
- Accessible Taxis available from Dial a ride 01751 477319

Arrival & Car Parking Facilities

- Off road car parking is available at the rear of the property.



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approx 25mts walk to the cottage.

- The car parking surface is gravel with the path around the cottage to the front door in hard paved and quite even with little or no gradient.

Arrival & Reception

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

Pockley Gate Cottage – Entrance

- The path to the rear of the cottage is concrete and slightly uneven, it is approx 20metres long.
- The door opens into a small entrance lobby, the door opens inwards hinged to the right.
- The door is 80cm wide and 195cm high. It has a lever handle at 106cm and a mortise lock.
- There is a good level of lighting with a central light.
- There is a 'Welcome Pack' which has all details about the cottage within it; this is in green leather file in the lounge.

Kitchen/Diner

Diner

- Door from the entrance lobby door 80cm wide, 195 cm high, handle at 80cm, hinged to left, handle on the right.
- The light switch is to r.h.s of door at 48cm.
- The dining area is to the right of the kitchen as you enter



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located below the window, three sides are accessible with good circulation space.

- There are 4 dining chairs at 46cm high.
- Hard surface floor covering with a non slip mat.
- Ceiling lights gives good level of lighting.

Kitchen Area

- Hard flooring with a non slip mat.
- 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 is electric, door grill is 60cm high and the main oven door shelf is 40cm high
- Microwave with knob controls is available.
- Cordless kettle.
- 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, 84cm, freezer at 74cm.
- The taps are quarter turn mixer taps.
- Flip top bin.
- The kitchen area is by central spotlights, large window gives good daylight in the room.
- Front loading washing machine with door at 50cm.



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Lounge

- Access from front lobby to right via door 84cm wide, door knob at 76cm, hinged to the right.
- Light switch inside door left hand side at 124cm.
- The lounge has leather sofa and two leather chair with arms seat at 36cm.
- There is a TV and DVD player both with remote controls.
- Flame effect gas fire control to right hand side at 6cm.
- There are central wall lights which give a good overall level of lighting.
- The floor is beige carpet with short pile rug which has good colour contrast. Carpet affords little contrast to pale walls.
- There is a low level coffee table at 43cm.
- Hearth rug in contrasting colour.
- Minimum circulation space in the room is 46cm.
- The large bay window is curtained.
- Staircase located through the lounge to the back of the house.

Stairs

- Door from rear of lounge to staircase, 86cm wide 201cm high hinged to the left into a small lobby.
- Central heating controls at 165cm.



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- Stairs, turning staircase, 3 steps 20cm high, 25cm tread., 4 turning steps followed by 6 further steps.
- Beige short pile carpet, offers little contrast with cream walls.
- Handrail on right hand side at 110cm.
- Audible smoke detector.
- Landing step to right to bathroom and left bedroom 15cm.
- Dressing table with large mirror over 76cm high knee space 66cm, padded stool 40cm.
- Bedding is non feather pillows and quilts.
- Large curtained windows.

Built in wardrobe

- Accessed from the first floor landing.
- Doors opened by knobs at 130cm
- Hanging rail at 160cm.

Twin/ Double Bedroom

- Accessed from the landing via door 76cm wide. Door hinged on the LHS.
- There are two single beds (92cm wide) Bed height is 62cm. or the bed can be joined for a super kingsize.
- Space between the beds 40cm, access around all sides of the beds is limited.



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- Bedding is non feather pillows and quilts.
- Beds are easily movable.
- Beige short pile carpet gives little contrast with cream walls
- Lighting: there are bedside lamps plus a centre light switched from the door.
- Dressing table with large mirror over 76cm high knee space 66cm, padded stool 40cm
- Large curtained windows.

Bathroom

- Accessed from the first floor landing.
- Door 76cm wide, hinged to the right opens inwards.
- The toilet seat is 42cm high.
- The space to the right of the toilet is 15cm and to the left 56cm.
- Toilet has a lever flush.
- The pedestal sink height is 82cm, Taps are half turn.
- The shaver socket is at 132cm.
- The bath is 54cm high, 146cm long and 59cm wide.
- The walk in shower a corner shower with sliding doors small step in at 24cm.
- Shower head is adjustable 150-200 cm, controls at 100cm



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- The floor and wall surfaces are ceramic tiles.
- Non slip rubber mat available.
- The room is brightly lit by halogen spotlights,

Shop

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

Outdoor Facilities

- There is a lawned garden area to the front of the property. Door 76cm.
- There is a patio set available.
- The refuse bin is 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 10-35cm.
- Internal doors have door knobs.
- The premises are non smoking.
- There is a good mobile phone signal.



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Contact Information

Owners contact information:

Eastgate cottages contact details; Mrs Jill Souter, 1 Pockley Gate, Helmsley, YO62 5HY.

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

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