



117 Eastgate
Pickering
North Yorkshire
YO18 7DW

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Access Statement

The Old Farmhouse, Eastgate, Pickering

Introduction

- The Farmhouse is a stone built terraced property. It is located on Eastgate in a courtyard development. 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, contact 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 cottage. 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.



- 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 Saturday. 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.

The Farmhouse 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 is 83cm wide, with the hinge on the right. Lock at 100cm.



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- The front door opens into kitchen. There is a light switch on the right hand side wall for the kitchen and outside lights.
- There is a large mat inset into the floor at the front door, leading onto the green ceramic tiles.
- 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.

Kitchen

- The work surface is 92cm high and 60cm deep with central consol 100cm square. Minimum circulation distance around 900cm.
- The sink and electric cooker are at 92cm high.
- Dresser unit with base level unit and above cupboards at 145cm.
- The electric oven door grill is 60cm high and the main oven door shelf is 40cm high, the hob is gas.
- 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.
- There are two fridges one is under the work surface the other at work surface height.
- The taps are quarter turn taps.
- The kitchen area is lit by halogen spotlights.
- The flooring is green non slip ceramic tiles which provide good



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contrast with the cream walls.

- Kitchen table 54cm x 120cm. height 76cm, leg space 58cm.

Utility

- Door from kitchen 70cm wide, low height 65cm.
- Washer/dryer, space to wall in front of machine 600cm.
- Dishwasher, space to wall in front of machine 600cm
- Central heating/water controls at 100cm.

Cloakroom

- Door from utility 72cm.
- Toilet at 42cm, 20cm at right and left.
- Pedestal sink at 82cm.
- Wall lights and light over mirror sink.
- Light pull switch.

Inner Hall

- Door from kitchen 75cm.
- Doors to lounge and dining room.
- The floor covering is green short pile wool carpet.

Lounge

- Door from inner hall 75cm wide.
- The floor covering is green short pile wool carpet; there is a contrasting rug in front of the fire.



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- In the lounge area has two sofas and an arm chair seat at 48cm.
- There is a TV and CD player and radio both with remote controls.
- Log burning stove, logs and coal are available approx 15mts from the cottage. (Assistance is available during office hours).

Dining Room

- Adjacent to the kitchen area is the dining area.
- Refectory table (206cm x 85cm).
- 100cm circulation space around.
- There are 8 dining chairs with wicker seat pads at 48cm a carver chair is available on request.
- Green short pile carpet good contrast with cream walls.
- Wall lights switched from inner hall door.
- Audible smoke detector.

Open fire.

- Outside door 82cm wide opens into Eastgate.

Stairs

- Staircase starts in dining room.
- Audible smoke detector.
- Stairs to first floor, 18 stairs (18cm raiser, 28cm tread) half landing after six stairs.
- Green short pile carpet good contrast with cream walls.



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- Bannister rail to right hand side at 75cm.

Upstairs Landing

- Stairs end at landing 2m x 5m.
- Audible smoke detector.
- Doors to three bedrooms and main bathroom.
- Green short pile carpet good contrast with cream walls.

Double Bedroom

- Double bedroom via door 78cm wide hinged on the right.
- Raspberry short pile carpet which gives good contrast with cream walls.
- There is a king size sleigh bed (152cm wide) the bed has a pine frame, head and foot.
- Bed height 58cm.
- The bed is not easily moved.
- The minimum space surrounding the bed is 85cm.
- All bedding is cotton or percale with non feather pillows and quilts.
- Wall lights switched from entrance door.
- The bedside lamps have in line switches.
- Dressing table, with stool 43cm no knee space at 74cm.

Double Bedroom

- Double en suite bedroom via door 78cm wide hinged on the



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left.

- Cream, short pile carpet which gives little contrast with cream walls.
- There is a king size sleigh bed (152cm wide) the bed has a pine frame, head and foot.
- The bed is not easily moved.
- Bed height 58cm.
- The space surrounding the bed is 120cm to the left hand side, 70cm to the right.
- All bedding is cotton or percale with non feather pillows and quilts.
- The bedside lamps have in line switches.
- Wall lights switched from entrance door.
- Low beams at 6ft.

Triple Bedroom

- Triple bedroom, step into 20cm via door 72cm wide.
- Cream, short pile carpet which gives little contrast with cream walls.
- There are three two single beds. (92cm wide)
- The beds are easy to move to adjust space around.
- Bed heights are 60cm.
- The minimum gap between the beds is 40cm.
- All bedding is cotton or percale with non feather pillows and



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quilts.

- Central light is switched from the door.
- The bedside lamp has in line switches.

Bathroom and shower room

- Accessed from the first floor landing adjacent to the double bedroom.
- Door 80cm wide. The locking handle can be opened from outside if required.
- The toilet seat is 43cm high, seat raiser is available.
- The space to the right of the toilet is 30cm and to the left 37cm.
- High level toilet has pull.
- The pedestal sink height is 84cm.
- Taps are turning taps.
- The shaver socket is at 132cm.
- The bath is 54cm and has a shower over with adjustable head.
- Bath internal is 154cm long x 60cm wide.
- Horizontal and vertical grab rails.
- The room also has a wall mounted heated towel rail.
- The floor surface is green laminate, good contrast with walls.
- Non slip rubber mat.
- The room is brightly lit by halogen spotlights plus pull switch light over mirror.



- Light pull.

En suite Shower room

- The en suite shower room is off the double bedroom.
- The toilet seat is 42cm high, seat raiser is available.
- The space to the right of the toilet is 20cm and to the left 40cm
- Toilet has a lever flush.
- The pedestal sink height is at 83cm.
- Taps are turning taps.
- The shaver socket is at 132cm.
- The shower cubicle (70cm x 70cm) step into is 8cm high, sliding doors.
- The shower head is adjustable. The controls are at 100cm.
- The room also has a wall mounted heated towel rail.
- The floor surface is non slip ceramic tiles.
- Light pull, halogen spots plus light over sink mirror.
- None slip bathmats.

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 area accessed through the kitchen door.



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- 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 nine 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.
- 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 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 and places of interest leaflets, plus separate folders for all manufacturers' instruction leaflets.
- Light switches are generally at 130cm, plug sockets at 35cm.
- The internal doors have knobs rather than lever handles.
- 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 mobile phone signal.

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.

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YOUR RETREAT IN THE HEART OF NORTH YORKSHIRE

Registered in England No. 2898090



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Hours of operation: Open all year.

Office hours of operation: 9am-5pm Monday- Friday. excluding public holidays).

9am -3pm Saturdays

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We welcome your feedback to help us continuously improve if you have any comments please phone 01751 471310 or email: info@eastgateg cottages.co.uk or can write to us.

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