



117 Eastgate
Pickering
North Yorkshire
YO18 7DW

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Access Statement

Littlebeck Cottage, Eastgate, Pickering

Introduction

- Littlebeck Cottage is a stone built terraced two storey cottage/ barn conversion. It is located in a courtyard development set off the road. 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, 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 front site entrance, the cottage is a further 100m from the front entrance. 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 on Saturdays. 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.

Littlebeck 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.



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- The front door is a stable door it measures 96cm with the hinge on the left. Lock at 100cm.
- The front door opens into kitchen area. There is a light switch on the right hand side wall.
- There is a large mat inset into the floor at the front door, leading onto the wood laminate floor.
- 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

Kitchen

- L shape kitchen area.
- 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.
- 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 lever handle.



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- The kitchen area is lit by spotlights and there are under cupboard lights.
- The flooring is wood laminate.

Diner

- Adjacent to the kitchen area is the dining area.
- Rectangular table (80cm wide x 120cm long x 77cm high, leg space 67cm)
- There are 4 dining chairs with leather seat pads a carver chair is available on request.
- Chairs around three sides.
- Dimmable halogen spots over table.
- Audible smoke detector.

Lounge

- The floor covering is wood laminate; there is a rug in front of the fire.
- In the lounge area has two, two seat sofas, seat at 55cm.
- There are side table adjacent to all sofas.
- There is a home entertainment system with remote controls.

Stairs

- Audible smoke detector.
- Three turning step to (18cm raiser, 25cm tread), four steps, three turning steps followed by, two steps to top landing.



- Taupe short pile carpet little contrast with cream walls.
- Handrail to left hand side at 100cm.

Double Bedroom

- Double bedroom via door 75cm wide x 190cm high - hinged on the right.
- Taupe, short pile carpet which gives little contrast with cream walls.
- There is a double bed. (135cm wide)
- Bed height x 60cm.
- The smallest space surrounding the bed is 60cm.
- 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 dimmable halogen spot lights switch at the door.
- The bedside lamps have in line switches. There are directional reading lights over the bed switched from the bedside.
- The bedroom has integral shower room facilities.

Single Bedroom

- Single bedroom via door 74cm wide x 196cm high - hinged on the right.
- Taupe, short pile carpet which gives little contrast with cream walls.



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- There is a single bed. (92cm wide)
- Bed height is 55cm.
- The bed is to the wall at one side, a second single guest bed is available.
- All bedding is cotton or percale with non feather pillows and quilts.
- The dimmable halogen spot lights switch at the door.
- The bedside lamp has in line switches. There is a directional reading light over the bed switched from the bedside.

Bathroom and shower room

Bathroom

- Accessed from the upstairs landing.
- Door 67cm wide by 196cm high. The locking handle can be opened from outside if required.
- The toilet seat is 49cm high, seat raiser is available.
- The space to the right of the toilet is 60cm and to the left 100cm.
- Toilet has a push button flush.
- The vanity unit/sink height is 98cm.
- Taps are lever taps.
- The shaver socket is at 132cm.
- The bath is 55cm high.



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- The bath has a shower over.
- Horizontal and vertical grab rails.
- 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 lit by halogen spotlights plus pull switch light over mirror.

Integral Shower room

- The toilet seat is 42cm high, seat raiser is available.
- The space to the right of the toilet is 78cm and to the left 38cm.
- Toilet has a push lever flush.
- The pedestal sink height is 80cm.
- Taps are turning taps.
- The shaver socket is at 132cm.
- The shower cubicle (82cmx82cm) step into is 8cm high, with the width of the shower door being 80cm.
- The shower head is adjustable. The controls are at 120cm.
- The bath is 50cm high. The taps have a shower spray head.
- Horizontal grab rail.
- The room also has a wall mounted heated towel rail.
- The floor surface is non slip ceramic tiles.



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- None slip bath mats.

Shop

- The closest shop is on Eastgate 200m from the site front entrance.

Outdoor Facilities

- In front of the cottage is a patio and 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.

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 1500cm.
- 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, plus separate folders for all manufacturers' instruction leaflets and places of interest leaflets.
- Light switches are generally at 115cm, plug sockets at 60cm.
- 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.



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- There is a good mobile phone signal.

Future Plans

- Layout diagrams of cottage.
- Provision of information in 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 471310

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

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