



117 Eastgate
Pickering
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Access Statement

Maybeck Cottage, Eastgate, Pickering

Introduction

- Maybeck 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.



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- 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.

Maybeck Cottage – Entrance

- The path from the car parking area to the cottage door is approx 20m; the path is riven stone and slightly uneven and with a slight gradient.



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- There is a light outside the cottage.
- The front door measures 96cm, with the hinge on the left. Lock at 120cm. The front door opens into the lounge. There is a light switch on the right hand side wall at 115cm.
- There is a large mat inset into the floor at the front door into the lounge with a short pile carpet.
- 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.

Lounge

- The carpet is short pile; there is a rug.
- In the lounge area there is are 2 x two seater sofa's, seat at 48cm.
- There is a TV, DVD recorder and CD player/radio both with remote controls.
- Central light and wall lights switched at entrance door and stairs.

Open plan Kitchen /Diner

Kitchen

- Lounge opens into kitchen/diner via opening 120cm.
- Kitchen area with 110cm gap between units.
- The work surface is 92cm high and 60cm deep.
- The sink and electric cooker are at 92cm high. Above the



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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
- Halogen lights give good level of lighting.
- 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 mixer taps with levers.
- The kitchen area is lit by spotlights.
- The flooring is ceramic tiles.

Diner

- Adjacent to the kitchen area is the dining area.
- Round table (106cm wide x 80cm high, 76cm leg space)
- There are 4 dining chairs with leather seat pads a carver chair is available on request. Seat at 45cm.
- Minimum space around table 40cm max 120cm.
- Audible smoke detector.

Stairs

- Stairs lead from lounge, no door.



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- Audible smoke detector.
- Two steps (20cm raiser, 25cm tread), 1m square landing, seven steps, 100cm square landing, three steps to top landing.
- Halogen lights give good level of lighting.
- Handrail to right hand side at 80cm.

First Floor Bedroom

- Double bedroom via door 74cm wide x 196cm high - hinged on the right.
- Floor covering is short pile carpet.
- There is a king size bed 5' wide.(152cm)
- Bed height x 60cm.
- The space to the left of the bed is 90cm and 70cm to the right, 1500cm 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 lights have a switch at the door.
- The bedside lamps have in line switches
- Reading lights over bed are switched from side of the bed.

Bathroom

- Accessed from the upstairs landing adjacent to the bedroom door.



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- Door 74cm wide by 196cm high. The locking handle can be opened from outside if required. Door knob at 90cm.
- The toilet seat is 44cm high, seat raiser is available.
- The space to the right of the toilet is 70cm and to the left 38cm.
- Toilet has a push button flush.
- Two pedestal sinks height is 80cm.
- Taps are mixer with lever.
- The shaver socket is at 132cm.
- The walk in shower (142cmx90cm) step into is 7cm high.
- The shower head is adjustable. The controls are at 105cm. Vertical grab rail below shower
- The bath is 60cm high. 60cm x150cm
- Bath turn levers with mixer tap bath filler.
- Shelf to the side of the bath.
- The room also has a wall mounted heated towel rail.
- The floor surface is ceramic tiles.
- Non slip rubber mats available.
- The room is lit by halogen spotlights plus pull switch light over the sink mirrors.

Shop

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

YOUR RETREAT IN THE HEART OF NORTH YORKSHIRE



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entrance.

Outdoor Facilities

- In front of the cottage is a private 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.

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



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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 plus and places of interest leaflets. Separate folders for all manufacturers' instruction leaflets.
- Light switches are generally at 125cm, 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.
- 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.



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- There is a maid service available in the cottage, this service is chargeable.
- There is a good mobile phone signal.

Future Plans

- Layout diagrams of cottage.
- Provision of information in Brail/on tape.
- Entrance step into lounge will be removed during the proposed refurbishment scheduled for late 2008/early 2009.
- Plugs and light switch heights will be addressed during the proposed refurbishment scheduled for late 2008/early 2009.

Contact Information

Address: Mrs Elaine Bedford, Eastgate Cottages, 117 Eastgate, Pickering YO18 7DW.

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Email: info@eastgateg cottages.co.uk

Website: www.eastgateg cottages.co.uk

Hours of operation: Open all year.

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

9am -3pm Saturdays

Emergency number: 01751 471310



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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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