



117 Eastgate
Pickering
North Yorkshire
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Access Statement

Cinnamere Cottage, Eastgate, Pickering

Introduction

- Cinnamere Cottage is a stone built terraced two storey cottage. It is located off Eastgate a main road into Pickering town centre. The cottage has vehicular access from the rear of the property. There is off road and garage parking at the rear of the property.

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 200m 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



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- 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 garage at the rear of the property on x road, approx 50mts walk to the back door of the cottage.
- The garage is opened from inside, access via a side door 70 cm wide. There is good space in the garage for circulation around the car. The doors are double garage doors.
- The surface of the car parking area is gravel, outside the cottage from the garage is even and tarmac, it has a very slight gradient.

Arrival & Reception

- The office/reception is situated in the Eastgate main site at 117 Eastgate.
- The office is staffed 9am - 5pm Monday-Friday and 9am – 4pm 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 to the cottage.

Cinnamere Cottage – Entrance

- The surface of the car parking area is gravel and uneven.
- The garage is accessed from a side door, the garage doors



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open from inside the garage

- There is a light at the parking area and garage plus on the path to the cottage.
- The path to the rear of the cottage is concrete and slightly uneven, it is approx 50metres long.
- There are three steps down from the patio area to the rear entrance area. first step 10cm then three further steps at 17cm, tread 30cm.
- Hand rails on the right at 100cm.
- The door opens into kitchen, with a 5cm step up. There is a light switch on the left hand side wall.
- The door is 76cm wide and has a lever handle and Yale lock. The handle has to be held up to lock the door.
- There is a good level of lighting with halogen spots.
- 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.

Kitchen

- Kitchen units on three walls.
- 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.



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- 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/freezer, fridge compartment is at the top, 90cm.
- The taps are quarter turn.
- There is a dishwasher available under the work surface.
- The kitchen area is brightly lit by halogen spotlights.
- The flooring is ceramic tile; there is very little colour definition between the floor and the kitchen cupboards.
- Pull blinds at the window behind the kitchen sink.

Lounge/Diner

- Door from kitchen to lounge /diner 82cm wide.
- The floor covering is short pile cream wool carpet.
- In the lounge has two terracotta sofas, seat at 42cm.
- There is a TV and CD player and radio both with remote controls.
- Electric flame effect fire controls at 20cm.
- Audible smoke detector.
- Thermostat is at 152cm, and adjacent controls at 135cm.
- There is both centre and wall lights which give a good overall level of lighting.



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- There is a telephone available that receives incoming calls and allows emergency calls, it has large buttons.

Diner

- The dining area is at the back of the room adjacent to the kitchen.
- Oval dining table (1000 cm x 1600cm, 78cm high, 70cm leg space)
- There are 4 dining chairs with cushioned seat pads at 48cm high.
- Minimum space around table 75cm.

Front Entrance /Stairs

- Door from lounge to inner hall via door 76cm wide.
- Front door of property from Eastgate has two concrete steps up. Door width 79cm. Steps 10cm and 14cm with 27cm tread.
- Stairs lead from front entrance hall to upstairs landing.
- Stairs, width 70cm, fourteen stairs, 20cm high, 25cm tread.,7 straight, 3 turning then 4 straight.
- Beige short pile carpet, poor contrast with cream walls.
- Handrail on right hand side at 80cm.
- Landing step to bathroom 15cm, step to bedrooms 15cm.

Double Bedroom

- Cream short pile carpet gives little contrast with cream walls.

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- There is a king size bed. 154cm wide, bed height 56cm
- The space surrounding the bed is 50cm to the left hand side, 60cm to the right.
- The bed is easily moved.
- All bedding is cotton or percale with non feather pillows and quilts.
- Lighting: there are bedside lamps plus a centre light switched from the door.
- Large full height mirror fronted wardrobe with sliding doors, hanging space and drawers.

Twin Bedroom

- Twin bedroom, space is limited in this room; minimum circulation distance is 32cm.
- Entrance via door 76cm wide from stair lobby.
- There are two single beds (92cm wide) against the walls.
- Bed height is 62cm.
- All bedding is cotton or percale with non feather pillows and quilts.
- Central light is switched from the door.
- The room has good wall to floor colour contrast.

Bathroom

- Accessed from the first floor landing, spacious bathroom.



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- Door 76cm wide. The locking handle can be opened from outside if required.
- The toilet seat is 42cm high, seat raiser is available.
- The space to the right of the toilet is 18cm and to the left 65cm.
- Toilet has a lever flush.
- The pedestal sink height is 81cm.
- Taps are half turn.
- The shaver socket is at 132cm.
- The corner bath is 53cm high, 123 long and 70cm wide.
- The floor surface is wood laminate.
- Non slip rubber mat available.
- The room is lit by halogen spotlights plus pull switch light over mirror.
- The shaver socket is at 132cm.
- The shower cubicle (70cm x 70cm) step into is 20cm high, one door pivots.
- The shower head is adjustable. The controls are at 100cm.

Shop

- The closest shop is on Eastgate 100m from the front entrance of the cottage.



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Outdoor Facilities

- There is a patio area off the kitchen. Door 79cm, 10cm step up.
- The patio is up three steps and is riven stone and therefore is an even surface. Patio furniture, table and chairs are available.
- The patio chairs have arms.
- The refuse bin is adjacent to the garage.

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 105cm, plug sockets at 10cm.
- Internal doors have 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 good mobile phone signal.



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Future Plans

- Layout diagrams of cottage.
- Provision of information in brail /on tape.

Contact Information

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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

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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