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## **Access Statement**

### **Bransdale Cottage, Eastgate, Pickering**

#### Introduction

- Bransdale 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 into the main Eastgate cottages site. There is off road or on road parking.

#### 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 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

- Off road car parking is available in the main parking at the Eastgate site which is accessed via Outgang Lane.
- Car parking on the road side is also available in front of the property on Eastgate.
- There is a paved pathway to the cottage from the off-road parking; it is riven stone and slightly uneven approx 20metres long.
- The surface of the car parking area is tarmac it is even.

## Arrival & Reception

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

## Bransdale Cottage – Entrance

- The surface from the car parking area is quite smooth and even tarmac, 50 metre riven stone pathway to property garden gate.



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- Garden gate 100cm wide circular turn handle on right at 95cm.
- There is a light outside the cottage.
- The kitchen door is a stable door 80cm wide, with the hinge on the left handle at 120cm, 4cm step in.
- The rear door opens into kitchen. There is a light switch to the left hand side wall.
- There is a large mat inset into the floor at the front door, leading onto Amtico flooring.
- 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 two walls, galley style kitchen.
- 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 and cordless kettle is available.
- Fridge /freezer, fridge on top handle centred at 115cm
- Crockery, glasses and cups etc are in the wall cupboards, they can be moved to lower level cupboards, advise in advance.



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- The taps are quarter turn.
- There is a washer/ drier and dishwasher.
- The kitchen area is brightly lit by halogen spotlights and under unit lights.

## Lounge

- Entrance from kitchen 82cm wide has step down 10cm (no door)
- The floor covering is beige short pile wool carpet.
- The lounge has two sofas, seat at 49cm. Sofas easily moveable. Footstool available.
- There is a TV with entertainment centre with remote controls and surround sound.
- Log burning stove, logs and coal provided, additional supplies available on site, assistance available on request during office hours.
- Central heating thermostat at 55cm.
- Audible smoke detector.
- Wall lights with dimmers, switched adjacent to front door.
- External door to front of the property onto Eastgate, handle at 100cm, 88cm wide.



## Diner

- The dining area is at the back of the room adjacent to the kitchen.
- Round table (110 cm diameter, 78cm high, 74cm leg space)
- There are 4 dining chairs with cushion seat pads a carver chair is available on request at 44cm.
- Good lighting wall and ceiling switched close to the dining area.
- Stairs lead off from the dining area.

## Stairs

- Stairs lead from lounge/diner to upstairs landing.
- Stairs, minimum width 70cm, six turning stairs, 2 steps then
- three turning stairs, 24cm tread.
- Beige short pile beige carpet little contrast with cream walls.
- Banister rail to left hand side at 112cm.

## Double Bedroom

- Entrance from first floor landing, door 76cm wide, the lever handle is to left hand side.
- Beige carpets with long shag pile rug at base of the bed.
- There is a king size pine frame bed 154cm wide. Bed height 75cm.



- The space surrounding the bed is 90cm to the left hand side, 80cm to the right.
- The bed has an oak frame and is not easily moved.
- All bedding is cotton or percale with non feather pillows and quilts.
- The bed has individually switched spots above the headboard. Bedside lamps have in line switches.
- The ceiling halogens are dimmable and switched from the door.
- The dressing table is 77cm high with 60 cm leg space under, stool is 40 cm high. Mirror is at 70cm.
- Wardrobe hanging is at 175cm.

## Twin Bedroom

- Twin/ superking bedroom with integral bathroom.
- There are four steps up to the bedroom from the upstairs landing, 18cm high, and tread 24 cm. handrail on the left hand side at 100cm.
- Entrance via door 76cm wide.
- Beige short pile carpet.
- The single beds can be zipped together to form a super king size. Bed height is 75cm.
- All bedding is cotton or percale with non feather pillows and quilts.
- Central and wall lights are switched from the door.



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- The bed has individually switched spots above the headboard. Bedside lamps are touch controlled.
- The dressing table is 77cm high with 60 cm leg space under, stool is 40 cm high. Mirror is at 70cm.
- Wardrobe hanging is at 175cm.

## En suite Bathroom

- The en suite bathroom is integral in the twin room.
- The toilet seat is 44cm high with slow closer lid. A seat raiser is available.
- Space to the right of the toilet is 30cm and to the left 50cm.
- Toilet has a lever handle flush.
- The pedestal sink height is at 88cm.
- Taps are lever taps with pop up waste.
- The shaver socket is at 140cm.
- The bath is 58cm high, internal measurements 148cm x 66cm
- The bath has lever taps.
- The area has a wall mounted heated towel rail.
- The floor surface oak floor boarding
- The are is well lit with halogen spots plus pull light over the sink.
- Non-slip bath mats.



## Bathroom

- Accessed from the first floor landing.
- Door 75cm wide. The locking handle can be opened from outside if required.
- The toilet seat is 45cm high, seat raiser is available.
- The space to the right of the toilet is 28cm and to the left 18cm.
- Toilet has a lever flush.
- The pedestal sink height is 85cm; it has a pop up waste. Taps are lever taps.
- The shaver socket is at 148cm.
- The bath is 59cm high, internal measurements 65cm wide and 146 cm long.
- There is a walk in shower, step in 12cm, minimum entrance width 34cm. turning control at 55cm, adjustable shower head.
- The room also has a wall mounted heated towel rail.
- The floor surface is oak floor boards.
- Non slip rubber mat available.
- The room is well lit by halogen spotlights plus pull switch light over mirror.

## Shop

- The closest shop is turn right on Eastgate 200m from the





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front entrance.

## Outdoor Facilities

- There is a patio area accessed from either the kitchen door or kitchen patio doors.
- Patio stone and therefore is an even surface. Patio furniture and BBQ are available.
- The patio chairs have arms and seat pads are available.
- The refuse bin and recycling area is in the main compound approx 20 metres away..

## Additional Information

- A Welcome Pack is available with details of the cottage, the local area and places of interest leaflets, plus separate folders for all manufacturers' instruction leaflets.
- Light switches are generally at 115cm, plug sockets at 60cm.
- 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, free WiFi access is available.



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## Future Plans

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

## Contact Information

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

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Website: [www.eastgatecottages.co.uk](http://www.eastgatecottages.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@eastgatecottages.co.uk](mailto:info@eastgatecottages.co.uk) or can write to us.

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