

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Access Statement for Sycamore Cottage – Woodland Cottages

Introduction

Sycamore Cottage is located at Woodland Cottages, on the site known as Thirley Cotes Farm. Set within the North Yorks Moors National Park, Thirley Cotes Farm is a Grade II Listed building and development, dating back to circa 1830, and formerly part of the Hackness Estate. Thirley Cotes is noted in the Domesday Book. The Towns of Pickering and Helmsley are only a 30 min drive away, and the beautiful village of Hutton-le-Hole, home to the Ryedale Folk Museum, is a 40 min drive. The seaside resort of Scarborough and Whitby are approx a 10 min drive, along with the beautiful coastal villages of Robin Hoods Bay and Staithes.

The rear of the property is set in a courtyard with the Main House and stable blocks. The driveway leading to the cottages is laid with gravel, and the area immediately in front of the cottage is concreted with lawn presented beyond. There is bollard lighting with additional wall lights for arrival after dark.

We look forward to welcoming you to our property.

If you require any assistance with bookings or enquiries please contact: Melanie & John Shephard, 01723 871782 / 07918683738 or alternatively email: woodlandcottages@live.co.uk

Pre-Arrival

- For full details and maps of how to reach us please see the directions section of our website, alternatively on the Agents site.
- The nearest railway station is located at Scarborough, approximately a 15 minute drive; there is not a bus route available to the property.
- A reliable taxi service is available from Scarborough rail station or from Scarborough Bus Depot, alternatively we can recommend a reliable taxi company and they can be contacted on; 01723 506070 (Please make your reservation in advance)
- The vehicles are Wheelchair Friendly, and can hold a mobility scooter. (They can also provide Wheelchair Access Vehicles)
- Maps of the area and many information books are available in the Relaxation area at the site, for all our guests to use.
- The driveway towards the property is graveled, however from the entrance gateway there is a sloped paved area, and then in front of the cottages is a concreted area.
- Mobility Scooters are available to hire from Scarborough (01723 377515), York (01904 690666) and Harrogate (01423 880882) Repairs are also available at these locations. The nearest Shopmobility is 5 miles away in Scarborough, in the Brunswick Shopping Centre. (Tel: 01723 371777)
- We can arrange for shopping to be delivered in time for your arrival, please let us know your requirements when booking. Alternatively, Asda and Tesco stores both deliver within the area and orders can be placed on line prior to your stay.
- Our Information packs are printed in font size 14, and this Access Statement is available in large print on request. Please inform us if you require anything different.

Key Collection, Welcome and Car Parking

- The key for the property is located in a Master Safe located on the exterior of the property, on the entrance door. 48 hours prior to your arrival please contact the owner for the code. If the owner has not heard from you 24 hours prior to your expected arrival they will make contact with you.
- Car Parking is available at the property, with 1 undercover parking space for each cottage. For guests travelling in groups, an overspill area is available.
- The concreted area is slightly uneven and sloped in places. There is a metal strip across the entrance, and a wide step then goes down into the entrance area of the property.
- There is no access to the rear of the property.
- There is an individual light outside the property, with bollard lighting along the pathway. On the exterior of the grounds, wall lighting is provided.
- It is advisable to bring a small light if you plan to arrive at the cottage on your first day in the hours of darkness.
- The key hole is a security lock on the handle, and to lock the property the handle must be pushed upwards and then locked,
- The windows will not be locked with keys during a guest stay, this is for fire purposes.
- If a definite arrival time is provided, a member of the staff can be available to welcome guests and provide them with a tour of the property and assist with access. Please inform us at time of booking.

Entrance to Property

- There is a small metal strip at the entrance door that stops rain water running into the property.
- There is no further step into the property.
- The door opening measurement width is 124cm
- The floor covering in the entrance to the property is; Slate Tile. A door mat is placed in the entrance doorway.
- On the right hand side as you enter the property a light switch is located, for the interior and exterior lighting.

Halls, Stairs, Landings, Passageways

- The Entrance Hall, Bathroom and all Bedrooms have ceiling lights. The Stairs, Lounge, Kitchen and Dining Area all have wall lights and spotlights on beams.
- The floor covering in the Entrance Hallway, and all bathrooms and en-suites have Slate tile, the Stairs are in short pile carpet, and the Living Area is in Wooden Laminate.
- The staircase to the first floor has 13 steps. There is a handrail available on the left hand side.

Lounge

- The lounge is situated on the first floor level, with entry from the stairs.
- There are no door openings, as the area is open plan.
- The room has a mixture of seating with 2 large sofas and 2 smaller sofas, with non-feather cushions, together with a low coffee table.
- The Lounge has a 42" wide screen TV, with an HD free sat box, remote controlled and a Blu Ray DVD player. All appliances are remote controlled. Subtitles are available on both TVs.
- An iPod Docking Station is available that plays CD's.
- Lighting is natural daylight, with wall uplighters and Standard Lamp for evenings.
- All the furniture is moveable

Dining Area

- The dining area is situated on the first floor, with entry level from the stairs.
- There are no door openings, as the area is open plan.
- The dining table (moveable side to side) has 4 legs, one on each corner, 65cm from floor to lowest point of the table (underspace) and is 75cm high.
- There are 10 chairs all moveable, and have no padded seats, 8 of the 10 chairs have no arms.
- Lighting is natural daylight and wall uplighters for the evening.
- Flooring is wooden laminate.

Kitchen

- The kitchen is situated on the first floor, with access from the stairs.
- There is a door opening, with no door attached, which measures 80cm, as the area has an original timber paneled wall.
- The door of the oven drops down, and the handle is 72 cm above the floor. The hob is 90cm off the floor.
- The sink and worktops are 90cm off the floor.
- Fridge with Freezer is available, with the top shelf 153cm above the floor, and the lowest shelf 14cm above the floor.
- Cordless Kettle rotating 360 degrees
- Halogen spotlights light up the kitchen, with under unit lighting in place to light up the work surfaces.
- Flooring is wooden laminate.
- Glass and Crockery can be moved to low cupboards for ease of access, please request when booking.
- A dishwasher (pull down door) and a washing machine is available in the Kitchen, both are front loaders,
- An inside airer is available for washing; this is located in the kitchen area.
- A CD player / iPod docking station are available, and are moveable within the property.

Bedrooms and Sleeping Areas

- On the ground floor there are 5 bedrooms, 2 are double rooms with en-suite, 1 is a double room, and the remaining 2 rooms are both twin bedded rooms.
- Lighting is natural daylight, with bedside lamps available in the bedrooms, and ceiling lights.
- The height from the top of the mattress to the floor in each of the bedrooms is 56cm
- Access is available from both sides of the beds in the double rooms, and one side in the twin bedded rooms, and each side has its own bedside table, with an individual one in the twin rooms between the 2 beds.
- All bedrooms have their own hairdryers.
- Blankets are provided for each bed if required during winter months
- Bedroom Door openings are 81cm

Bathrooms, Shower-rooms and Toilets

- There is a spacious ground floor family bathroom, offering WC and basin, Quadrant Shower cubicle and a Bath. A rubber non slip mat is provided for inside the bath, and bathmats for outside the bath and shower. Grip handles are located on both sides of the bath. All taps are traditional cross style taps. Plenty of space within the area. There are 2 en-suite bathrooms that offer a WC, basin and Quadrant Shower cubicle. Level access from the bedrooms.
- Door opening is 81cm
- Toilet 43cm high
- Basin 76cm high
- Bath 57cm high
- Illuminated lighting available over the mirrors.
- Slate tile flooring in the bathroom, with bath mats and pedestal mats provided.

Garden

- A shared Lawned area, (approx 94m x 20m) and separated concrete area with own picnic bench is at the entrance to the property.
- A shared Hot Tub with step up
- An outside tap is located at the side of the Hot Tub
- A play area for children up to the age of 12
- A games room with Pool Table (for over 12's), Air Hockey and Table Tennis, plus other books and games.

Additional Information

- The areas in the cottage have good colour contrast between the floor doors and walls. Doors and handrails are in medium oak and the walls are in magnolia or white, with dark grey carpeting and floor tiles.
- The mobile phone/Wi-Fi network can be temperamental at times.
- The nearest Doctors Surgery is approx 5 mins away (details in the information pack)
- A First Aid Kit is available in the cottage, and located in the overhead cupboard in the kitchen.
- The property has Air Source under floor heating.
- Smoke Detectors are fitted, and tested prior to each new arrival.
- Fire extinguishers are located in the Kitchen area.
- Each floor has a torch in case of an emergency; they are located in the *Lounge Dresser unit*, the *Bedroom bedside cabinets*.
- Sycamore Cottage is a **non-smoking** property, including the outside grounds from the driveway entrance gate.
- Signs are placed in areas of steps.
- On arrival to Woodland Cottages, a bell is located on the left hand side of the cottages (right hand side of the undercover parking) with a sign stating reception. Please press this to inform us of your arrival, or if you require any assistance.
- We also sell meat from our small holding business; it is stored in Freezers on our site, see information folder for more details.

Future Plans

- We have just compiled our Website, with all of our cottages included.
- We plan to review constantly, and strive to improve where possible, through all feedback given by our guests.

Contact Information

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Website: <http://www.woodlandcottages-thirleycotes.co.uk>

Local Equipment Hire: Scarborough, York, Harrogate
See Information Folder

Local Accessible Taxi: 01723 506070

Local Public Transport: Scarborough (Train only)