



Country Cottage Holiday

Access Statement For Granary Cottage

Introduction

Granary Cottage has recently undergone extensive renovation by local craftsmen, using natural stone and wood to provide a beautiful luxurious holiday home. The cottage is tastefully decorated and furnished to a very high standard to provide spacious and comfortable accommodation for up to six people with access to the front and rear. Granary Cottage is ideally situated in the picturesque, idyllic North York Moors National Park, an area of outstanding natural beauty with stunning views over the countryside. We have tried to provide as much information as possible in this statement, if you have any queries please do call 01723 373461. We look forward to welcoming you.

Pre-Arrival

- We have a website www.countrycottageholiday.com and are also listed on www.clickholidaycottages.co.uk and www.visitbritain.co.uk and the Tourist Information Centres hold our details for recommendation.
- Bookings / enquiries can be made via email, fax and telephone or on the website.
- The nearest train station Scarborough is 8 miles away and there are accessible taxis at the station.
- The nearest bus station Scarborough is 8 miles.
- We do not offer the facility to hire wheelchairs and other aides and equipment.
- We supply a small welcome pack of tea/coffee, biscuits, milk, bread and butter and flowers

Country Cottage Holiday

Arrival & Car Parking Facilities

- Luggage can be unloaded at the front of Granary Cottage it is a pebbled uneven surface with no kerb.
- There is parking at the front of Granary Cottage which is undercover and a pebbled uneven surface with no kerb, with additional parking at the side.
- The entrance to Granary Cottage has a 9.5cm step with .5cm weatherboard and the door is 82cm wide hinged on the right.

Main Entrance and Reception to Granary Cottage

- The entrance is at the front and has a 9.5cm step the door is 82cm wide and is hinged on the right, there is weather board of .5cm high across the length of the threshold.
- The entrance hall is stone flooring.
- Inside the front entrance is a hall 272cm widening to 344cm with two steps leading up to the dining kitchen and TV lounge, 18cm high, 29cm deep, 90cm wide and three steps leading down to the drawing room and cloak room, 20.5cm high, 20.5cm deep, 213cm wide.
- There is a flight of stairs, 10 steps each step 18cm high, 25.5cm deep, 86.5 cm wide, with a half turning space after the eighth step of 90cm by 86cm leading to the double bedroom and ensuite and twin bedroom and family bathroom.
- There is an additional entrance door from the parking space into the kitchen 98cm wide, threshold 21cm and 2cm weatherboard, 6.5cm lip outside.

Grounds and Garden

- There is outside gardens and patio area with a double door and single door leading out of the drawing room and double door from the master bedroom. There is a weather board of 2.5cm across the length of the threshold of the doors.
- There is access from the front of the cottage to the patio.

Drawing Room Granary Cottage

- Accessed from the hallway via the front door (82cm wide) and down three steps 20.5cm high, 25.5cm deep and 213cm wide with hand rail at each side.
- Flooring is woven carpet fitted wall to wall.
- Furniture is moveable and there are feather cushions provided.
- Three twin seater sofas with arms.
- A single door leads to the patio and gardens with a threshold of 25cm with 2.5cm weatherboard.
- French doors lead to the side of the property where there is extra parking, threshold 30cm with 2.5cm weatherboard.
- Plug height 45cm from floor.
- Light Switches 115cm from floor.

TV Lounge/ Sitting Room

- Accessed from the kitchen through double doors 164cm wide.
- Flooring is woven carpet fitted wall to wall.
- Furniture is moveable and there are feather cushions provided.
- Three seater sofa with arms and two easy chairs with arms.
- Two casual chairs no arms.
- Sky TV provided with remote control (also available are DVD, and radio).
- Plug height 46cm from floor
- Light Switches 115cm from floor
- There is access to the Master bedroom and ensuite through a single door 74cm wide up one step, 16cm high, 105cm wide, and 26cm deep.

Laundry

- There is no separate utility room; the kitchen houses a standard size washer/dryer, which is front loading.
- An iron and ironing board are kept in the walk-in robe in the master bedroom.

Bedrooms

Room Combinations: Ground Floor – Master bedroom and ensuite, First Floor – 1 twin bedroom and 1 double bedroom with ensuite.

General:

- Anti allergy duvets and pillows provided in each room.
- Sheets, duvet covers and pillow cases are cotton.

Ground Floor: Master Bedroom

- Door width 74cm.
- Access via one step, 16cm high, 105cm wide and 26cm deep.
- King 5 ft bed provided, bed height 60cm floor to top of mattress.
- Largest transfer space available to left of bed is 64cm by 150cm.
- Largest transfer space available to right of bed is 170cm by 288cm.
- Bed is movable if more space is required
- Largest free space clear of doors and furniture is 190cm by 240cm.
- Flooring is woven carpet fitted wall to wall.
- Double door access to the patio area single width 55cm double width 110cm with 5cm weatherboard and 30cm threshold step down 17cm.
- Single door 80cm wide, hinged to the left leading to the ensuite.
- Single door 84cm wide, hinged to the left leading into the walk-in robe.
- Two seater sofa with arms.
- Well equipped ensuite with bath and separate shower, door width 80cm.

First Floor:

- Reached via staircase of 8 steps with half turn 90cm by 86cm to two steps with landing at top (224cm deep by 298cm narrowing to 168cm wide). Steps are 18cm high, 25.5cm deep and 86cm wide with double bedroom and ensuite off landing.
- Handrail is on right-hand side of the stairs.
- Corridor is 80cm wide through single door 72cm wide leading to family bathroom and twin bedroom.
- Woven carpet on stairs and throughout first floor (not bathroom and ensuite).

Double Bedroom:

- Door width 72cm
- King 5 ft bed provided, bed height 64cm floor to top of mattress.
- Largest transfer space available to left of bed is 102cm wide.
- Largest transfer space available to right of bed is 55cm wide.
- Bed is movable if more space is required
- Largest free space clear of doors and furniture is 205cm by 110cm
- Flooring is woven carpet fitted wall to wall.
- Well equipped ensuite with shower and shower attachment over bath, door width 76cm, hinged to left.
- Plug height 46cm from the floor
- Light switch height 116cm from floor bedside light 106cm from floor.

Twin Room: Twin 3ft beds, bed height 64cm to top of mattress, total space each side of beds 136cm by 320cm and 305cm by 140cm, free space clear of doors or furniture.

- Largest transfer space available to left of one bed is 136cm by 320cm.
- Largest transfer space available to right of one bed is 305cm by 140cm.
- Flooring is woven carpet fitted wall to wall.
- Bedroom chair with arms.
- Plug height 46cm.
- Light switch 116cm light switch at side of beds 106cm from floor.

Ensuite/Bathroom & WC

Downstairs Cloakroom

- Door width 76cm hinged to the left.
- Toilet and hand basin.
- Toilet seat height 44cm
- Space to right of toilet is 18cm, space to the left 108cm.
- Sink height 80cm.
- Stone floor.

Downstairs Ensuite

- Door width 80cm wide.
- Available space free of door and furniture 125cm by 110cm.
- Bath height is 54cm. Integral bath rails available on both sides.
- Shower cubicle (quadrant) – rim height (step over) is 25cm, shower tray 104cm by 72cm and door width 55cm hinged to right.
- Non slip Stone tiles.

- Good colour contrast between floor, walls and furniture.
- Toilet height is 44cm.
- Space to the left of the toilet is 26cm space to the right is 20cm.
- Sink height 80cm.
- Light switch height 115cm from floor.

First Floor Ensuite

- Door width 78cm.
- Bath with shower and shower attachment.
- Bath height is 56cm. Integral bath rails available on both sides.
- Available space free of door and furniture 114cm by 152cm.
- Tile flooring.
- Toilet and hand basin.
- Toilet seat height 44cm
- Sink height 82cm.
- Space to the left of the toilet is 44cm, space to the right 74cm.

First Floor Bathroom

- Door width 72cm.
- Bath with shower and shower attachment.
- Bath height is 54cm. Integral bath rails available on both sides.
- Available space free of door and furniture 100cm by 120cm and 130cm by 140cm.
- Tile flooring.
- Toilet and hand basin.
- Toilet seat height 46cm
- Sink height 80cm.
- Space to the left of the toilet is 38cm, no space to the right.
- Light switch height 115cm from floor.

Kitchen with Dining Area

- Kitchen/Dining area entrance 84cm from hall via 2 steps 18cm high, 29.5 cm deep and 90 cm wide.
- Kitchen/Dining area door 98cm from outside, 2cm weatherboard and 21cm threshold with 6.5cm lip outside.
- Worktop height 93cm.
- Oven door is drop down; height of lowest shelf 44cm, highest shelf 61cm can be accessed from the side.
- Sink is 94cm high
- Hob is 94cm high

- Table (moveable side to side) legs on each corner, height 73cm and underspace of 61cm, 90cm wide and 155cm long.
- Chairs (all moveable) – 6 chairs with padded seat which have no arms.
- Flooring is oak.
- At least 140cm by 280cm free space between all furniture and worktops.
- Evenly lit kitchen with spotlights above work surfaces where required.
- Good contrast between floor, cupboards and other surfaces
- Fridge with small freezer, highest shelf in fridge 58cm and lowest shelf 28cm from floor, small freezer compartment above.
- Dishwasher with drop down door.
- Light switch height 115 cm from floor.
- Plug height 45cm from floor and plugs above work surface.

Shop

- Not Available

Leisure Facilities

- Not Available

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment

- Not Available

Additional Information

- Information folder is produced in size 16 font (can be increased on request)
- Light switches and power points at a sensible height to reach from sitting and standing position.
- No mobile phone reception. A payphone is available.
- Easy use utensils in kitchen e.g. can opener, scissors,
- There is a no smoking policy.
- Public transport not available.

Contact Information

- Address: Broadland Properties Ltd, 137 Scalby Road, Scarborough, YO12 6TB
- Telephone: 01723 373461

- Fax: 01723 500021
- Email: info@countrycottageholiday.com
- Website: www.countrycottageholiday.com
- Hours of operation: Phones – 8.30 am -5.15 pm Monday – Friday

- Local Mobility Centre: (01723) 500049
- Local Accessible Taxi Number: Station Taxis (01723) 361009
- Local Private Hire Taxi Number: ABC (01723) 364121
- Local Tourist Information Centre: Scarborough (01723) 383637
- Local Police: 0845 6060247
- Local Doctors: Danes Dyke Surgery, 463a Scalby Road, Newby, appointments (01723) 500238 enquiries (01723) 375343.
West Ayton Surgery, Pickering Road, West Ayton (01723) 863100
- Local Dentist: N.M Gwynne 446 Scalby Road, Scarborough (01723) 354347 and Mr Moran 446 Scalby Road, Scarborough (01723) 500340
- Local Hospitals: Scarborough Hospital (01723) 368111
A & E Scarborough General Hospital (01723) 342145
- Local Pharmacies: Maltby Chemist, 448 Scalby Road, Scarborough (01723) 362071
Morrisons Supermarket, Crossgates (01723) 581681
Ayton Delivery Chemist, 35 Main Street, East Ayton (01723) 863582
- Local Sub-Post Office: Proudfoots, 401 Scalby Road, Newby, Scarborough, (01723) 506769
East Ayton Sub Post Office, 1 Main Street, East Ayton (01723) 865157
- Local Supermarket: Proudfoots, 401 Scalby Road, Newby, Scarborough (01723) 372213
- Local Library: 450 Scalby Road, Newby, Scarborough (01723) 365671
- Nearest Banks: Nat West and Barclays, Scalby Road, Newby, Scarborough
- Electricity Emergency 0800 668877
- Gas Emergency 0800 111999
- Yorkshire Water Emergency 0845 1242424
- NHS Direct 0845 4647

• **In case of an emergency please quote the Six Figure Grid Reference – 949902 (Landranger sheet 101)**

We welcome your feedback to help us continuously improve if you have any comments please phone 01723 373461 or email info@countrycottageholiday.com