

Access Statement for Bay Tree Cottage

Introduction

Our cottage is situated in the rural village of North Cave, Nr Beverley. We have tried to provide as much information as possible in this statement, but if you have any queries please do call. We look forward to welcoming you.

Pre-Arrival

- There is information about Bay Tree Cottage on the Yorkshire Cottages website or we can be contacted by email louisem200@hotmail.co.uk or mobile 07951 745 033
- Bookings / enquiries can be made with Yorkshire Cottages online, via email, fax or telephone.
- The nearest bus stop is approximately half a mile away.
- The nearest train station is at Brough, 6 miles away.
- Taxis can be booked ahead to collect from the station.
We use North Cave Taxis 01430 421 984.
For accessible taxis – 0808 225 7575
- If you require this information in a different format, please contact Yorkshire Cottages via their website, email, fax or telephone.

Arrival & Car Parking Facilities

- There is a car parking area off the drive with parking available for 1 car.
- There is also on-street parking, if necessary.
- The car parking area is gravelled and flat and even
- The entrance to the cottage at the rear has a sill 5cm high, 11cm deep, 78.5cm wide. The door is hinged on the right and is 78.5cm wide. There is a step down into the kitchen which is 11cm high.
- Parking is approximately 12 metres away from the entrance.
- The parking area is lit by solar lighting.
- The outside light above the entrance door is switched on from the inside in the kitchen, near the entrance to the sitting room.
- The key for the door is in the coded safety box – details of location and code will be sent to you by Yorkshire Cottages prior to your holiday.
The height of the key hole lock is 115cm high.

General Information

- The front door is 80cm wide and the key hole lock 142cm high.
- The front door entrance has 1 small step, 10cm high and 13cm deep, and 78 cm wide, and is hinged on the right.
The rear of the property is used as the main point of entry.
- There is hanging space for coats under the stairs, and shelving for boots and shoes.
- The ceilings are quite low as it is an old cottage, there are open beams in the kitchen. Please take care in certain parts of the house, especially the stairs.
- There is a corner to the stairway near the top of the stairs and restricted head height. The stairs are 18cm high, 75cm side and 22cm deep.
- The rear entrance door opens straight into the kitchen with a step down. The kitchen and dining area, lead into the sitting room. The front door can be accessed from the sitting room. The two inter-connecting doors to Horseshoe cottage are also accessed from the sitting room.
- The stairs lead from the kitchen to the bedroom.
- The bedroom is accessed by a step up, 15.5cm high.
- The bathroom is accessed by a step down, 20cm.
- Gas Central Heating is throughout. There is a feature gas fire in the lounge, and radiators in each of the other rooms.

Lounge/Sitting Room

- Door width 73cm
- There is a free space of 3.55m x 1.84m clear of doors and furniture.
- Flooring is carpet.
- Furniture is moveable.
- One fabric covered double sofa and one arm chair.
- Teletext available on TV with remote control. Freeview box, DVD/CD player, and video player, portable radio/ipod player.
- Gas feature fireplace.

Kitchen The worktop height is 89cm.

- Oven door is drop down. Hob above has solid rings at standard height.
- Sink is standard height with cupboards underneath.
- Lighting is spotlight bulbs on the beams.
- 1.24m free space between furniture and worktop. There is a 55cm diagonal gap between the worktop and the stairs.
- Good contrast between floor, cupboards and other surfaces.
- Fridge with icebox available (freezer can be found in the laundry along with washing machine, dryer and iron).
- Microwave available.
- Flooring is lino.
- Dining area near the doorway to the sitting room.
- A table, measuring 74cm to lowest point of table, 89cm long 70cm wide and 76cm high.
- Stools are movable with cushions.
- Hardwired smoke alarms are fitted in close proximity near the entrance to the sitting room and on the stairway.
- Carbon monoxide alarm fitted near the combi-boiler.

Landing

- Smoke alarm fitted.

Bedroom Door width 78cm.

1 king sized bed

- Bed height 52cm floor to top of mattress.
- Non feather duvets and pillows on request.
- Largest transfer space available left of bed is 1.17m.
- Chest of drawers is 75cm high. Bedside tables are 45 cm high.
- Largest free space clear of doors and furniture is 1.36 x 3.51m.

Bathroom

- Door width 68.5cm.
- Bath with flexible shower over. Non slip mat provided in bath.
- Taps have cross head handles.
- Bath height is 48cm. Integral bath rails available on both sides.
- Free space in bathroom free of doors and furniture is 1.25m x 1.50m + 1.15m x 1.15m
- Toilet seat height 43cm
- Space to left of toilet is 75cm, with no space available to the right of the toilet.
- Flooring is carpet with a bath mat.
- Good colour contrast between floor walls and furniture.
- Space under the wash basin is free (no pipes or vanity unit).

Grounds and Gardens

Gravelled courtyard garden shared with Horseshoe Cottage with separate seating areas. Table and 2 armchairs and BBQ to the rear of the property.

Additional Information

- Information folder is produced in size 14 font.
- Good mobile phone reception.
- The cottage is no smoking throughout.
- No candles are permitted.
- A well behaved pet is welcome if both Bay Tree Cottage and Horseshoe cottage are taken as one booking. Otherwise if each cottage is let individually, no pets are allowed.

Contact Information

- Please contact:
Yorkshire Cottages
Atlantic House, Fletcher Way, Parkhouse, Carlisle, Cumbria, CA3 0LJ.
- Telephone: Yorkshire: 01228 406701
- Fax: 01228 599970
- Email: enquiries@yorkshire-cottages.info
- Website www.yorkshire-cottages.info
- Hours of operation: Telephone lines open 9am-9pm Monday to Sunday (Saturday 9am-5.30pm)
- Local Carers (Carers Support Service 0800 917 6844)
- Local equipment hire company - Local Red Cross 01482 499830/
Beverley Mobility 01482 860948
- Local public transport numbers: 01482 422222
- Local accessible taxi numbers: Trev's Taxi 0808 225 7575
- Shopmobility – Hull 01482 225686 York 01904 679222

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