

Pear Tree House, High Street, Ruswarp, Whitby, YO21 1NH

Introduction

Pear Tree House is a four bedroomed cottage located in the centre of the village of Ruswarp approximately 1 mile outside Whitby.

Pre-Arrival

Details of the property can be found on www.whitbyholidaycottages.net. Pear Tree House's reference number is 096. Bookings / enquiries can be made directly from the website, via email, telephone or letter.

The nearest bus stop is 50 metres away and the nearest train station is 100 metres.

The access statement is available on the website and in the 'Welcome File' in the cottage.

Arrival and Car Parking Facilities

If coming from Whitby take the road out of Whitby on the station side. Take the signpost towards A171 towards Teeside and Pickering. You will travel up a hill and meet a junction. Turn right at the lights towards Teeside and Pickering. At the Four Lane Ends roundabout take the first exit towards Ruwarp on the B1416. Continue along the road and down the hill. Pear Tree House is located on the right hand side opposite the butchers and post box in the centre

of Ruswarp. Parking (bay 5) is 100m further along the road on the left, between the Primary School and Train Station.

When coming from the West you will come through the village of Sleights as you drop off the moors. At the bottom of the hill, go over the bridge and turn immediate right towards Ruswarp on the B1410. After a couple of miles you will come to Ruswarp and a T-junction. Car parking can be found (bay 5) almost opposite the cottage between the Primary School and Train Station. Pear Tree House can be found by taking a left. It is located 50m on from the junction on the left hand side of the road opposite the butchers.

If travelling from the North on the A171 take the third exit of the Four Lanes End roundabout as you approach Whitby towards Ruswarp on the B1416. Continue along the road and down the hill. Pear Tree House is located on the right hand side opposite the butchers and post box in the centre of Ruswarp. Parking (bay 5) is 100m further along the road on the left, between the Primary School and Train Station.

If travelling from the South travel into Whitby crossing the high level bridge. Turn next left towards Teeside and Pickering. At the Four Lane Ends roundabout take the first exit towards Ruwarp on the B1416. Continue along the road and down the hill. Pear Tree House is located on the right hand side opposite the butchers and post box in the centre of Ruswarp. Parking (bay 5) is 100m further along the road on the left, between the Primary School and Train Station.

Parking is located approximately 100m from the cottage. Street parking is also available close by. There are double yellow lines outside the cottage although it is normal and seems acceptable for people to load and unload for short periods of time along this stretch.

Pear Tree House

The cottage is accessed via a door with a single lock hinged on the left.

This leads directly into the entrance hall. To the right there is a cloakroom and utility room. The switch is located behind the door. Next to the cloakroom/utility is the downstairs W.C.

Staircase

There are two flights of stairs with landings in between. There is no handrail from the ground to first floor and there is restricted height between the first floor and second floor.

Kitchen and Sunroom

The kitchen area has laminate flooring. There is a rectangular wooden kitchen table with four chairs and a built in bench that will accommodate a maximum of 6 adults and two children.

There is a fireplace that is not in working order.

The attached sunroom has access via a partially glazed door to the secure rear back garden. There is a two person sofa, TV and DVD player with remote

control. In the kitchen there is also a radio and CD player.

In the kitchen there is a fire blanket and extinguisher. A two oven AGA with extractor. A microwave is also available together with a mini oven (located in the utility) if weather means it is too hot for the AGA. The kitchen is equipped with standard crockery in the cupboards, glasses, cups, etc.

Lounge

Carpeted with a short pile wool carpet in beige. The Lounge has two, three seater sofas and a chair. There is a coffee table, TV, DVD player and Play Station. There is a lamp and standard lamp together with wall lighting. There are a number of DVDs, books and games in this room.

Master Bedroom

Carpeted with a short pile wool carpet in beige. There is a king sized bed, bedside tables, chest of drawers, wardrobe, mirror, chair and bedside lights. All bedding is 100% cotton with down duvets and hollow fibre pillows.

Bathroom

The flooring is vinyl. There is a W.C., sink and bath with shower over. The walls are tiled to mid way up

the wall. There is a mirror over the sink and an obscured window by the bath.

Bedroom 2

Carpeted with a short pile wool carpet in beige. There is a double bed with bedside lights. There is a wardrobe and chest of drawers. All bedding is 100% cotton with down duvets and featherless pillows.

Bedroom 3

Carpeted with a short pile wool carpet in beige. There are two narrow (2 1/2 foot) wide single beds which can be zipped together to make a double. All bedding is 100% cotton with featherless duvets and pillows.

Bedroom 4 (attic access with restricted head height)

Carpeted with a short pile wool carpet in beige. There are single beds. There is a bedside cabinet in between beds with table lamp and a chest of drawers. All bedding is 100% cotton with featherless duvets and pillows.

Please note pets are allowed in the kitchen and utility room only. Do not leave dogs unattended.

The cottage is strictly non-smoking.

**Contact Information :
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