

The Smithy, Lingham, Hawsker, Whitby

#### Introduction

Our self catering cottage is single storey, we have tried to provide as much information as possible in this statement and do hope you enjoy your stay.

#### Pre arrival.

Details of the property can be found on. [www.whitbyholidaycottages.net](http://www.whitbyholidaycottages.net)

The reference number for The Smithy is EA/120 for the property location. Enquiries and bookings can be made via Whitby Holiday Cottages by telephone, e-mail or in writing.

There are photographs of the rooms, together with mapping facilities

This access statement is available on the website, [www.whitbyholidaycottages.net](http://www.whitbyholidaycottages.net) and in the welcome file in the accommodation.

#### Directions

When in whitby town, go across the swing bridge, follow road to Green Lane, turn left up Green Lane, at the end of the road turn right on to Hawsker Lane, continue on this road until you see a sign for Whitby holiday campsite. Once past that sign you will see a farm lane on the left to Smithy Barn continue on this lane for approx half a mile where you will see smithy barn, on the right hand side.

#### Arrival and parking.

Keys for the accommodation are at Smithy Barn, where Dave and Dot will meet you. parking is in front of Smithy Barn.

#### Ground Floor

Door width 88cm. lock is 80cm from floor

There is two small steps up one is 10 cm the next 5cm up to door is 20 cm. threshold is 7 cm onto to laminate floor.

Light switch to the left 120 cm from the floor.

#### Lounge/ kitchen

Entrance door leads into lounge/ kitchen

One two seater settee 42 cm from floor

Oak coffee table, top of table from floor, 41 cm

TV/DVD/Freeview with remote control

#### Self Catering Kitchen

Open plan lounge/kitchen with breakfast bar with two stools with adjustable height.

Worktop height 92cm with hob and oven and sink inset at this level

Oven door is drop down to the front, 27 cm from floor when down. lowest shelf from floor 46cm

Laminate flooring is laid to kitchen floor

Refrigerator further range of base cupboards

#### Bedroom

Door width 77cm

Double bed 4' 6" bed height from floor to top of mattress 60cm. gap between foot of bed and wall 45cm

Ample free space to either side of bed

One bedside cabinet, chest of drawers and double wardrobe

Radio alarm clock  
Carpet laid

#### Bathroom

Door width 77cm  
Shower 5' with sliding door  
Toilet seat height. 40cm  
Washbasin height 83cm with mirror above light switch outside of bathroom 120cm from floor  
Tiled flooring

#### Additional Information

All light switches are at a height 130cm  
Low level electrical sockets are at a height 2 at a height of 35cm the rest are 50cm  
Smoke detector fitted in open plan kitchen / lounge and bedroom  
Central heating throughout

#### Contact information

The full address of the accommodation is  
The Smithy @ Smithy Barn,  
Ling hill,  
Hawker,  
Whitby,  
Yo22 4jy.

Contact Whitby Holiday Cottages  
Address 48, Flowergate, Whitby, North Yorkshire, YO21 3BB  
Telephone. 01947 603010  
Email, [enquiries@whitbyholidaycottages.net](mailto:enquiries@whitbyholidaycottages.net)  
In all instances ,please