

Access Statement For The Old School House

Introduction

The Old School House is a stone built detached house on the B1410 road in Briggswath, opposite the Methodist Chapel and Carr Hill Lane.

Pre-Arrival

- The property is advertised on the Whitby Holiday Cottages website (<http://www.whitbyholidaycottages.net>) where pictures of all the rooms are displayed.
- Bookings can be made directly through the website or via email or telephone.
- All guests are provided with written confirmation of booking and property location details upon payment. There is also a location map for the property on the website.
- The nearest bus stop for the Whitby direction is in Briggswath, opposite and slightly to the left at c. 25m from the house and the nearest bus stop for the Sleights and York direction is in Briggswath, c. 15m to the right of the property on the same side of the road.
- Sleights railway station is c. 300m away.

Arrival & Car Parking Facilities

- Off road car parking is provided for one car in a gated communal parking area adjacent to the side door of the cottage. The allotted parking bay for the house is the bay opposite the gate. The second bay is used by another house. Guests are requested to pull far enough forward to the stone edging of the bay to allow the users of the other bay easy access. Drivers should be guided out if reversing by a member of their party.
- On road parking is also to be found opposite the property on Carr Hill Lane or outside the next door property, Esk House. Visitors should not park directly outside the property or opposite the bus shelter.

Main Entrance & Reception

- The main entrance is the side door of the house, nearest the parking area. The key for this door is issued to our guests before arrival by Whitby Holiday Cottages. There is also a front door to the property but this is kept locked from the inside. Visitors can use this door for access but the side door must be used to secure the building when leaving. It is not appropriate to park outside the front door of the building. There is one step to the front door which is c. 15cm high. The front door is 86cm x 197cm with the hinge on the left.
- The side door is 81cm x 192cm, with the hinge on the left. The keyhole is 127cm high from the paving.
- There are 2 steps to this door which are each c.15cm high.
- The side door opens into the open plan ground floor living/kitchen area. There is a double light switch on the right hand side of the door. The first switch is for the exterior light and the second switch is the interior light. There is a doormat set into the floor at the side door. The ground floor flooring is underheated natural sandstone flags.

- On the kitchen work top is the 'Information Pack' which has all details about the house within it.

Kitchen / Dining / Living Area

- The ground floor is one open plan kitchen/dining/living area.
- The flooring is stone flags with under floor heating.
- The side door opens onto the dining area which has a wooden table measuring 73cm and four chairs, measuring 46cm to the seat. The kitchen area is to the right.
- The kitchen area is three-sided and is equipped with an electric hob and fan oven, microwave, a washing machine and a fridge, with freezer compartment.
- The living area is furnished with a 2 seater sofa, a matching tub armchair and a wooden framed upholstered chair. There is also a free-standing coffee table and an electric stove effect convector heater. There is a rug in the centre of the seating area.
- There is a TV with remote control, DVD and CD player and Sky.
- The carpeted staircase leads from the lounge. The space underneath it is used as a cupboard to store the ironing board and there is shelving for shoes and coat hooks.
- The staircase has a landing at the top measuring c.212cm x 176cm, minus the stairwell which is 80cm.

Self-Catering Kitchen

- The kitchen is a three-sided area open to the dining and living area on the ground floor. The worktop measures 91cm high x 60cm deep.
- A fire extinguisher is provided on top of the work surface next to the boiler. The boiler switches are at c. 147cm high.
- The work surface is 91cm high x 60cm deep. The sink and electric hob are also at 91cm high. Above the hob is an extractor unit with a pull switch at a height of c.150cm. A microwave is also available.
- Standard crockery is provided in the cupboards above the work surfaces. Glasses and cups etc are in the wall cupboards.
- The electric oven can be accessed from the front. The oven door is c. 87cm high. The fridge is under the work surface and has a freezer compartment at 91cm.
- The kitchen (and whole of ground floor) is lit by recessed ceiling spotlights. The flooring is under-heated stone flags.

Laundry

- There is an automatic washing machine in the kitchen. A drying rack is provided in the cupboard under the stairs.

Shop

- The nearest General Store (Spar Shop) is c. ½ mile away at 83 Coach Rd, Sleights, Whitby, YO22 5EH

Leisure Facilities

- Not Applicable

Outdoor Facilities

- Exiting from the side door, from the dining area, there is a patio area.
- This door is 81cm x 192cm, with the keyhole at 127cm from the paving.
- There are 2 steps to this door which are each c.15cm high.
- The patio is built of stone flags surrounded by plants and boxed planting. Patio furniture of 4 folding canvas chairs and a plastic table is available for guests to use.
- The patio leads to the parking area via a sloping path rather than a step.

Conference & Meeting Rooms, Banqueting, Clubs, Entertainment

- Not Applicable

Upstairs

Bedroom 1 - double room (room dimensions: 267cm x 345cm plus alcove of 90cm x 120cm)

- Door 76cm wide x 198cm high - hinged on the right. Carpeted with a medium brown, short pile carpet.
- There is a double divan bed 4' 6" wide with a 4' 6" mattress.
- All bedding is cotton or cotton mix.
- The space to the left of the bed is c. 30cm wide.
- The space to the right of the bed is c. 30cm wide.
- The main room light has a switch at the door and there are two separate reading lamps available by each side of the bed.

Bedroom 2 - twin bedded room (room dimensions: 396cm x 226cm)

- Door 76cm wide x 198cm high - hinged on the right. Carpeted with a medium brown, short pile carpet.
- There are two single divan beds.
- Bed one - the right hand side is against the wall. Bed two - the left side is against the wall. The distance between the beds is c.20cm.
- All bedding is cotton or cotton mix.
- There is one shared reading lamp available between the beds.

Bathroom (room dimensions: from bath to wall is 192cm x 134cm)

- House bathroom (upstairs).
- Door 76cm wide x 198cm high - hinged on the right.
- Toilet seat height is 43cm.
- Bath height 54cm, length 170cm and 70cm wide.
- Electric shaver point available near wash basin.
- The room has a wall mounted heated towel rail.
- The floor is tiled in large sand coloured ceramic tiles.

En-suite shower room

- This is accessed from **Bedroom 1**.
- The folding glass door of the shower cubicle is 74cm wide by 199cm high.
- The step into the shower cubicle is 28cm high, with the width of the shower door being 62cm x 172cm.

- The floor surface is a gridded plastic shower tray and the shower tray measures 70cm x 70cm.

Additional Information

- An Information Pack is produced in dyslexia friendly font, and is presented together with leaflets for local places of interest.
- Pets: one small dog is welcome - please inform us on booking.
- The premises are non-smoking.

Contact Information

- Address: Whitby Holiday Cottages, 48 Flowergate, Whitby, North Yorkshire, YO21 3BB
- Telephone: 01947 603010
- Email: enquiries@whitbyholidaycottages.net
- Website: <http://www.whitbyholidaycottages.net>

We welcome your feedback to help us continuously improve, so if you have any comments please make them known.

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