

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

## **Access Statement: Cliff Top, 2 St Hilda's Cottages, East Cliff, Whitby – detached cottage**

### **Introduction**

“Cliff Top”, 2 St Hilda's Cottages is located on the cliff top - close to St Mary's Church, Whitby Abbey and the popular “Cleveland Way” walk. It has excellent uninterrupted views over the sea and towards the West side of Whitby out to Sandsend. A walk down the Church stairs (the famous 199 steps), takes you down to the cobbled part of Whitby Old Town and pubs, shops, restaurants and the beach. It has private parking for 3 cars and a lovely garden to relax in, and enjoy the views.

### **Accommodation**

A newly restored and beautifully presented detached stone cottage, fitted and equipped to a very high standard. Entrance to solid oak kitchen with granite work surfaces, high quality fittings and views over the sea. Fully tiled house bathroom with wc, hand basin, heated towel rail, bath and separate shower cubicle. Stunning dining room with original exposed beams, log fire and bespoke galleried staircase. Lounge also with log burning fire, wall mounted large flat screen TV, original wooden floors and views over the garden and out to sea. Double bedroom, 5ft bed, wooden floors with en suite toilet, hand basin and sea views. Twin bedroom with wooden floors and wall mounted flat screen TV. Staircase to 3rd bedroom with exposed beams, en suite toilet and hand basin, large velux window with panoramic views of Whitby, Sandsend and the Sea.

Part of the charm of this character cottage are the twists and turns found in buildings such as this (built in around 1880). For this reason, access to some areas may prove difficult for those with mobility difficulties and/or using wheelchairs. For example, access to the en suite toilet in the main bedroom is narrow, and may make this room inappropriate for some with mobility difficulties.

There are some steep gradients on the access routes on foot to 2 St Hilda's Cottages, but access by car will avoid these.

We look forward to welcoming you. If you have any queries please contact: [enquiries@whitbyholidaycottages.net](mailto:enquiries@whitbyholidaycottages.net) Telephone: 01947 606505. WHITBY HOLIDAY COTTAGES LTD, 48 Flowergate, Whitby, North Yorkshire, YO21 3BB

## **Pre-Arrival**

- For directions please refer to Whitby Holiday Cottages where the keys are collected in the centre of Town.
- The easy way to get to us by car is to follow the brown signs to Whitby Abbey, carry on 100 yards past the Abbey Car Park, and take the right fork. After another 100 yards past the Farm and Mad Monk's Cottage you will see a small right turn, take this and almost immediately you will see our car park on the right hand side.
- Pedestrians should expect a climb up the famous 199 steps from the Town Centre up to the Cliff Top, past St Mary's Church and head towards the Abbey Visitor Centre. You will see 2 St Hilda's Cottages on the left hand side, 100 yards past the Abbey.

There are regular bus services (Telephone 0870 608 2608. or visit [www.arrivabus.co.uk](http://www.arrivabus.co.uk) ). For details of bus services to/from Malton/York telephone 01653 692556 or visit [www.yorkshire.coastliner.co.uk](http://www.yorkshire.coastliner.co.uk). Call Whitby Station, Station Square, Whitby, YO21 1YN Tel 0845 600 1159 for rail service information. A taxi rank is located across the road from the railway station - this would be our recommended way of getting to the Cottage if you are arriving on foot with luggage. (Distance of 1.4 miles from Bus and Rail Station).

The nearest WC adapted for use by the disabled is in the visitor's centre at Whitby Abbey. The Co-Operative store in the centre of Town will deliver goods purchased above a certain value.

## **Car Parking and Arrival**

- A large gravelled parking area is allocated to visitors directly opposite the front of the cottage (visitors can stop briefly right outside the door to drop off bags). The parking space is level within 5 yards / metres of the entrance.
- The front is lit by street lights, the side entrance which is 10 yards away from the car park is lit by an exterior light.
- The front entrance has a 5" threshold to clear, door is 78cm wide, hinged on right hand side.. The side entrance has a step 17cm high, and then a 10cm threshold to clear. There are no handrails.
- The width of the front door is 80cm with hinge on right hand side and the side door width is 78cm wide, hinge on right hand side.

## **General Information**

All floors have either tiled or solid wood floors, with some rugs, entrance mats and protective coverings as appropriate to their use. All areas are well lit with ceiling mounted lights using mainly low energy bulbs. All decoration is light and bright with white walls and wooden skirtings, door frames and solid oak doors. The rooms are bright during the day having a lot of windows. Windows have blinds fitted to ensure early morning light does not disturb. Some of the furniture could be moved should it be required, although this is not recommended since the beds, table and chairs are solid Oak, and the settees are substantial – all are rather heavy. There is no loop system.

- All bedding is non allergenic.
- The TV has a range of channels available in the area, with a remote control, and instructions available. Sub titles are available on both TVs.
- There is no telephone fitted, however the major mobile network providers have good signal strength, there are BT “hot spots” nearby.

## **Bedrooms**

### • Bedroom 1 Ground Floor

- Door 70cm wide - hinged on the left. Solid wooden floor with loose rugs which can be removed if required.
- King size Oak bed with memory foam mattress.
- All bedding is non allergenic. Top of the mattress is 58cm high, space under the bed in 27cm.
- The main room light has a switch at the door, and over the bed to operate reading lamps.

### • Twin Bedroom 2, Ground Floor

- Door 71cm - hinged on the left. Solid wooden floor with loose rugs which can be removed if required.
- There are 2 oak single beds – height of mattress 45cm, 17cm space under beds.
- All bedding is non allergenic.
- There are two separate reading lamps available by the side of each bed.

### • Bedroom 3 , Upstairs

- Door 58 wide - hinged on the right. Solid wooden floor.
- There is a 4' 6” double oak with memory foam mattress. Height of mattress is 57cm, space under bed 20cm.
- There is limited headroom in some areas of this bedroom and restricted space in the en suite toilet. The narrowest space around the bed is approx 70cm.

- All bedding is non allergenic.

Entrance to the en suite is through a door 52cm wide with hinge on left hand side. Toilet seat is 42cm high and the sink is 83cm high.

## **Bathrooms**

- Ground floor en suite.

- This is accessed from the large king size bedroom – there is restricted space.
- Door 71cm wide.
- The toilet seat is 42cm high - sink height is 90cm.

- House bathroom (ground floor)

- Door 72cm wide, at one point the maximum space between the door and the edge of the bath is 67cm.
- Toilet seat height is 40cm. .
- Distance to the left of the toilet is 21cm.
- Distance to the right of the toilet is 65cm.
- Sink height is 80cm with a pedestal
- Bath height 50cm, length 167cm and 69cm wide.
- Separate step in shower cubicle (60cm x 60cm), level of access into shower is 30cm.
- The room has a wall mounted heated towel rail.
- The floor is tiled with non slip bath and shower mats supplied.

## **Kitchen**

- The kitchen has 2 doors leading into it. When entering from side door, immediately on the left hand side is a cupboard with the boiler inside – controls are at 130cm high.
- To the left of the entrance door is the 'u' shaped kitchen. The work surface is 92cm high and 60cm deep. The sink and gas hob are also at 92cm high. Above the hob is an extractor unit plus cupboards. A microwave is also available at 95cm high.
- Catering standard crockery is provided in the cupboards above the work surfaces between 135 – 165 cm. Glasses and cups etc are in the wall cupboards above and beneath the work surface, some items could be lowered on request.
- The electric double oven can be accessed from the front. The top oven door grill is 74cm high. The fridge is under the work surface, the highest shelf being 47cm. The freezer is adjacent to the kitchen at the same height.
- The kitchen is lit by spotlights. The flooring is ceramic tiles, with protective mats as appropriate.

## **Additional Information**

- A Welcome Pack is produced in dyslexia friendly font, plus separate folders for all manufacturers instruction leaflets and places of interest leaflets.
- No pets are allowed.
- The premises are non Smoking.

### **Halls, Stairs, Landings, Corridors**

From the dining room to 3<sup>rd</sup> upstairs bedroom here are 13 wooden stairs 70cm wide with 2 small landings, with one handrail. The stairway is lit top and bottom with two way switching. A window at the top provides daylight.

There are mains wired smoke and heat alarms in bedrooms and kitchen. Fire blanket is kept in the kitchen, and an extinguisher at floor level in the dining room – both can be moved on request. Access to the dining room from the hall narrows at one point to 60cm.

The door from the kitchen to the hall is 72cm and from the dining room to the lounge is 67 cm, narrowing to 65cm at one point. The height of the dining room table is 80cm, with 60cm clearance under the table. This is a solid oak table, over a tiled floor.

### **Garden**

The large garden area is mainly grassed, but there are: borders, paved, gravelled, and decked areas to maximise the use of the space for visitors. As is common with older properties, some areas are uneven and on different levels. Access to the garden is through a gate 76cm wide – with a 10cm step between the house and garden. Immediately on entering the garden is a large decking area with table and chairs which afford lovely views – with 2/3 steps down at either side to the level of the lawns. This is lit by a lamp activated by movement.

Another seating area is at the top of the garden – with a picnic table and additional seating. The surfaces are a mixture of decking, gravel, and paving – this is accessed via a narrow path between the two lawns. This is a great place for a barbeque and to watch the sun go down. Solar lights are used to provide gentle lighting and interest.