

The Byre

Access Statement

Introduction

Our self catering cottage is a mews cottage occupying an elevated position, some two miles from Whitby. 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

The reference number for “**The Byre**” is 926.

There are photographs of the rooms, together with mapping facilities for the property location.

Enquiries and Bookings can be made via Whitby Holiday Cottages by telephone, e-mail or in writing.

This Access Statement is available on the website, www.whitbyholidaycottages.net, and in the Welcome File in the cottage.

Directions

On entering Whitby from the A171, at Four Lane ends roundabout, take the first exit signposted West Cliff and Sandsend. Continue along High Stakesby Road and at the junction turn right onto Castle Road. After the petrol filling station take the next left onto Love Lane. Continue on Love Lane to the mini roundabout, taking the first exit sign posted Sandsend A174. Continue along Sandsend Road approximately half a mile. Take the first left off Sandsend Road immediately after the Toll Bar Cottage and sign posted Newholm. Take the first right, on to Moss Brow Drive and follow this private road around to the left of the main building. The Byre is situated to the right hand side of the main building.

Arrival and Car Parking Facilities

Keys for the apartment should be collected from the Offices of Whitby Holiday Cottages in Flowergate, directions for their Offices will be sent with your booking information.

There is designated parking for the cottage, on the block paved area immediately to the front of the property.

Approach to Cottage

Block paved drive with small kerb onto flagged external walkway leading to a flight of four stone steps 17cm high x 25cm deep, flagged landing outside front door. Step up into property 12cm plus 4cm wooden threshold. Door handle and lock at 100cm from landing. Door width 74cm

THE COTTAGE

Kitchen

The front door opens directly into the kitchen area.

Worktop height 91cm, with hob and sink inset at this level

Oven is below hob and the door is drop down to the front, 31cm from floor, lowest shelf is 40cm from floor. Integral fridge, freezer, washer drier and dishwasher below worktop.
A further range of base units and walls cupboards over.
Tiled flooring throughout.

Open Plan Lounge

Open plan to the kitchen area
3 seater settee, with seat height at 41cm from floor
Large single armchair, with seat height at 43cm from floor.
Television, DVD, Sky provided with remote controls.
Separate CD radio and ipod docking station with remote.
Tiled flooring and large rug laid.

2 steps lead down into bay dining area, steps being 10cm high x 23cm deep and 17cm high x 23cm deep descending.

Dining Area

Dining Table, floor to underside of table 63cm
Dining chairs, seat height 43cm

Downstairs Shower Room

Door width 74cm.
Toilet seat height 41cm.
Wash basin set in vanity unit 85cm high, with mirror over.
Corner shower cubicle. Step into shower being 23cm
Heated towel rail
Tiling to floor
Pull cord light switch.

Master Bedroom

Door width 74cm.
Step down into bedroom, 15cm.
King size bed 5'0". Bed height 52cm from floor to top of mattress. Ample free space to either side of bed.
Tiling to floor.

En-suite Bathroom

Step up into Bathroom, 16cm.
Door width, 74cm.
Toilet seat height, 41cm.
Wash basin set in vanity unit 85cm high, with mirror over.

Bath, height of edge of bath from floor, 57cm.
Heated towel rail
Tiling to floor

Flight of stairs at opposite side of the kitchen area to mezzanine level.

Stairs being 19cm high x 24cm deep x 74cm wide, carpet laid and hand rails to both sides.
12 stairs ascending and turning at a right angle onto the Mezzanine level.

Mezzanine Bedroom

Head clearance at centre of room, 210cm diminishing to 48cm.
Two 3' single beds, bed height both 49cm from floor to top of mattress
Restricted head height above beds
Ample free space around beds
Carpet laid

Garden

French doors from dining area, door width 92cm or if both open 183cm, open onto decked area.
Threshold being 9cm
Step up onto upper decked area, 17cm.
Step off decked area into garden, 19cm.
Steps off decked area to flagged walk way, 14cm high onto step 46cm deep x 19cm high.
Fixed wooden seating, seat height 43cm from decking
Further fixed wooden seating, seat height as before with fixed wooden table at 43cm high.
The garden is arranged with decked areas, open lawned areas and ornamental pebble borders
with feature cairns. There is a raised decked area in the south corner of the garden on which is a
wooden summer house. Wrought iron railings and gate to further parking bay.

ADDITIONAL INFORMATION

All light switches are approximately 115cm from the floor.
All low level electrical sockets are at an approximate height of 50cm from the floor.
Smoke detectors fitted to bedrooms and open plan living area.
Central heating.

In all instances please contact Whitby Holiday Cottages

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