

ACCESS STATEMENT FOR SWALLOWTAIL COTTAGE **(Accommodating 2 People)**

Introduction

Swallowtail cottage is a single storey conversion from the original loose boxes, part of the owners house and farm, Studley House Farm in the village of Ebberston, 6 miles east of Pickering and 12 miles north of Scarborough.

Postcode YO13 9NR

Pre-arrival

We are on the 128 bus route and the nearest bus stop is approximately 300 yards away. Buses run approximately every hour until around 11pm. The nearest and most convenient national railway network is at Scarborough and the 128 bus runs from outside the station. We are a similar distance from Malton (12 miles) but the buses are not as convenient. Both stations have a nearby taxi rank.

We have details and phone numbers of local taxi services.

The nearest shop is at Snainton and this is a post office, newsagent, filling station, cash back and general store. The nearest cash point is in Thornton Dale. Milk and newspapers can be ordered. There is a pub in the village (400 yards) which serves meals.

We do not take any pets in Swallowtail cottage. We operate a totally non-smoking policy throughout.

Mobile phone reception is variable. There is a public phone in the village about 300 yards away.

Bookings may be made by phone, mail, email (enquiries@studleyhousefarm.co.uk) or online via our website www.studleyhousefarm.co.uk

Payment can be made by cheque, credit/debit cards, cash or online by Paypal.

Our website gives more information about all our accommodation and also shows photographs.

Arrival and Car Parking Facilities

Arrival time is from 3pm. If you are likely to be later than 6pm please contact us to advise of your anticipated arrival time.

Car parking is available for 2 cars adjacent (2 metres with chippings surface) to Swallowtail cottage and leads directly to a concrete ramp for wheelchair users. This area is lit all night.

Assistance with luggage is available if required.

Entrance to cottage

The door is hinged and opens inwards to the left with a keyhole at 94cm

There is clear opening of 75cm.

There is external lighting at the front of the property.

General (internal)

The cottage has a solid wood floor throughout with some rugs.

Two smoke alarms and one heat alarm are fitted.

All doors are wheelchair accessible.

Kitchen, Dining Area and Lounge (open plan and all on one level)

Worktop, sink with mixer tap, 4 ring gas hob, all at 91cm height

The grill door is drop down, the oven door is normal opening. The height of lowest shelf is adjustable, there are 6 shelf settings.

There is a large freezer with fridge on top. Highest shelf in fridge is 1730cm and 67cm in freezer.

There is a standard size washer/tumbler front loading and a standard size dishwasher.

The dining table is 76cm high and moveable. There are 4 chairs with seat cushions.

There is a 3 piece suite with double settee and 2 armchairs. Seat height 40cm. These are moveable if required.

The 32ins flat screen television has Teletext, Digital tuner and Freeview with remote control.

Bedroom

The bedroom can be twin beds or super-king double.

Door width 80cm

Bed height 60cm from floor to top of mattress.

Bed width of double bed is 6 feet or 3 feet each when made up as twin beds.

Length is 6 feet

Non feather duvets and pillows (3 per bed) are provided.

Sheets, duvets and pillow cases are polyester/cotton or Egyptian cotton.

Wheelchair access to double bed and moveable if necessary to twin beds.

Bathroom & WC

Door width 80cm

Bath with flexible shower over

Bath rim height 50cms

Toilet seat height 43cm

Space to right of toilet is 28cm

Space to left of toilet is 80cm

There is a small tourist information building which has a small step at its entrance.

There is a Family History research centre which is wheelchair accessible but access to move about is limited and it is recommended that visitors should be accompanied to access books. Computer access is wheelchair accessible.

The grounds are wheelchair accessible and mainly level with some slight slope.

Further information is on our website www.studleyhousefarm.co.uk or by phone 01723 859285 or email enquiries@studleyhousefarm.co.uk

David and Brenda Green

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