

ACCESS STATEMENT FOR GRANGE FARM HOLIDAY COTTAGE, HIGH HAWSKER, WHITBY, NORTH YORKSHIRE

INTRODUCTION

We aim to accommodate the needs of all our guests at Grange Farm Holiday Cottage.

This is a summary of the facilities at our cottage, which is a two storey building with an additional en-suite, attic bedroom. The accommodation is bright and airy and all rooms are well lit through natural light and good electric lighting. The property is fully centrally heated.

If there is anything further you require, please do not hesitate to contact Denise Hooning on 01947 881080.

PRE-ARRIVAL

Grange Farm Holiday Cottage is located in the village of High Hawsker, between Whitby and Robin Hood's Bay. This is a large house, accommodating up to 14 persons in 5 bedrooms. I can be contacted via telephone 01947 881080 or 07976 835567 or via email info@grangefarm.net.

ARRIVAL AND CAR PARKING FACILITIES

We do have car parking but can only accommodate a maximum of 4 vehicles. High Hawsker is a small village and, unfortunately, offers no additional parking.

MAIN ENTRANCE

Parking is directly outside the main entrance to the property, which is to the rear of the cottage. The car park is hard-standing and is level to the entrance door. There is a sliding door, 88cm wide over a 13cm step, which brings you directly into the first lounge.

LOUNGE ONE

This lounge is on 2 levels (with a 10cm step up to the 2nd level) and contains a 3 large leather sofas, 46cm high. There is a music system and occasional tables. The Dining Room is accessed from this lounge up 2 steps, 14cm high and through a small hallway, 54cm wide.

DINING AREA

The dining area has 2 tables, 75cm high with a 64cm space under the table and seating for at least 6 persons at each. The chairs are 45cm high. This room has parquet flooring and contains a large dresser. There are 2 access points from the dining room into the large hallway off which is the second lounge, conservatory and stairs to the first floor. One doorway is 75cm wide, which leads to the hall to the front of the property and the second, is a narrow, low in height doorway of 64cm wide, which leads to the hallway by the Conservatory.

KITCHEN/UTILITY ROOM

The kitchen is located directly off the dining room and is accessed through a doorway 75cm wide and down 2 steps. The work units are 90cm high and, at its narrowest point, is 65cm wide. The kitchen has all the facilities one would expect ; cooker/oven, microwave, kettle, fridge/freezer and toaster. Off the kitchen is a utility room, accessed through a doorway 82cm wide where you will find a washing machine and tumble dryer. The flooring in the kitchen is tiled and the utility room has vinyl tiling.

LOUNGE TWO

Accessed from the hallway via a doorway 76cm wide. There are 2 large leather sofas, 46cm high and 2 armchairs, 46cm high. There are also occasional tables, colour TV, DVD player, and music system. There is a gas fire in this lounge. Both the hallway and the lounge have short-pile carpets.

CONSERVATORY

Located off the hallway at the rear of the house. The conservatory is accessed through a doorway 80cm wide and down a 16cm step. The flooring is wood laminate. There are 2 3-seat corner sofas, 46cm high and 2 armchairs, 42cm high. From the conservatory is the rear access to the garden.

UPSTAIRS

The cottage has 5 bedrooms, 4 on the first floor and 1 en-suite in the attic room. The first floor is accessed up a staircase with 15 steps, each 16cm high, 27cm deep and 80cm wide with a short-pile carpet covering. At the top of the stairs there is a landing off which are the bedrooms and bathroom. All first floor bedrooms have short-pile carpets, vanity basins and colour TVs.

Bedroom 1

A family bedroom with a double bed and bunk beds, accessed through a doorway 78cm wide. The double bed is 57cm high. There is a bedside unit next to the bunk bed. The room has a built in cupboard, dressing table and chair, 46cm high.

Bedroom 2

This twin room is located down a short hallway, 54cm wide and through a doorway 52cm wide. The beds are 52cm high and there is a bedside unit.

Bedroom 3

A twin room, accessed through a doorway 76cm wide. The beds are 32cm high and there are bedside units.

Bedroom 4

A family bedroom with a double bed and bunk beds, accessed through a doorway 78cm wide. The double bed is 57cm high. The room has a built in cupboard, bedside units, dressing table and chairs, 46cm high.

Bedroom 5

A double, en-suite, attic room, accessed through a doorway 62cm wide, opening onto the landing. There are 10 stairs, 20cm high, 25cm deep and 68cm wide leading to a small landing with a head height of 132cm. There are then a further 2 stairs up to the bedroom area. The bed is 57cm high and there are bedside units to either side. There is a desk/drawer unit and chair, 46cm high. The en-suite is through a doorway, 72cm wide and 166cm high. There is a bath with side mounted taps and the bath is 54cm high. The basin is 78cm high and the WC is 40cm high. There is also a curtained shower cubicle with a 10cm step down into the shower tray and the opening is 75cm wide.

BATHROOM

The bathroom is located on the first floor and is accessed via a doorway 74cm wide. There is a combined bath and shower and the height of the bath is 54cm. The basin is 79cm high and the WC is 40cm high.

There is also a further room on the first floor with WC, 40cm high and basin, 80cm high.

GROUNDS AND GARDEN

Access to the garden is via the Conservatory. There is a doorway 46cm wide and a slight step down onto the footpath and into the Garden. There are small, lawned areas to either side of the footpath with table and chairs. The footpath leads you to a slight step down to a narrow walkway then 3 slight steps up to a paved area with further seating.

CONTACT INFORMATION

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