

Access Statement for Townend Cottage

Introduction

Townend Cottage is a stone-built cottage on two floors, once part of an 18th century farmhouse. It is situated on a quiet lane in Beadlam village, 25metres fom the A170 Helmsley to Scarborough road. We, (the owners) live in the adjacent property and are usually on site to welcome you.

Pre-arrival

Information and photographs can be found on my website www.townendcottage.co.uk and the North Yorkshire Guide. The cottage can be booked directly by telephone 0143770103 or email at Margaret.begg@Ukgateway.net

Car Parking, Travel and Arrival

Tere is off-road parking at the side of the cottage for 2 cars. Accessto the side door is 7m across flat gravel and tarmac. There is an automatic outside light.

The nearest Railway Station is at Malton – 18miles away and has taxis and buses nearby. There is an hourly bus service on the A170 . The nearest stop is 100m.

Arrival time is after 3.00pm(unless by prior arrangement) and guests are requested to leave the cottage by 11am (unless by prior arrangement).

There are 2 entrances to the cottage. The side door, nearest to the car park is 4 outside steps (15cms high,30cms deep and 1.26cms wide There is a hand rail on the left. The doorway is 80cms wide. The front entrance is up 2 steps (18cms high) to to the front garden and then along a flat path to the the front door/porch and 1 step (12cms) into the hall.

Internal accommodation

The side entrance leads directly into the kitchen/diner (4.3mx2.7m)

Kitchen/diner: vinyl flooring. Good space around table (74cms high) and 4 armless chairs. Work surfaces (90cms high). Low oven. Fridge/freezer(1.40cms) Top cupboards (1.4m) from the floor. There is a front loading washer/dryer And a small dish washer. There is a step(20cms) into the sitting room.

Sitting Room((4.8mx3.9m) with soft seating (37cms)high. Short pile carpeting Door to hall, front door, cloakroom and stairs

Coakroom: has wc and handbasin, vinyl flooring.

Stairs: 12 stairs(20cmshigh,25cmsdeep and 80cms wide).

Large Bedroom: (4.8mx3.15m) Double bed (4.5ft x60cms high) Good space Around bed

Small Bedroom: (3.75m x 2.3m) 2 x 3ft Twin beds. Very limited space Walk-in Wardrobe.

Bathroom: (3.75m x 1.75m) situated off well-lit landing, between bedrooms. Standard bath(1.6m) minimum width(45cms) 2 handles midway. Hand rail on wall. Bath side(50cms) shower over tap end of bath – controls(1.4m) from floor. Free standing step with handrail. Standard height wc basin and taps. Vinyl flooring.

General: Good natural lighting throughout cottage. Well positioned ceiling, spot,wall,table and standard lights. Wall switches (1.4m) from floor. 2 smoke alarms situated at bottom and top of stairs. 2 carbon monoxide alarms – one in kitchen, one in sitting room. In the event of fire, the escape route is via the front door (at the bottom of stairs) or the side door from the kitchen..

Outdoor facilities: There is a small lawned garden, surrounded by a high beech hedge at the front of the cottage with metal gates at both ends of the front path. There is a wooden bench seat.

Shopping: There is no shop or post office in the village. The nearest shops are 3 miles to either Helmsley or Kirkbymoorside where there are a full range of shops. The nearest supermarket is at Pickering (12 miles).

Contact Information:

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Open all year

Local public transport:

- Rail enquiries: tel. 08712003456
- Bus tel. 08712 002233
- Taxis: tel. 01653 696969