

# West View Cottage Guest Accommodation Access Statement

## Introduction

Our home, where we offer a guest room, is situated in the village of Pockley on the edge of the North York Moors National Park. It is two and a half miles from the small market town of Helmsley located at the west end of Ryedale.

The cottage, which dates back to the 17th Century, is a thatched cruck framed Yorkshire long house with an attached stone barn with tiled roof; it is a listed building. In the cottage, whilst we aim to meet the needs of all our guests, there are period features which might make access difficult for people with limited vision and mobility. Because the cottage was built on rising ground the rooms are on different levels, there are therefore steps into the cottage and between rooms. Ceilings are quite low in some rooms and doorways are narrow. Rooms are of typical cottage proportions and not suitable for wheelchair users.

The following statement is a summary of our provision. If you have any specific questions please feel free to call us and we will endeavour to help.

## Pre-Arrival

- West View Cottage is located one mile from the nearest main road; the A170;
- Our location is fairly remote and not ideally suited to those travelling without a car;
- There are no street lights or footpaths in the village. The lane however, which runs uphill from the A170 straight through the village to a number of farms, is not heavily used by traffic. It is safe to use by pedestrians who take due care;
- The nearest shop is in Helmsley as is the local bus stop. Both are about 2.5 miles away;
- The nearest main line railway station is in York about 28 miles away however, there are smaller stations in Malton and Thirsk both of which are about 20 miles away;
- There are several local taxi companies; we can either give you their details or contact them on your behalf;
- We regret that we are unable to accommodate pets;
- Brochures and menus can be provided in large print by prior arrangement. We are sorry but we do not have facilities to prepare documents in Braille;
- Our website; [www.westviewcottage.info](http://www.westviewcottage.info) contains images of our accommodation and further information about the services we provide;
- You can contact us by telephone or e-mail. Please see the "Contact Information" section of this document for full details.

## **Arrival and Car Parking**

- Please advise us of your anticipated arrival time so that we can be sure we are here to welcome you;
- To ensure your accommodation is ready we ask that guests do not normally arrive before 4.00pm. Earlier arrival may, however, be possible by arrangement;
- Parking is on a level surface which is covered in gravel. Whilst we do not have marked parking bays, altogether there is room for four cars on the property;
- Access into our guest bedroom is about 20 metres from the car park across the gravelled driveway. We regret the access is not ideal for wheelchair use;
- We offer assistance with your luggage;
- We illuminate the external area during the hours of darkness when you come and go.

## **Guest Bedroom**

- The guest room is separate from the Cottage in the adjoining single story stone barn. The entrance into the Cottage, and hence the breakfast room, is 10 metres away along an external pathway. Having a traditional flagstone finish the pathway can be slippery when wet so guest should take care when walking along it. Umbrella's are provide in case it rains;
- The entrance to the guest room is via a Glazed Oak Door, being one of a pair of doors it is 80 cm wide with a 10 cm high threshold. We provide guests with a key;
- The bedroom and bathroom are centrally heated; the temperature can be adjusted to suit individual requirements.
- The bedroom has a 4ft 6in double bed with access from both sides. The bed is normally made with cotton sheets and cotton covered pillows and duvet with synthetic fillings. A throw covers the duvet and blankets are available;
- Within the bedroom are wardrobes with integral shelves and baskets, a small dressing table with over mirror and a two seat chesterfield sofa;
- Leading off the bedroom area through a 65 cm wide door way is a bathroom with oak floor. It has a bath with integrated shower and glazed screen, WC and vanity unit with hand basin. There is a full length mirror;
- The bedroom has a silent refrigerator, TV, DVD player, digital radio, a hair dryer, a selection of tasteful DVD films, books and magazines, tea and coffee facilities plus bottled water;
- The bedroom has an information leaflet.

## **Entrance to Cottage and Breakfast Room**

- Externally there is a door bell which can be used to attract attention during the night. The door opening is 70 cm wide with a 5 cm high threshold and leads into our reception hall which is approximately 2 metres square. The reception has a stone flagged floor with uneven riven finish; it is covered

with a loose rug. The area is well illuminated and has a Settle where guests can rest.

### **Guest Accommodation – Public Areas**

- Access from the reception hall into the public areas is through a low (170 cm high) door opening with a step down (20 cm high ) into the cross passage, which is 100 cm at its narrowest point;
- Just through the door opening is a push button for guests to attract our attention if we cannot be located;
- The cross passage leads to the breakfast room and at the opposite end, to the entrance/exit door at the front of the cottage. As the door opening is just 168 cm high, has a 7.5 cm high threshold and leads onto the lane via a short path, which has two steps (max height 20 cm) along its length, we only use it as an alternative exit. Externally there is a door bell.
- The cottage is centrally heated throughout.

### **The Breakfast Room**

- After climbing up a step (11.5 cm high) out of the cross passage you pass through a low door opening (170 cm high) and enter the breakfast room which has a ceiling with open timber joists, with a floor to joist height of 182 cm. As a matter of interest when the cottage was originally constructed it didn't have an upper floor, this was retro fitted probably two to three hundred years ago so the ceiling height is limited by the height of the outer walls – yes just 6ft high!. This room has a circular 18<sup>th</sup> century gate legged table, where we serve breakfast, space around the table is limited;
- Carpeted with loose rugs. It is well illuminated;

### **Gardens**

- There is a flat stone flagged patio outside the cottage with a bench, tables and chairs for the use of our guests;
- We have a garden with a summer house, lawns, flower beds and a small kitchen vegetable plot. Guests are very welcome to enjoy the use of the Summer House and garden at any time;
- Access to the garden is via the bedroom entrance door then across the gravel surfaced parking area. Access to the Summer House means crossing a grass lawn;
- Gardens chairs are available for guests;
- Whilst the bedroom is en suite we do not have a public WC available.

### **Additional Information;**

- Please advise us if you have a hearing impairment and might not hear the smoke alarms;
- We have a basic first aid kit;

- We do not permit smoking in the house or summer house but you may smoke in our garden;
- We are happy to cater for special diets or any particular likes or dislikes. Please advise us of these before your arrival;
- Mobile phone reception inside the cottage is sometimes not ideal however, externally it usually excellent;
- We can provide sewing materials, a toothbrush or razor in case you have forgotten something;
- We have a selection of local information, maps, magazines and board games available;
- We are able to provide an iron and board for guests who need to press clothing;
- We have facilities in our boiler house to dry walking cloths and boots if you get wet.

### **Departure**

On the day of departure it is appreciated if guests can vacate the room by 10:30 hrs.

### **Contact**

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