

## **Access Statement for Campion Cottage, The Valley, Sandsend**

### **Introduction**

Welcome to Campion Cottage. Mulgrave Estate thanks you for choosing to holiday in one of its properties and hopes you enjoy your stay in the picturesque Valley at Sandsend.

This Access Statement is designed to give you a brief overview of facilities in and around Campion Cottage.

Campion Cottage is a newly constructed stone built cottage situated in the picturesque Valley in Sandsend. It has been built to a high specification and provides comfortable accommodation for up to 4 people. It has the benefit of a south-facing, small private terraced garden to the front and there is further space to the rear. The property is situated at the far end of the Valley, and is a short stroll to the amenities in Sandsend.

### **Pre-Arrival**

- A copy of the Access Statement can be obtained from the Mulgrave Estate Office.
- There is a bus service from the main road that goes to Whitby and Middlesbrough. There is also the benefit of a train service from Whitby to Middlesbrough. Bus and train timetables can be found further on in this folder.
- Whitby is approximately 3 miles.

### **Arrival & Car Parking Facilities**

- A dedicated parking space is available which is accessed in front of the Woodlands Hotel to the left. A gate leads back to High Row near the church.
- The car park surface is gravel.
- There are no barriers or speed humps.

### **Main Entrance and Access Code**

- A sloped path leads from High Row to the front of Campion Cottage, passing Campion Cottage.
- A wooden gate opens to the private enclosed terrace, with a step up to the front door.

### **Public Areas - Hall, Stairs, Landing, Corridors**

- The front door opens directly to the hall.
- The stairs to the first floor ascend from the hall.
- Doors to the lounge/diner, kitchen, cloak room and storage cupboards lead off the hall.

### **Public Areas – Lounge/Diner**

- The dining room has a dining table, chairs for 4 people, and a sideboard.
- The lounge area has a two-seat sofa and two arm chairs, coffee table, radio/CD player and TV/DVD player.

### **Kitchen**

- The kitchen is fully fitted with a range of base and wall units.
- Electric oven and gas hob.
- Microwave.
- Fridge/freezer.

- Cupboard housing the under floor heating controls.
- Wall mounted boiler concealed within a cupboard.
- Combined washing machine and tumble dryer.

### **Bedrooms**

Campion Cottage has one double bedroom and one twin bedded room both located on the first floor. The rooms are well maintained and all have been decorated in neutral shades. Access to the bedrooms is via a staircase (carpeted) from the hall. Both bedrooms have windows – the double room to the front and the twin room to the side.

### **Bathroom & WC**

The main bathroom is located on the first floor. It contains a three piece white suite, with a separate walk-in shower cubicle. There is a shaver point and the flooring is tiled. A heated radiator is in the bathroom as well.

### **Ground Floor Cloak Room**

The ground floor cloak room comprises toilet and basin.

All of the rooms have thermostats to individually control each room/area of the house. The hot water is on demand. The boiler has been pre-set and guests do not need to alter any of the settings.

### **Grounds and Gardens**

The garden at Campion Cottage is laid with flag stones with a gravelled area to the rear. At the rear of the property there is a flight of wooden steps with handrails which takes you to the path that leads from High Row to the parking area and the storage shed at the top of the slope. The storage shed can be found here, which also houses the refuse bins.

### **Additional Information**

- A fire blanket and extinguisher are located in the kitchen. If a fire breaks out in the property, you should exit the property via the nearest external door, either the kitchen or door the front door from the hall. **DO NOT TRY TO RETRIEVE YOUR BELONGINGS.** The Emergency Services should be contacted as soon as possible, by dialling 999. Please ensure you familiarise yourself with the emergency statement located in the cottage.
- Campion Cottage operates a strictly No Smoking policy.
- Dogs are accepted by prior arrangement. No dog bowls or other such items are provided. It is the responsibility of the owner to provide all necessary feeding bowls, leads and bedding for their pet. Dogs should not sleep in the bedrooms. It is the owner's responsibility to clean up after their dogs. Dog waste should NOT be left in the garden.
- Campion Cottage is suitable for guests who do not have difficulty with stairs. Because of its layout, Campion Cottage is not suitable for disabled persons who require wheelchair mobility.
- Mobile telephone coverage is not available within the cottage; a signal is obtained when outside.
- On departure, please lock all doors and put the key back in the key safe.

### **Owner Contact Details**

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**In order to help us continually improve our services, we welcome your feedback. If you have any comments please write, telephone or email Mulgrave Estate Office, details shown above.**