

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

### **Introduction**

Welcome to Eden Cottage. The 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 Eden Cottage.

Eden Cottage is a pretty stone built cottage situated in the picturesque Valley in Sandsend. It has been modernised over the years and provides comfortable accommodation for up to 4 people. It has the benefit of a south-facing, small private front garden and is close 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**

- Parking is available at the front of Rose and Holly Cottages at the beck level. There is no designated space, but there is plenty of room. Please be considerate to others when parking your vehicle.
- The surface is grass/gravel.
- The parking area is approached from an access way off the main access route into The Valley. Care should be taken when descending to the parking area.
- There are no barriers or speed humps.

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

- A wooden gate opens to the private enclosed front garden with a concrete path to the front door with steps from the gate.

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

- The front door opens directly to the dining room.
- The stairs to the first floor ascend from the dining room.

### **Public Areas – Lounge and Dining Room**

- The dining room has a dining table and chairs for 4 people, and a sideboard.
- Doors lead to the lounge, kitchen and bathroom from the dining room. Access to the first floor is via the stairs leading from the dining room.
- The lounge has two sofas, a gas effect fire and a TV/DVD player.

## **Bedrooms & Sleeping Areas**

Eden 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. Please note that there is height restriction in both bedrooms. Access to the bedrooms is via a staircase (carpeted) from the dining room. All the bedrooms have the benefit of windows overlooking the front garden.

## **Bathroom & WC**

The main bathroom is located on the ground floor. It contains a three piece white suite, with a shower over the bath. There is a shaver point. The flooring is vinyl.

## **Self-Catering Kitchen**

The kitchen at Eden Cottage is compact. There is a door from the outside into the kitchen. The kitchen comprises a cooker, fridge, washing machine and microwave. The kitchen is fully equipped with kitchen utensils, crockery and cutlery. The flooring is vinyl.

## **Grounds and Gardens**

The garden at Eden Cottage is mainly laid to lawn. There is a concrete path from the gate to the front door of the property.

## **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 from the lounge/diner to the garden. 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.
- Eden 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. They should stay in the kitchen in their own beds. It is the owner's responsibility to clean up after their dogs. Dog waste should NOT be left in the garden.
- Eden Cottage is suitable for guests who do not have difficulty with stairs. Because of its layout, Eden 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.**