

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

### **Introduction**

Welcome to Holly 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 Holly Cottage.

### **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**

- Car parking is available at the front of the property.
- The surface is gravel/grass.
- Please consider others when parking.

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

- A wooden gate opens to the private enclosed front garden with a concrete path to the front door.
- There are steps down from the path to the front of Holly Cottage.
- The front door to the lounge is wooden.
- The external door into the kitchen is wooden.
- There is a door to the external utility room.

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

- Stairs lead from the lounge/diner to the first floor. There is a turn on the stairs at the top. The stairs are fully carpeted. There is a banister which is part of the staircase.
- Good lighting is provided throughout the property in the form of ceiling lights, wall lights, standard lamps and table lamps.
- Guests should provide their dogs with the necessary feeding bowls, bedding and towels.
- All bed linen and towels are provided.

### **Public Areas - Sitting room, lounges, lobbies**

- The lounge/diner has terracotta floor tiles and a fireside rug.
- The lounge/diner has a two seater sofa, coffee table, dining table and two chairs.
- There is a woodburner.
- There is a combined television and DVD player.

## **Bedrooms & Sleeping Areas**

Holly Cottage has one double bedroom located on the first floor. The room is compact and is suitable for one or two people only. Access to the bedroom is via a staircase (carpeted) from the lounge/diner. The bedroom has the benefit of a shuttered window overlooking the front garden and a skylight. The skylight has a blind.

## **Bathroom & WC**

The bathroom is located on the first 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 Holly Cottage is galley in style. There is a door from the outside into the kitchen. The kitchen comprises a fitted oven and gas hob, integral fridge and microwave. The boiler is wall mounted opposite the entrance door. The kitchen is fully equipped with kitchen utensils, crockery and cutlery. A door leads from the kitchen to the lounge/diner. The flooring is terracotta tiles.

## **Utility Room**

The utility room is in the outhouse in the garden, with the door opposite the kitchen door. The washing machine, freezer and ironing board are all located in this room. The utility room has the benefit of an enclosed toilet. Wet/muddy clothing and boots can be left in this room.

## **Grounds and Gardens**

The garden at Holly Cottage is mainly laid to lawn. There is a concrete path from the gate to the front door, bordered by plants and shrubbery. There is a step down to the ground level of the property. A patio area is available for use by guests, together with seating and table.

## **Additional Information**

- A fire blanket and extinguisher are located in the kitchen and a fire extinguisher is located on the landing. 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.
- Holly 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 bedroom. 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.
- Holly Cottage is suitable for guests who do not have difficulty with stairs. Because of its layout, Holly 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**

Miss S Johnston  
Estate Office  
Mulgrave castle  
Lythe  
North Yorkshire  
YO21 3RJ

Telephone: 01947 893239

Email: [office@mulgrave.net](mailto:office@mulgrave.net)

Hours of operation: Monday - Friday 0830 - 1700

**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.**