

Access Statement for Rose Cottage, The Valley, Sandsend

Introduction

Welcome to Rose 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 Rose Cottage.

Rose 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 6 people. It has the benefit of a south-facing, large front garden and is close to the amenities in Sandsend.

Pre-Arrival

- An additional 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 is a step down from the path to the front patio area of Rose Cottage.
- The front door to the kitchen is wooden.
- The door into the hall/dining room is wooden.

Public Areas - Hall, Stairs, Landing, Corridors

- There is a small hallway at the front of the property which leads to the dining room.
- A second front door leads from the garden patio area straight into the kitchen. Off the kitchen is a utility room.

Public Areas – Lounge and Dining Room

- The dining room has a large dining table and chairs for 6 people.
- There is a gas effect wood burner in the dining room.
- Doors lead to the lounge and kitchen from the dining room. Access to the first floor is via the stairs leading from the dining room.
- The lounge has two sofas, a feature fire and a TV/DVD player.

Bedrooms & Sleeping Areas

Rose Cottage has one double bedroom with en-suite shower room, one twin bedded room and one further double bedroom all located on the first floor. 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 first floor. It contains a three piece white suite a shaver point and the flooring is vinyl. There is a shower room in the main double bedroom which comprises toilet, basin and shower cubicle.

Self-Catering Kitchen

The kitchen at Rose Cottage is spacious. There is a door from the outside into the kitchen. The kitchen comprises a range-style cooker with gas hob and electric oven, fridge and microwave. The kitchen is fully equipped with kitchen utensils, crockery and cutlery. The flooring is vinyl.

Utility Room

The utility room is spacious and houses the boiler, washing machine and freezer.

Grounds and Gardens

The garden at Rose Cottage is mainly laid to lawn. There is a concrete path from the gate to the front door to the kitchen, 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.

Additional Information

- A fire blanket and extinguisher are located in the utility room 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.
- Rose 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.
- Rose Cottage is suitable for guests who do not have difficulty with stairs. Because of its layout, Rose 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.