

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

### **Introduction**

Welcome to Vancouver 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 Vancouver Cottage.

Vancouver Cottage is a pretty stone built cottage situated in the picturesque Valley in Sandsend. It was originally three small cottages which were knocked into one spacious property. It now provides comfortable accommodation for up to 8 people. It has the benefit of a private garden and patio area, and is accessed via a short incline next to St Mary's Church. It 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**

- Private parking is available at the front of the property.
- The surface is tarmac.

### **Access Code**

- The key safe can be found adjacent to the door at the left-hand side of the property.

### **Main Entrance and Hall**

- A wooden gate opens to the private enclosed front garden with a flagstone path to the front door.
- The main front door to the property is in the centre of the property and opens into a large hall.
- Off the hallway is a cloakroom comprising toilet and sink.
- There is a small cupboard area housing the property alarm control box and this area is suitable for leaving boots and coats.
- Doors from the hall lead to the rear hall, kitchen/diner and lounge.

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

- From the hall, there is a door leading to the rear hall. A large wet room containing a shower is located here.
- There are two staircases which lead from the rear hall area leading to each end of the property.
- A door leads from the rear hall to the utility room.

### **Public Areas – Lounge**

- The lounge has two large sofas and two tub chairs.
- There is an open fire with a supply of logs. Care should be observed.
- Television, DVD and Sky. TV with full Sky programmes, DVD, Cassette player and Games
- Games console.
- A door leads from the lounge to the utility room.
- The flooring is sea grass covering.

### **Public Areas – Utility Room**

- The utility room houses the 2 washing machines and a tumble drier.
- There is ample storage space for wet clothing and boots/shoes.
- A large walk-in cupboard houses the water tank and boiler.
- There is a door leading to the garden.

### **Public Areas – Kitchen/Dining Room**

- The kitchen/dining room is a large “L” shaped room.
- There is a vast range of storage cupboards (base and wall) and drawers, along with ample work surfaces.
- The cooking facilities comprise a gas fired Aga, electric oven with gas hob and microwave.
- A large larder type fridge/freezer.
- A dishwasher.
- Large dining table with chairs.
- 2 Sofas
- Television.
- Internet point.
- Telephone.

### **Bedrooms & Sleeping Areas**

Vancouver Cottage has two large double bedrooms and two twin bedded rooms. One of the twin bedded rooms has a “truckle” bed (only really suitable for small children). The middle two bedrooms are connected by double, locking, connecting doors. All rooms have windows overlooking the front of the property. All flooring is painted wooden floorboards with rugs as required. There is ample hanging space and drawers in all bedrooms.

### **Bathroom & WC**

There are two bathrooms on the first floor, each comprising a three piece suite, including roll top baths. The flooring is cushioned vinyl.

### **Grounds and Gardens**

The garden at Vancouver Cottage is mainly laid to lawn. It covers the front of the property and to the side and rear. There is the benefit of a log store.

### **Additional Information**

- A fire blanket and extinguisher are located in the kitchen and a fire extinguisher is located in the utility room. 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.
- Broadband is available via a wireless connection.
- A land line is available for guests' use. There is an honesty box by the side of the telephone in the kitchen.
- 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.
- Vancouver Cottage is suitable for guests who do not have difficulty with stairs. Because of its layout, Vancouver Cottage is not suitable for disabled persons who require wheelchair mobility.
- Mobile phone coverage can be limited inside the property. A stronger signal is obtained 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. (The feedback form is left with a SAE for visitors to send back).**