

**FELL COTTAGE**

**SCALBY LODGE**

**COASTAL ROAD**

**SCARBOROUGH**

**YO13 0DA**

**This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors**

### **ACCESS STATEMENT FOR FELL COTTAGE - SCALBY LODGE**

#### **Introduction**

Fell cottage is one of 15 luxury cottages at Scalby lodge, located 3 miles north of Scarborough town centre. Scalby lodge is set back from the road and is accessed by a driveway with two cattle grids. There is also a pedestrian entrance/exit. The nearest shop is a mile away, supermarket 2 miles and pub 200yds from the site. The ground surface at Scalby Lodge is gravelled, level and flat.

We look forward to welcoming you. If you have any queries or require any assistance please do not hesitate to contact us on 01723 500061 or e-mail [www.reception@scalbylodge.co.uk](mailto:www.reception@scalbylodge.co.uk)

#### **Pre-Arrival, Key collection and Car parking**

Guests will be contacted by phone in the week prior to their stay for their estimated time of arrival and will be given key collection details.

Scalby lodge is approximately 4 miles from Scarborough Train station. There is a taxi rank outside the station

Keys are collected from the reception, we will give alternative key collection details for late arrivals.

Some cottages have parking, for others there is a large car park on site only a short walk from all the cottages. All parking is level and flat.

#### **Welcome**

We like to personally welcome all our guests into their cottages whenever possible. On arrival there is milk in the fridge, a hamper of local produce – this may vary from time to time. There is a welcome folder in each cottage, giving guests information regarding the cottage and site and a folder with appliance instructions.



Lighting is ceiling and under unit.

**Hall**

Door to Hall 97cms

Hall width 94cms

**Bedroom 1(Twin)**

Door to twin bedroom 87cms

Chest of drawers (Between beds) height 74cms

Bed height 61cms

Distance from bed to wall 89cms

All furniture is moveable and floor is carpeted

Lighting is ceiling and bedside lamps

From hall there are 2 steps to the double bedroom

and bathroom each step has a rise of 5cms

**Bedroom 2 (King)**

Door to double bedroom 86cms

Bed height 61cms

Bed width(king) 153ms

Dressing table height 79cms

Chest of drawers height 89cms

Bedside table height 61cms

End of bed to wall 170cms

All furniture is moveable and the floor is carpeted

Lighting is ceiling and bedside lamps

### **Bathroom**

Door to Bathroom	89cm
Shower cubicle has bi-fold doors- opening	61cms
Step into shower	20cms
Bath height	61cms
Sink Height	84cms
Toilet height	46cms
Distance between toilet – left – 17cms right – 48cms	

### **Garden**

The garden is accessed via the patio doors and has a picnic bench. The garden is enclosed by fencing but we cannot guarantee it is dog proof. There is a brick built BBQ for use with disposable BBQ'S

Wireless internet is provided

The property is no smoking throughout

Up to two well behaved dogs are allowed, we ask that dogs are not left unattended in the property.

There is an information folder provided in the cottage

### **Heating**

Fell cottage is heated by ground source heat pumps which provides underfloor heating to the property with a wood burner in the lounge.

### **Contact information**

Address	Scalby lodge, Coastal Road, Scarborough, North Yorkshire, YO13 0DA
Telephone	01723 500061
Email	<a href="mailto:reception@scalbylodge.co.uk">reception@scalbylodge.co.uk</a>
Website	<a href="http://www.duchyoflancasterholidaycottages.co.uk">www.duchyoflancasterholidaycottages.co.uk</a>

