

HARROWBY 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 HARROWBY COTTAGE – SCALBY LODGE

Introduction

Harrowby cottage is one of 15 luxury holiday 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

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.

Entrance to property

The entrance to Harrowby cottage is through a gate measuring 90 cms and is level, gravelled and flat. The outside light is operated from inside the property to the right of the front door.

The front door measures 86 cms

Lounge/Dining area

Flooring is wood with a carpeted area

1 x three seater sofa and 1 armchair sofa height 40cms chair seat height 14cms

LCD t.v. with remote control, DVD player with remote control and an IPOD dock

Wood burner (Logs and kindling in log store)

Patio door to the garden - door measures 84cms

Dining table height 77cms

All furniture is moveable

Lighting is ceiling, wall and table lights

Kitchen

2 x steps to the kitchen – each step measures 17cms

Aperture into kitchen 38cms

Work top height 90cms

Electric hob at worktop height with electric oven with

Drop down door underneath

Dishwasher

Sink at worktop height

Front loading Washer/dryer

Freezer with fridge above-fridge lowest shelf height 110cms Highest shelf height 157cms

There are cupboards both above and below the work surface

Floor is quarry tiled, ceiling lighting and under unit lighting

Door in to hall width	90cms
Hall width	110cms

Bedroom 1

Door into Bedroom – Twin	90cms
2 x 3ft single beds bed height	60cms
End of bed to wardrobe	125cms (1 bed only)
Bedside drawers – between both beds	74cms

Flooring is carpet. Lighting is ceiling and bedside lights

Bedroom 2

Door to bedroom	90cms
King size bed (5ft) – bed height	60cms
Bedside table height	60cms
Dressing table height	69cms
End of bed to wardrobe	66cms

Floor is carpeted, Lighting is ceiling and bedside lamps

All furniture is moveable

Bathroom

Door to bathroom	90cms
Bath height	60ccms
Toilet height	46cms
Toilet space	left 22cms right 25cms
Sink height	84cms
Separate shower cubicle – step into shower	20cms
	Bi fold door opening 60cms

Heating

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

Garden

The garden is accessed via the patio doors in the living room and has a picnic bench. The garden is enclosed by fencing but we cannot guarantee it is dog proof. There is 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 in the cottage

Contact information

Address	Scalby Lodge, Coastal road, Scarborough, North Yorkshire, YO13 0DA
Telephone	01723 500061
Email	reception@scalbylodge.co.uk
Website	www.duchyoflancasterholidaycottages.co.uk