

TWEEDMOUTH COTTAGE

SCALBY LODGE

COASTAL ROAD

SCARBOROUGH

YO13 0AE

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 we offer all our guests/visitors

ACCESS STATEMENT FOR TWEEDMOUTH COTTAGE – SCALBY LODGE

Introduction

Tweedmouth 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 and 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 is gravelled, level and flat.

We look forward to welcoming you. If you have any queries or require 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, fo0r other there is a large car park on site only a short walk from all 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 –m 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.

The property is heated by ground source heat pumps providing underfloor heating throughout

Entrance to the property

The entrance to Tweedmouth cottage is through a gate measuring 91cms, is gravelled, level and flat. The outside light is operated from just inside the property.

The front door measures 90cms wide and opens into the hall

From the entrance hall door to bedroom 1(king size en-suite)

Door width	90cms
Bed height	60cms
Bedside table height	70cms
Dressing table height	80cms
End of bed to wall	140cms

All furniture is moveable and the floor is carpeted

Ceiling lighting with bedside lamps

Bedroom 1 en-suite door width

Sink height	84cms
Step into shower	20cms
Bi fold shower door opening	60cms
Toilet height	46cms
Distance between toilet	left 114cms right 114cms

Door from hall to lounge/kitchen diner

The lounge/kitchen/dining area is a large open plan space

Door width	90cms
Kitchen work top height	90cms

Freezer with fridge above lowest shelf highest shelf

Electric hob and, microwave at worktop height , oven sits under the worktop

Sink at worktop height with cupboards underneath

Dishwasher

Front loading washer/dryer

There is a range of under worktop and wall cupboards

Flooring to the kitchen area is quarry tiled

Ceiling lighting with under unit lighting

Dining table height 90cms

Dining table and chairs are moveable

2 x sofas and 1 x armchair sofa height 40cms

LCD TV with remote control DVD player with remote control i-pod dock

Wood burner (Logs and kindling on site in log store)

Patio doors to garden area 84cms

Flooring is wood with carpeted area to lounge

All furniture is moveable

Ceiling lighting with wall and table lights

Door from lounge area into second hall

Door width

Width of hall 90cms

Door into bedroom 2 (king size en-suite) width 76cms

Dressing table height 82cms

Chest of drawers height 90cms

Bedside table height 53cms

Bed height 60cms

End of bed to wall 97cms

All furniture is moveable floor is carpeted

Ceiling lighting with bedside lamps

Door to en-suite width			90cms
Toilet height			46cms
Distance between toilet	left 38cms	right	41cm
Sink height			84cms
Step into shower			20cms
Bi fold door into shower			60cms

Door from hall to bedroom 3 (Twin)

Door width			90cms
2 x 3ft single beds height			60cms
Chest of drawers (between beds) height			69cms
End of bed to wall			117cms

All furniture is moveable, the floor is carpeted

Ceiling lighting and bedside lamps

Door from hall to main bathroom

Door width			87cms
Toilet height			46cms
Distance between toilet	right 40cms	left	13cms
Sink height			84cms
Bath height			60cms
Shower over bath			

Garden

The garden can be accessed via the front door or lounge patio doors and has a picnic bench. The garden is surrounded by shrubs and planting, The garden is not dog proof. There are brick BBQ'S for use with disposable BBQ'S

Wireless internet is provided

The property is no smoking throughout

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

There is an information folder provided 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.duchyoflancaster.co.uk