

Access Statement for Ashfield Cottages and Garden Room, Lockton, Pickering, North Yorkshire. YO18 7PZ

We have tried to provide you an outline of the accessibility to the cottages and our Garden Room accommodation in this statement, further information can be found on our website at www.ashfieldcottages.co.uk or contact us on 01751 460218

Pre-arrival

Lockton village is just off the A169 Pickering to Whitby road approximately 6 miles from Pickering. If travelling by public transport the nearest Train stations are Malton and Whitby, both 15 miles away, although you will need to transfer to the coastliner bus service to continue to Lockton or by taxi. The bus/taxi can be found near both train stations. The bus will stop on request on the main road at the edge of Lockton village, approximately ½ mile from the accommodation. The property can be found at the far end of the village just before the last house on the left. The nearest shops to Lockton are in Pickering, some guests choose to order an online supermarket delivery for shortly after their arrival.

Car parking facilities and approach

The cottages have off street parking on a tarmac/gravel driveway which slopes upwards away from the village street. There is either a solid pathway that leads to all the accommodation with the exception of our Garden Room accommodation which has a short level gravel walkway to the access door.

Grounds and Gardens

Cottage One and Cottage Three have level access from the front of the cottages via the side of the properties to the rear garden, both have a level patio area. Cottage Three has 2 steps a total of 30cms in height from the patio onto the lawn. To access Cottage Two garden this would be via the rear door of the property which has one small step down onto a level patio and then 2 small steps a total of 30cms onto the lawn. There are outdoor lights to guide you to and from your property at night.

Cottage Number One

There are 2 steps a total of 30cms from the path to enter the front door, you then enter into the hallway. The ground floor area has level access to the lounge, kitchen, utility room and downstairs shower room. The shower room is 3 metres by 2 metres and has a large shower 75cms x 170cms with a level entry, there is also a washbasin and toilet and anti-slip flooring. No downstairs doorway is less than 76cms x 186cms except the under stairs cupboard door which is 61cms x 144cms. The kitchen, utility room and hallway have laminate flooring, the lounge has short pile carpet. There is access to the rear garden which has a level lawn area via the kitchen back door, the door has a 15cm threshold.

Access to upstairs is by a gentle straight staircase with a wooden bannister on the right-hand side leading to the landing area, immediately left at the top of stairs is a doorway to the double bedroom, door 65cms x 182cms, across the landing is the family bedroom, door 70cms x 196cms, next to this is a toilet and washbasin with a door 63cms x 198cms with an internal free space of 70cms x 80cms in front of the toilet. The upstairs rooms have Velux opening windows.

Cottage Number Two

The front door leads into a small entrance and the downstairs rooms with level floors throughout, there is a kitchen/dining area with a stone flag floor, a utility room, sitting room and lounge with wooden floors and rugs, a downstairs twin bedroom with carpet also an adjacent shower room. The shower room has a doorway of 60cms x 175cms and a total floor area of 120cms x 180cms and there is a step of 20cms into the shower cubicle, also in this room is a washbasin and toilet. The sitting room has access to the rear garden with lawn, there is a step down of 20cms onto the level patio area, then two small steps that have a total height of 30cms onto the lawn garden. Access to upstairs of the cottage is via a straight staircase leading to the landing, with a step of 15cms into each of the three bedrooms and bathroom. The bathroom has a bath with over bath shower, washbasin and toilet.

Cottage Number Three

There is a step of 20cm high to the front door which enters into the kitchen, a doorway then leads into the lounge/dining room, with a rear door leading onto the patio area and garden with a threshold height of 15cms. There is a doorway leading from the dining area to the bottom of the staircase and the downstairs bathroom. The bathroom has a toilet, a bath 170 x 70 cms with over bath shower and shower screen and the basin is inset in a vanity unit. No downstairs door is less than 76cms x 197cms (except for the under stairs cupboard door which is (60cms x 195cms) all the downstairs flooring is of laminate with a rug in the lounge seating area. Access to upstairs is via a gently straight staircase with a wooden bannister on the left-hand side which leads to the landing area, immediately left at the top of the stairs is the doorway to the double bedroom, next to this is the doorway to the single bedroom and at the end of the landing is a doorway to a toilet with hand basin. No upstairs doorway is less than 74cmcs x 195cms.

Garden Room accommodation

A gravel driveway leads to the entrance of the Garden Room, there is a 15cm step into the room, the Garden Room has a level floor area throughout, with a choice of twin beds or a super-king bed, the en-suite wet-room has a shower, washbasin and toilet, the doorway is 75cms x 190cms and a total floor area of 140 x 180cms. The Garden Room also has a small kitchenette area with fridge, toaster, microwave and kettle to enable you to prepare a light meal.

Additional information

Smoke detectors and carbon monoxide detectors provided in the cottages and the Garden Room has a smoke detector.

Patchy mobile phone reception although all the accommodation has Wi-Fi available.

All the accommodation is totally Non-Smoking, and no pets allowed.

For Train enquiries visit www.nationalrail or tel. **08457 484 950**

For Bus enquiries visit www.yorkshiretravel.net or Tel. 0871 200 2233

Local Taxis Tel. 01751 477613 or 01751 475541

We live next door and are usually on hand to assist with any enquiries you may have during your stay