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

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 Fell cottage is through a gate measuring 91cms and is level and flat. The outside light is operated from inside of the property to the right of the front door.

The front door measures 86cms wide and opens into the lounge

Lounge

Flooring is wood with a carpeted area		
2 x double sofas and 1 armchair	sofa height 40cms	chair seat height 14cms
LCD TV with remote control. DVD player with remote, IPOD dock.		
Wood burner (Logs and kindling on site in log store)		
Patio door to garden 84cms		84cms
All furniture Is moveable		
Lighting is ceiling, wall and table lamps		

Kitchen/diner

Aperture from living room to Kitchen	140cms
Dining table height (table and chairs are moveable)	77cms
Work top height	90cms
Electric hob at worktop height with electric oven with	
Drop down door underneath	
Sink at worktop height with cupboards underneath	
Dishwasher	
Front loading washer/dryer	
Freezer with fridge above	
Lowest fridge shelf height	104cms
Highest fridge shelf height	157cms
Flooring is quarry tiled	

Lighting is ceiling and under unit.

<u>Hall</u>	
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	reception@scalbylodge.co.uk
Website	www.duchyoflancasterholidaycottages.co.uk