

## **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](http://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 take a 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 part tarmac/gravel driveway which slopes upwards away from the village street. There is either a solid pathway that leads to 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 Three has access from the front of the cottages via the side of the properties to the rear garden and 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 Two**

The front door of this ground floor accommodation leads into a small entrance area, the cottage has level floors throughout. The kitchen/dining area has a stone flag floor, off the kitchen is a utility room and shower room both with cushion flooring, the shower room has a smaller 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 and lounge both have wooden floors and rugs, the ground floor bedroom is fully carpeted. 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.

### **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, all the downstairs area has laminate flooring. A rear door with a 15cms threshold leads from the dining area onto the level patio, there are two steps with a total height of 30cms that lead onto a level lawn. Another door from the dining area leads to the bottom of the stairs and to 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). 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**

The gravel driveway leads to the entrance of the Garden Room with parking directly outside, there is a small step and door threshold with an overall height of 20cms into the room. The Garden Room has a level tiled floor area throughout, the en-suite shower-room has an area of 140 x 180cms with non-slip flooring, also there is a washbasin and toilet, the doorway is 75cms x 190cms. The Garden Room also has a small kitchenette area with fridge, toaster, microwave and kettle to enable you to prepare a light meal, (no cooker).

### **Additional information**

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

There is a good Mobile phone reception at the accommodation, there is also Wi-Fi available.

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

For Train enquiries visit [www.nationalrail](http://www.nationalrail) or tel. **08457 484 950**

For Bus enquiries visit [www.yorkshiretravel.net](http://www.yorkshiretravel.net) or Tel. 0871 200 2233

Local Taxis Tel. 01751 477613 or 01751 475541

We live adjoining the Garden Room and next to the cottages and are usually on hand to assist with any enquiries you may have during your stay.