

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.

## **Access statement for 4 Wellgarth, Swinton.**

### **Introduction**

The property is a mid-terraced stone cottage located in the village of Swinton. It is 2 miles from the market town of Malton. The cottage is located half way up a hill, but access from the car parking is flat. The property has two bedrooms on the first floor and sleeps four people with a double and a twin room. There is also a small dressing room, suitable for a cot. The cottage was originally a farm building, being converted into dwellings in the 1940s.

I look forward to welcoming you. If you have any queries or require any assistance please phone 01653 697548 or email [dianne4wellgarth@tiscali.co.uk](mailto:dianne4wellgarth@tiscali.co.uk)

### **Pre-Arrival**

- The nearest railway and bus stations are in Malton, two miles away.
- There are several taxi companies in Malton with an average cost of £6 per journey from Malton to Swinton.
- There are several buses to Malton per day which connect to the main links in Malton. Bus stop is on the main road in the village, approx. 300 yards walk.
- Access to the cottage is via a private path leading from the designated car parking area.
- If you require any shopping in advance, please let me have details and I can arrange this.
- The village has a public house which offers reasonably priced meals. If you require a booking for your arrival, please let me know.
- I am happy to provide any further detail for you.

### **Key collection, welcome and car parking**

- As I live next door, I will be available to let you have a key and explain all you need to know about the cottage. If you are arriving late, please let me know.
- You will need to take the cottage keys with you each day, but I do have a spare set in the event of an emergency.
- Off road parking is available in front of the row of cottages for one car. If you feel you may need an extra parking space, please let me know and I will sort out additional parking.
- The car parking surface is tarmac and on a slight slope.
- The car parking is illuminated with a public lighting and, for late arrivals, I will leave the cottage lights on.

### **Entrance to property**

- There is a level entrance to the property with a door width of 29 inches. Once in the entrance lobby, there is a small step down into the lounge of approx. 2 inches. Floor surface to the lobby is wood with an entrance mat.

### **Hall, stairs and landing**

- The stairs are carpeted with 10 steps 32 inches wide and 8 inches deep. It is well lit with a handrail on the right hand side (going up).
- There is a small area where the ceiling is low and if over 5ft 2 inches tall you will need to bow your head.
- There is no passageway leading to the stairs and there is a small landing at the top of the stairs to give access to the first floor rooms.

### **Sitting room**

- The sitting room is located on the ground floor with open access to dining area and which is up one step two inches high.
- Sitting room contains 2 x two seater sofas and all other furniture is against the walls giving clear access through to the stairs and dining area.
- Room is well lit and carpeted.

### **Dining room**

- The dining area contains table and four chairs without arms with limited access around the table.
- Room is well lit and carpeted.

### **Kitchen**

- Kitchen is accessed from the dining area through a doorway 30 inches wide.
- Worktops, oven and sink are all at a height of 36 inches.
- Oven door opens from side.

### **Bedrooms and sleeping areas**

- Both bedrooms are on the first floor and access to both is through 28 inch wide doorways.
- There is some flexibility with furniture movement.
- There is one room with a double bed (26 inch height) and one twin room with 2ft 6 inch bed and one 3ft bed. Both at 25 inch height. Under bed space is 10 inches high.
- Rooms are well lit with central lighting and bedside lamps. Walls are painted in light colours with carpeted floors.
- Wardrobe is fitted and there is open hanging space in the small storage room.
- All bedding provided is non-allergenic and bedding and towels are cotton.

### **Bathroom and toilet**

- Door entry to bathroom is 26 inches wide.
- There is no shower and height of bath edge is 20 inches.
- Sink height is 25 inches in a base unit and toilet height 16 inches. All taps are lever taps.
- Bathroom ceiling light is fitted with a light over mirror next to shaving point.
- Walls are tiled and papered in light colour and floor is carpeted with protection provided by bath and toilet mat.

### **Garden**

- Guests have access to a seating area at the front of the cottage which has bench seats. Portable sun chairs are also available.
- There is a large sloping garden with plenty of seating areas. Access is gained up two steps.
- Surfaces are gravel, lawns and concrete.

### **Additional information**

- Mobile phone reception can be sketchy in the cottage, but ok in the garden.
- Free Wi-Fi connection available on request.
- There is a minor injuries unit in Malton open until 8pm each day and also the local GP practice in Malton two miles away.
- The local pub provides good value meals Weds-Sun each evening and all day at weekends.
- The village has the benefit of a butcher/grocer open Mon-Sat.
- Heating is by portable electric heaters or solid fuel central heating in winter.

### **Contact information**

Full address of property is:

4 Wellgarth, Swinton, Malton, North Yorkshire, YO17 6SS

Telephone 01653 697548

Email [dianne4wellgarth@tiscali.co.uk](mailto:dianne4wellgarth@tiscali.co.uk)

Website [www.ryedaleholidaycottage.co.uk](http://www.ryedaleholidaycottage.co.uk)

Grid reference SE759732