

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 Number 10, West End, Osmotherley

Introduction

Number 10, West End is a beautifully appointed stone cottage set in the heart of the picturesque, honey pot village of Osmotherley. It has recently been completely and carefully renovated to provide up to date, high quality facilities but with the country charm you would expect on the edge of the North York Moors National Park.

Number 10 has one double bedroom, one twin and one single, sleeping up to five people upstairs. Babies and children are also welcome and we can provide a travel cot and high chair by pre-arrangement.

Mobility in and around the cottage can be limited due to small steps to the front and internally on the ground floor, and the conventional staircase with a handrail is the only access to the bedrooms on the first floor. The shower is housed over the bath in the upstairs bathroom. There is a wide pavement to the front of the property. We look forward to welcoming you. If you have any queries or require any assistance please phone 01609 883205 or email enquiries@thimblebyfarms.com.

Pre-Arrival

- A bus service operates by Abbott's of Leeming to Osmotherley from Stokesley and Northallerton on a two hourly timetable. See travelnortheast.co.uk for times. The bus stop is about 100 yards from the cottage and there is a bus shelter. The pavements in the village are cobbled in places.
- The nearest railway station is Northallerton, approximately 7 miles away on the East Coast Main Line Taxis are available at the station.
- Travelling by car Osmotherley is approximately 2 miles from the A19. Leave the A19 towards Osmotherley and Number 10, West End is in the centre of the village on your left a few doors before the Golden Lion Inn. Parking is available on the cobbled verges in the village or at the kerb side.

- You can shop for groceries before your arrival using either Tesco's or Sainsbury's and we can take delivery for you.
- The Top Shop (village grocery store) is approximately 200 yards up hill from the cottage which supplies essentials.
- Our information pack and access statement are available in larger print on request.
- British Red Cross, Zetland Street, Northallerton, DL6 1NB tel, 01609 772186 have wheel chairs for hire and the nearest Shopmobility store is at York - www.shopmobilityyork.org.uk

Key Collection, Welcome and Car Parking

- email/phone Mandy, either before arrival on 07798 761559 or mandyhorsfall@icloud.com with an approximate time and she will greet you at Number 10, West End to welcome you, show you around and give you your keys.
- If you have any special requests/needs for your stay please let us know before your arrival and we will endeavour to help you out in any way we can.
- Public parking is available throughout the village on cobbled verges and roadsides.



Entrance to Property

- There are two small steps up to the front door of the property without a hand rail.
- The front door is 30 inches, 760mm wide.
- Externally the property is well lit from the street lights.
- The front door opens into the sitting room.

Halls, Stairs, Landings, Passageways

- The downstairs hall is between the sitting room and kitchen
- Door from Sitting room to hallway is 710mm wide and has two steps
- The downstairs floor covering is wood laminate
- There are 12 steps on the stairs with a handrail to the left hand side with a carpet covering, short pile

Sitting Room/Lounge

- The sitting room is at the front of the property and has a dining table in the window.
- Lighting is from natural day light, a central pendant and 2 table lamps
- Furniture is all moveable and consists of 1 3-seater sofa, 2 leather chairs, 2 coffee tables, a TV unit, dining chairs and a 770 mm high table
- There is a TV with subtitles, free view and a games console



- Wifi is available throughout the property.
- Floor covering is wood laminate and a rug (this can be removed if required)

Kitchen

- Dining-kitchen is at the rear of the property and has a small table with a height of 765mm and wooden chairs without arms.
- Food surfaces are 930mm/36.6 inches high
- The opening from the hall way to the kitchen is 890mm wide with one step

- Lighting is by a central light fitting with 6 lights and also over counter lighting above the work tops.
- The highest shelf in the fridge freezer is 1470mm and the lowest is 370mm.
- The height of the wall cupboards housing crockery and glasses are 1410mm and this can be moved to lower level cupboards on request.
- The oven is 760mm high and the hob is 930mm with the microwave at 930mm high.
- A dishwasher is located in the kitchen, as well as a 360 degree revolving electric kettle and all dining crockery, cutlery and cookware.
- The single sink has mixer taps and the floor surface is wood effect vinyl.



Bedrooms and Sleeping Areas

- Upstairs, the property has 3 bedrooms and 1 bathroom with a step up to the bathroom
- Opening widths of doors are 740mm and all bedrooms have pendant ceiling lights and bedside lamps
- Furniture can be moved around and removed with prior notice.
- The master bedroom has a double bed with a walk in wardrobe and a set of drawers - short pile carpet on the floor
- The twin bedroom has twin beds, a painted wooden floor with a small wardrobe
- The single room has a single bed with a small wardrobe and a short pile carpet.

- All pillows and duvets are non allergenic and the heights of mattresses are double bed - 22 inches, twin beds - 20 inches, single bed – 17 inches

Bathrooms, Shower-rooms and Toilets

- Door opening into the bathroom up one step is 740mm.
- The shower is placed over the bath
- The height of the WC from floor to seat is 420mm and the pedestal sink with a lever mixer tap is at a height of 820mm.
- The room is lit by a ceiling light
- Floors are covered in vinyl and walls are tiled.
- The small downstairs cloak room is accessed from the hallway and has a toilet and sink.



Additional Information

- We welcome dogs, especially assistance dogs and the village has many dog friendly walks from the cottage
- The layout of this old village cottage in a conservation area restricts mobility and access to a certain extent but, with prior notification, we will always do our very best to meet any special needs guests may have which we can accommodate.
- Free WiFi internet access is available throughout the property and mobile phone reception can be poor.
- Local doctors are: Mowbray House Surgery, Malpas Road, Northallerton, 01609 713975 www.mowbrayhousesurgery.co.uk

- Local Hospital with A & E dept: Friarage Hospital, Bullamoor Road, Northallerton, 01609 779911
- We have a comprehensive handbook at the cottage with a full list of contacts and local attractions with websites and phone numbers plus a wealth of other local information you may need during your stay in Osmotherley

Contact Information

Address (Inc postcode):	Thimbleby Farms Ltd The Estate Office Thimbleby Northallerton North Yorkshire DL6 3PY
Telephone:	01609 883205
Email:	enquiries@thimblebyfarms.com
Grid Reference:	SE45582 97244
Hours Of Operation:	9 am - 5 pm week days at the office and Mandy on 07798 761559 at all other times
Local Carers:	Hambleton & Richmondshire Carers 01609 780872 info@hrcarers.org.uk
Local Equipment Hire:	Abbey Health, Northallerton Shop Mobility 01609 781333 Shop Mobility York www.shopmobilityyork.org.uk
Local Accessible Taxi:	Town Taxis 01609 772777 A2B 07734 570639
Local Public Transport:	Travel North East www.travelnortheast.co.uk (Abbott's of Leeming)