



## ACCESS STATEMENT

Westway Cottage is located at the corner of Ashdale Road and Station Road in Helmsley and offers 3 double guest rooms, all on the first floor. Unfortunately we cannot accommodate guests who are unable to manage stairs.

If you have any specific requests or questions that you would like to discuss with us, please call or email.

### Arrival & Car Parking

Arrival times are between 4-6pm unless by prior arrangement. There is level off road car parking outside the property, only a few metres from the entrance gate which leads into the front paved yard, with seating for guests to use at any time. Please note that cars are parked at owners risk and we cannot accept responsibility for accident or damage.

### Entrance/Landing

The front door is 76cm wide with a small lip to step over into the house. Guests have their own key for 24 hour access. This leads into the entrance hall which is carpeted throughout. To the right of the door is the dining room and to the left are the stairs. There are 14 steps, each 81cm wide and 18cm high. There is a handrail on the right. On the landing is a bookcase with books, games and information on the area and an iron and ironing board for guests use. There is also a separate toilet. The stairs and landing are fully carpeted.

- Please complete the registration form in your room on arrival.
- Menus and guest welcome information are available in large print on request.
- All bedrooms have yale locks.
- All bedrooms have a light switch controllable from the door. There are also bedside lamps at each side of the bed.
- The duvets and pillows are feather and down, but anti allergy bedding is available on request.
- The bed linen is cotton.
- All bedrooms have thermostatically controlled radiators.
- All bedrooms have remote controlled TVs, DAB ipod dock/radios, tea trays with cordless kettles, hairdryers, mini fridges and luggage stands.

### Bedroom 1 - Cranberry

There are 2 steps down into the room from the landing. It is a double aspect room with a standard double brass bed with bedside cabinets, 2 Lloyd Loom armchairs, double wardrobe, lamp table and washbasin. The flooring is carpet. The private bathroom is located left out of the bedroom, to the end of the corridor on the right and has a yale lock for exclusive use for guests in Room 1. It has a bath with shower over, washbasin, toilet, heated towel rail, extractor fan, pull cord light switch, toiletries and towels. The flooring is vinyl.

### Bedroom 2 - Cow Parsley

There is level access into the room. It has a double standard brass bed with bedside cabinets, large built in wardrobes, dressing table with upholstered stool and a Lloyd Loom armchair. The flooring is carpet. There is a door to the en-suite

shower room with 90cm square shower (small step into shower), washbasin, toilet, radiator, toiletries and towels. The flooring is vinyl.

### **Bedroom 3 - Chamomile**

There is level access into the room. It is a double aspect room with a king size divan bed with pillow top mattress and upholstered headboard. There are bedside cabinets, double wardrobe, chest of drawers, 2 Lloyd Loom armchairs and lamp table. The flooring is carpet. There is a door to the en-suite with electric quadrant shower, washbasin, toilet, heated towel rail, toiletries and towels. The extractor fan, light and shower operate from outside the door. The flooring is vinyl.

The large dining room has a wooden floor, with one large 240x100cm table and one 130x75cm table. Breakfast is served between 8.30-9.30am unless agreed by prior arrangement. We are happy to meet specific dietary requirements wherever possible. People with nut allergies should be aware that we do use nuts in the kitchen.

### **Other Information**

- There is free Wi-Fi available.
- There is no smoking in the house and sorry no pets are allowed.
- Departure time is 10.30am.