

## Access Statement for Cawthorne House

### Introduction

Cawthorne House is a Grade II listed Victorian townhouse. It is situated on the main A170 road to Scarborough and is a 5 minute walk from Pickering town centre. We have 5 guest bedrooms, one of which is on the ground floor. Whilst we aim to cater for the needs of all our guests, there are some features of our period property which might make access difficult for people with limited mobility. The following access statement gives an honest summary of our situation. Should you have any further enquiries, please do not hesitate to contact Jayne or Steve, who will do their very best to help.

### Pre-Arrival

- For any information prior to your arrival, Jayne and Steve are happy to help and can be contacted by phone (01751 477364), text (07729603189) or by e-mail (info@cawthornehouse.com). Alternatively, information can be posted to you, such as directions, if required.
- On our website you can view each of the guest rooms and read about the facilities on offer. Our website address is [www.cawthornehouse.com](http://www.cawthornehouse.com).
- The nearest national network railway station is at Malton about 11 kilometres (7 miles) away. There is a regular bus service to Pickering from the station where you will also find a taxi rank. Pickering railway station, part of the North York Moors Railway, is approximately a ten minute walk away from Cawthorne House - this connects with the national network at Grosmont.
- The main bus stops are approximately a 2 minute, 125 yard, walk from our front door.
- There are several local taxi companies whose telephone numbers we can provide should you wish to make advance bookings.
- We have a no pets policy except for guide and assistance dogs.

### Arrival & Car Parking Facilities

- To ensure that your accommodation is ready Jayne and Steve ask that guests do not arrive before 4pm, and by 7pm at the latest. Other arrival times may be possible by arrangement. Please advise us of your anticipated arrival time so that we can be sure to be here to welcome you.
- Cawthorne House has a small number of parking spaces to the rear of the property. There is also unrestricted parking along Eastgate directly in front of Cawthorne House.
- Should you park to the rear of the house, you will be able to enter the property through the back door only on your arrival and departure in order to facilitate the loading and unloading of luggage. However please be advised that there are four steps down to this entrance (height of steps vary from 21cm/8½" to 14cm/5½"). Alternatively the main entrance has a wide front door with two shallow steps leading up to it. These can be by-passed by using an external driveway leading onto Westgate, and then entering the house using the front entrance.

Assistance with luggage will be offered on arrival.

## Main Entrance & Reception

- The main entrance to Cawthorne House has two steps up from the pavement - 9cm (3½") high and 14cm (5½") high. This door is always locked. On arrival please ring the doorbell which is halfway up the door frame on the left-hand side.
- The front door (width 108cm/42½") opens onto a small lobby where you will find details of local attractions. Due to the layout, this entrance lobby has a width of 90cm (35"). A second door (width 91cm/36") opens into the main hallway. The ground floor entrance hall is laid with oak and is 120cm/47" wide.

Guests will be provided with a key to the front entrance door. The entrance is well lit at night by external and internal lighting from dusk onwards.

## Public Areas - Hall, Stairs, Landing & Dining Room

- The entrance lobby and main hall is laid with oak boards - the rest of the house is carpeted, including the stairs and landing but excluding the en-suites shower rooms. Room 5, a twin-bed room, is situated at the foot of the stairs. The doorway to this room is 70cm (27½") wide.
- The stairway is 91cm (36") wide, 15cm (6") high, with a half turn after 12 steps, followed by a further 7 steps to the first floor landing where the remaining guest rooms are situated. Access to the rooms is through a fire door. A sturdy bannister runs up the left hand side of the stairway.
- The breakfast room is situated on the ground floor, has subdued lighting and is fully carpeted. Table arrangements are flexible. **All areas are non-smoking.**

## Bedrooms

- Cawthorne House has 5 guest bedrooms. Bedrooms 1 - 4 are on the first floor. These are all double rooms with the option of one of being converted to a twin room. Room 5, has twin beds and is situated on the ground floor. All the beds are standard height divans with access on both sides. **All rooms are non-smoking areas.**
- All bedrooms and en-suites have a thermostatically controlled central heating radiator.
- All bedrooms have ceiling and bedside lighting. A small torch can be found in the bedside drawers.
- A hospitality tray is provided in all bedrooms.
- Our beds are normally made with duvets over a top sheet with an extra throw for added warmth if needed.
- Each room has a wardrobe, chest of drawers and seating.
- There is a folder in each bedroom which contains further information about the guest house and local facilities and which also gives emergency contact information for doctors and hospitals.
- There are flat screen TVs with Freeview and built-in DVD player in all bedrooms with remote control.

### **En-suite shower rooms**

• All our rooms have en-suite facilities with standard height toilets, sinks and showers. All the showers have a small step into them.

### **Grounds and Gardens**

• To the rear of Cawthorne House we have a small patio area with a raised flower bed. Weather permitting (!) our guests are very welcome to sit out and enjoy the sunshine - access to this area is by walking down the side of the house on the shared driveway or through the rear door upon request.

• **Smoking is not permitted in the garden.**

### **Additional Information**

• Cawthorne House is a non-smoking residence; this includes all external areas of the premises.

• We have a fire alarm system with call points and sounders on each floor of the guest house. There are fire extinguishers provided on the corridors of each floor of the house.

• Please advise us if you have a hearing impairment such that you might not hear the fire alarm. In the event of emergency evacuation this must be via the fire exit to the rear of the ground floor hallway.

• Boot/drying facilities are available upon request.

• We are happy to refrigerate any medication in our main fridge but please note that this is not normally accessible 24 hours, unless by prior arrangement.

• Mobile phone reception in Pickering is generally good but is patchy or non-existent over much of the North York Moors.

Hours of operation: We are open most of the year except for Christmas and New Year and occasional rest days!

### **Finally**

Our aim is for you, the guests to have an enjoyable stay in our beautiful home. Therefore we would welcome any comments which would help us improve our service or facilities.

Please feel free to contact us by phone, e-mail or letter.

Our mailing address is : Jayne and Steve Barrow  
Cawthorne House  
42 Eastgate  
Pickering  
North Yorkshire  
YO18 7DU

Telephone: 01751 477364

Email: [info@cawthornehouse.com](mailto:info@cawthornehouse.com)

Website: [www.cawthornehouse.com](http://www.cawthornehouse.com)