

## **Access Statement for The Limes, 33 Undercliffe, Pickering.**

The Limes self catering accommodation is located in the heart of the North Yorkshire Moors, in the bustling market town of Pickering. The one bedroom cottage itself is located right next to the steam railway, giving the property a unique appeal and charm.

If you require any extra information or have any enquiries, do not hesitate to contact us.

### **Pre-Arrival**

- We have our website, [www.highmillpickering.co.uk](http://www.highmillpickering.co.uk)
- Booking/enquiries can be made via email, phone, directly through our website or by letter.
- On receipt of balance, all guests are provided with kitchen inventory, how to collect keys and directions to the cottage.  
(available in different font size on request)
- The nearest bus stop is a 5 minute walk down the road.
- The nearest train station (Malton) is 9 miles away. The Coastliner bus service runs from opposite the station to Pickering roundabout (around a 10 minute walk from the house) or station taxi office is located at the station drop off point.
- We have 3 cots and 3 high chairs at no extra cost, if required. Please specify when booking.
- Online shopping is available in this area.

We request that delivery is after your arrival, but please let us know delivery time to ensure somebody is around.

### **Arrival & Car Parking Facilities**

- Luggage can be unloaded at the side of the property in the main car parking area.
- There is an off-road drop off point with a dropped kerb to the other side of the property in front of the forecourt, (the forecourt is used by the proprietors)
- We have a parking area for guests with space available for up to around 6 cars, although there are no marked bays. Access is gained by car from the side of the property through double gates.
- Parking is around 5 metres from the entrance of the accommodation.
- The surface of the parking area and area around the entrance to the property is gravel in a firm ground mesh, for ease of mobility. The forecourt is around 10 metres to the side of the property entrance and is cobbled, with a slightly uneven surface.
- The entrance has a slight step/door ledge of around 3cm.

## **Main Entrance, Reception & Ticketing Area**

- The entrance to the property has a natural wood door 84x192cm with 2 frosted panels and can be accessed from either the forecourt or parking area entrance.
- The front door is hinged on the left, but is currently opened with a key pad system.
- The door opens into the corridor, with a carpeted floor.

## **Laundry**

- There is no separate laundry facility, although a front opening standard washing machine is provided in the kitchen.

## **Bedrooms & Sleeping Areas**

- There is one bedroom with a double bed or twin combination, preference should be stated before arrival. The room is located at the end of the corridor, left of the front entrance.

### **•General:**

- Non feather duvets and pillows provided in each room.
- Sheets, duvet covers and pillow cases are either Egyptian cotton or polycotton.
- Hall, bedroom and living room/dining area carpeted in 80% wool light terracotta carpet.
- Door is 82x198cm with glass panels on top section of door, light switch on right at 117cm from floor
- The beds are 57cm from the floor to top of mattress, 90(180 as double)x196cm
- A lot of storage space in built in wardrobes with large dressing table and stool.
- Blinds at the windows for privacy.

## **Bathroom, Shower-room & WC [Ensuite or Shared]**

- One bathroom in accommodation, located directly right of bedroom door.
- Door is 82x198cm with frosted glass panels in top half.
- Flooring is laminate wood.
- Toilet is white and directly in front of door, the seat sits at 41cm high, sink is immediately to the right at 91cm with large shaving mirror above, with light and shave plug.
- White bath is along the right wall of the room 52cm tall and 69x166cm with shower above and foldable shower screen

## **Self-Catering Kitchen**

- Accessed through Living/Dining area, no door.
- Worktop height 90cm and 60cm deep throughout.

- Laminate wood flooring
- Large freestanding fridge freezer on left.

### **Lounge/Dining Area**

- Accessed from corridor right of front door. Door 84x198cm with Glass panelling in top half.
- Carpeted in 80% wool light terracotta carpet.
- Two large recliner armchairs and non feather cushions provided.
- 32” freeview television with dvd player.
- Cupboard in room houses games and books.
- Walks in area, cycle rides and small safe.
- Small dining table with 2 chairs located near the window.
- Large glazed patio doors opening onto a paved area and the parking area offer spectacular views of the passing trains and a great deal of light into the room.

### **Grounds and Gardens**

- There is a small paved area outside the patio doors with pots of flowers, small table and chairs. This is a perfect place to catch the sun and have a prime location to view the passing trains from.
- This area is defined by a rockery and has an uneven surface from the stone paving slabs. This area leads straight on to the parking area.

### **Additional Information**

- Good mobile phone reception throughout
- this accommodation is non-smoking throughout
- we do not allow pets

Address: Mill Lodge, 34 Undercliffe, Pickering, North Yorkshire, YO18 7BB

Telephone: Home:- (01751) 477113 Mobile:- 07849235527

Email: [cheryl@highmillpickering.co.uk](mailto:cheryl@highmillpickering.co.uk)

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

Grid reference: SE797844GB

Hours of operation: Open all year

Emergency number: 07849235527

### **Future Plans**

- We are planning to do floor plans for both High Mill and The Limes (32 & 33 Undercliffe, Pickering)

### **Contact Telephone and Email Address**

**We welcome your feedback to help us continually improve if you have any comments please phone 01751477113 or email [cheryl@highmillpickering.co.uk](mailto:cheryl@highmillpickering.co.uk)**

