



## Access Statement for FLAMBOROUGH ROCK COTTAGES

### Introduction

Flamborough Rock Cottages are two rendered terraced cottages adjacent to each other on a narrow one-way road leading into Dog and Duck Square.

This access statement is available on the website [www.flamboroughrockcottages.co.uk](http://www.flamboroughrockcottages.co.uk) and in the cottages.

### Pre-Arrival

There is a comprehensive website featuring photos of some of the rooms. Bookings/enquiries can be made by email, phone or letter. All guests are sent directions to the cottages if required. The nearest bus stop is approx. 100 m away situated close to the newsagent/post office. Bridlington Railway Station is approx. 5 miles and Bempton Railway Station is approx. 3 miles away.

### Arrival & Car Parking Facilities

As the cottages are on a narrow part of Dog and Duck Square, there is no dedicated parking directly outside the cottages. However, there is ample free and unrestricted parking approx. 10 m from the front door.

### Main Entrance, Reception & Ticketing Area

The main entrance is through double doors from Dog and Duck Square. The front doors are 60 cm wide x 200 cm high with the keyhole at 90 cm high. There are white plastic handles on either side of these doors placed at 110 cm high. Entrance into the cottages from the street is via a small slope at an angle of approx. 45 degrees; 90 cm wide x 80 cm deep x 10 cm high up into the porch which has a red-brown quarry tiled floor. There is a push button light switch on the wall, directly opposite the doors. The porch serves both



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cottages. Cottage 1 is entered through the door to the left and Cottage 2 through the door to the right. These doors are 84 cm x 197 cm with the keyhole at 90 cm high. There is a doormat directly outside each door. Threshold step up into each cottage 5 cm. The doors lead into the lounge of each cottage. Keys for the cottage are issued on arrival.

### Public Areas – Hall/ Stairs/ Landing/ Corridors etc.

Not available.

### Public WCs

Not available.

### Restaurant/ Dining Room/ Bar & Bar Area/ Take Away & Café

#### ➤ Lounge

The door from the lounge to the hall at the bottom of the stairs is 83 cm x 197 cm. The flooring is wood laminate. Furniture consists of 3 seater settee, 2 tub chairs, 1 high back chair all in matching grey fabric as well as 3 benches with cushion covers and a dining table. Nest of 3 tables, table lamps, TV with free view, DVD, CD/ Radio player. All furniture is movable besides one bench at the window.

The staircase has 9 steps up to the second landing, 196 cm x 78 cm, leading to bedrooms 2 + 3. From first landing turn right and up 3 steps to the third landing, 290 cm x 78 cm, leading to house bathroom and up 2 steps to master bedroom 1. Handrails are 70cm above treads.

### Laundry

There is an integrated washer/dryer in the kitchen, 58 cm x 90 cm. An airer can be found in the storage cupboard by the back door and a retractable washing line is in the courtyard.



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### Shop

Not available.

### Treatment Room(s)

Not available.

### Leisure Facilities

Not available.

### Outdoor Facilities

Exiting from the back doors, step on to a portable ramp into a walled courtyard. The back doors open outwards and are 56 cm wide and 197 cm high. The courtyard is of natural stone and therefore an uneven surface. The outside space is shared with Cottage 1 but separated by a small grey fence. The courtyard has patio furniture for guests to use. There is a ramp leading into the courtyard from a large solid wood gate, 122 cm wide and 196 cm high. The gate leads into an alley in Dog and Duck Square. Guests with wheelchairs and pushchairs can use this way into the courtyard if they wish. The ramp at its widest part is 243 cm and narrowest 135 cm, the length is 520 cm and the highest point 24 cm. There is a light switch at the gate which turns on the outside light above the back doors. It can also be switched on from inside the hall.

### Conference & Meeting Rooms/ Banqueting

Not available.

### Clubs & Entertainment

Not available.



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### Bedrooms & Sleeping Areas

#### ➤ Bedroom 1

Door 83 cm x 197 cm, hinged on the right. Carpeted in grey with deep step underlay. Super king size zip and link bed with mattress. Space to left of bed 117 cm, space to right of bed is 200 cm. Main room light switch on left hand wall. Two separate reading lights on bedside tables, TV with remote control. The door to the en-suite bathroom is 83 cm x 197 cm. Built-in wardrobe with hanging rail.

#### ➤ Bedroom 2

Door 83 cm x 197 cm, hinged on the right. Carpeted in grey with deep step underlay. Double bed measuring 200 cm x 150 cm with double mattress. Space on the left of bed 80 cm, space to the right 113 cm. Main room light switch on left. Two separate reading lights on bedside tables.

#### ➤ Bedroom 3

Door 83 cm x 197 cm, hinged on the left. Carpeted in grey with deep step underlay. Bunk beds, 97 cm wide and 198 cm long. Space to left of beds 90 cm. Main room light switch on right and two separate reading lights.

#### ➤ Bedroom 4

Ground floor bedroom. 83 cm x 197 cm, hinged on the left. This room features a custom built hideaway double bed. The bedframe measures 140 cm wide x 190 cm long with a double mattress. Easy to operate. When bed is down, the space to the left of bed at widest part is 120 cm and at the narrowest part 47 cm. The space to the right of the bed at the widest part is 80 cm and at the narrowest part 30 cm. This room doubles as extra dining/ living space when folded away. Built in wardrobe with two hanging rails, one at 120 cm height and one at 196 cm height. The flooring is wood laminate. Main room light switch is to the right. Doors to en-suite wet room are two folding doors which measure 46 cm x 197 cm. Shaver point in bedroom 120 cm high.



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### Bathroom/ Shower Room & WC [En-suite or Shared]

#### ➤ Ground floor toilet

Door 83 cm x 197 cm. Toilet height is 44 cm. Space to right of toilet is 52 cm and to the left 15 cm. Wash basin height is 82 cm. Shaver point and light. Flooring is wood laminate. Door can be unlocked from the outside if required.

#### ➤ Ground floor wet room

Toilet height is 42 cm. Space to the right of the toilet is 43 cm and to the left 65 cm. Wash basin height is 80 cm with push lever taps. Shower mixer control is 95 cm high and shower head rail can be adjusted from 130 cm to 185 cm. Toilet riser seat, toilet frame and shower stool are available on request. Free floor space is 116 cm x 150 cm. Tiled mosaic floor. White handles are placed beside the toilet and wash basin at a height of 82 cm to 136 cm.

#### ➤ Master bedroom en-suite

Door measures 83 cm x 197 cm. The toilet height is 44 cm. The space to the right of the toilet is 34 cm and to the left 37 cm. The wash basin height is 88 cm. The shower cubicle measures 115 cm x 70 cm. Shaver point + light. Laminate flooring. Free floor space 93 cm x 180 cm.

#### ➤ House bathroom

Door measures 83 cm x 197 cm. The toilet height is 44 cm. The space to the right of the toilet is 90 cm and to the left 38 cm. The bath height is 59 cm, length 168 cm and width 74 cm. Wash basin height is 80 cm. Shaver point + light. Laminate flooring. Free floor space 190 cm x 82cm.

### Self-Catering Kitchen

The kitchen has two doors leading into it, one from the hall at the bottom of the stairs and one from the hall that leads outside. Work surfaces are 90 cm high x 60 cm deep. Built in double electric fan



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oven/grill can be accessed from the front and left hand side. Both oven doors are hinged from the bottom. The main oven door is at a height of 120 cm and the oven/grill door is at a height of 150 cm. Stainless steel 1 1/2 bowl sink has push lever taps. Integrated full size dishwasher and washer/dryer. The kitchen is lit by down-lighters and under counter lights. Laminate flooring. Drop leaf dining table is 75 cm high, each leaf is 50 cm, fully extended 120 cm. 3 folding chairs. This table is in addition to the dining table in the lounge. All light switches downstairs are 115 cm high. There is an ample supply of good quality crockery, cutlery, glassware, pans etc. The fridge/freezer is located just off the kitchen in a cupboard in the rear hall.

### Additional Information

A guest information folder is provided for guest's perusal on the window ledge in the lounge, along with information on how to operate the appliances. Local information on where to eat, lovely clifftop walks and info on doctors, vets, chemist and fire safety etc. are also in the Guest information folder. A stand with leaflets of places of interest/ things to do/ see also provided on window ledge in the lounge. Well behaved pets are welcome, please enquire when booking. The inside of the premises are non-smoking.

Address: Ms Stephanie Thiele/ Mr Paul Woodhead  
12 Dog and Duck Square, Flamborough  
Bridlington, YO15 1NB

Tel: 07814 59 47 26  
Email: stephaniethiele@hotmail.com  
Website: [www.flamboroughrockcottages.co.uk](http://www.flamboroughrockcottages.co.uk)  
Hours of operation: Open all year  
Emergency number: 07814 59 47 26/ 07968 95 12 72

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We welcome your feedback to help us continually improve. If you have any comments, please phone 07814 59 47 26 or email [stephaniethiele@hotmail.com](mailto:stephaniethiele@hotmail.com)