

Preachers Rest Access Statement

Introduction

Preachers Rest is located in the village of Grosmont, some 7 miles from the centre of Whitby. The property is configured upside down with the bedrooms on the ground floor and living space on the first floor. The living space is open plan with a kitchen area, a dining area, and a living room area. The property is fully fitted to a Tourist Board assessed 5 star standard. On the ground floor are three en-suite bedrooms, one being a king size bedroom, en-suite with a shower, a twin bedded room that is en-suite with a bath with shower over and a single bedded room en-suite with a shower.

The access to the property from the car park is via 9 steps onto the patio, then turn right, then left and Preachers Rest is ahead. On entering the property there is a hallway with a 90 degree turn onto another hallway where there are 4 steps with a handrail to the left hand side, up to the bedroom level and then a staircase of 14 steps to the living area. We would consider this property inappropriate for most people with disabilities. (But please see one of our other properties, Sunday Cottage).

We look forward to welcoming you. If you have any queries or require any assistance, please phone 01947 811045 or 07860 881882 or email rod.hodgson1@btinternet.com

Pre-Arrival

- Address:- Preachers Rest, Ings Terrace, Grosmont, Whitby, YO22 5ES
- Ings Terrace is off Front Street, half-way up the bank on the left, when you leave Grosmont railway station.
- Front Street is a steep road with a gradient of 25%. Ings Terrace has a 1 in 8 slope.
- Grosmont station is the northern station on the North Yorkshire Moors Railway and also on the national railway Esk Valley railway line.
- The nearest bus stop is at the railway station and is the Esk Valley hopper that travels hourly from Whitby to the North Yorkshire Moors National Parks Centre in Danby.
- Our local taxi company is Harrison's Taxi's on 01947 600600 or 01947 600606
- There is no public phone at Preachers Rest, Vodafone reception is good but other mobile networks are very limited.

Car Parking and Arrival

- Preachers Rest has a parking space for one car which is designated with a sign. If you bring more than one car we would respectfully ask you to park the second vehicle in the public car park at the railway station and respect the parking on Ings Terrace which is for the local residents only.
- From the car park area there are 9 steps to a patio area. At the top of the steps turn right and the property is to the left at the rear of the chapel.
- When you enter the property there is a 60cm Threshold
- The outside area has a light that is on a timer.
- On confirmation of the booking we will supply you with how you can collect the entrance key for the property

General

- The bedrooms and staircases have securely fitted carpet. The rest of the property has wood effect floor tiles
- All the rooms are well lit with ceiling mounted lights using LED low energy bulbs.
- Preachers Rest is heated by underfloor heating and is controlled by room thermostats. The system takes a little while to heat up and start giving off heat, so we recommend small thermostat adjustments.
- There are instructions for most of appliances in the property in the information folder which is in the living room.

Bedrooms

Single bedroom

- This bedroom is on the right immediately on entering the front door.
- Door width is 68cm and is a fire door equipped with intumescent strips for your enhanced safety.
- The bed is a 3ft single
- Bed height of 61cm from the floor to the top of the mattress.
- The wardrobe rail is 170cm from the floor.
- The room is lit by a ceiling mounted pendant light with a wall mounted reading light and a table light on the window sill.

The bedroom is en-suite with a shower room

- Door width 70cm
- The shower enclosure measures 75cm x 75cm and has an opening measuring 36cm
- It has a 20cm raised lip into the shower.
- The toilet seat is 41cm high.
- The sink is on a pedestal at a height of 84cm
- The tap is a single lever tap
- The floor is tiled with a good colour contrast to the tiled walls.
- The lighting is supplied from a track light with a mirror light which is equipped with a de mister pad and shaver socket, which is turned on by passing your hand underneath the mirror and turns off when you turn the bathroom lights off.
- There are no handrails or supports. We provide white towels and bath mats.

King size bedroom

- Door width is 67cm and is a fire door equipped with intumescent strips for your enhanced safety.
- The bed is a king size bed (5ft).
- Bed height of 68cm from the floor to the top of the mattress.
- The bedside tables are 75cm high
- The wardrobe rail is 162cm from the floor
- The room is lit by ceiling mounted LED lights with bed side table lights.
- The lower window is an escape window.

En-suite shower room

- Door width 71cm
- The D shaped shower enclosure measures 95cm in width by 90cm back to front and has an opening measurement of 69cm
- It has a 20cm raised lip into the shower
- Toilet seat height 41cm
- The sink is on a pedestal at a height of 86cm
- The taps are single lever taps
- The floor is tiled with a good colour contrast to the tiled walls.
- The lighting is supplied by track lighting with a mirror light which is equipped with a de-mister pad and shaver socket. This is turned on by passing your hand underneath the mirror and turns off when you turn the bathroom lights off.
- There are no handrails or supports.
- We provide white towels and bath mats.

Twin bedroom

- Door width is 68cm and is a fire door equipped with intumescent strips for you enhanced safety.
- The beds are single size beds (3ft).
- Bed height of 57cm from the floor to the top of the mattress.
- The bedside tables are 67cm high
- The wardrobe rail is 141cm from the floor
- The room is lit by ceiling mounted LED lights with bed side table lights.

En-suite bathroom

- Door width 70cm
- The bath is 1500mm long
- The bath rim height is 56cm from the floor.
- Toilet seat height is 41cm
- The sink is on a pedestal at a height of 84cm and has a single lever tap
- The bath taps are two single lever swivel taps
- The floor is tiled with a good colour contrast to the tiled walls.
- The lighting is supplied from track light with a shower light which is equipped with a de-mister pad and shaver socket. This is turned on by passing your hand underneath the mirror and turns off when you turn the bathroom lights off.
- There are no handrails or supports.
- We provide white towels and bath mats.

Living space

- The living space is accessed via the staircase which has 14 steps.
- The staircase is lit by tread lights that are operated by a switch on the left hand side of the bottom stair and in the left hand newel post as you get into the living space.
- For your convenience there are the same type of lights mounted under the breakfast bar that come on with the stair lights, which will light your way to the main light switch mounted on the main wall opposite the top of the stairs.
- The living area is lit by track spot lights and table lamps.

Kitchen

- The worktop height is 90cm
- The electric oven has a drop down door and the controls are set at a height of 90cm
- Above this is the combination oven/microwave with the controls sat 130cm from the floor.
- The sink is at work top height with a dual lever tap.
- There is an under counter fridge and an under counter freezer
- There is also a washer/dryer.
- A 10 place setting dishwasher is also under the worktop.
- A starter amount of dishwasher tablets, rinse aid and dishwasher salt as well as washing up liquid is provided in the cupboard under the sink.
- The extractor fan is switched on by using the push button on the fan housing at the rear of the hob. The extractor rises out of the work top.
- The hob has a safety locking system that operates and alarms if anything is placed on the hob. This is switched off by touching the padlock symbol that is lit.
- The main control switches for all these appliances are located in the adjacent cupboards to the corresponding appliances.
- The kitchen has two breakfast bar areas with seating.

Dining area

- The dining table is 77cm high
- Please do not lift the pew benches by their decorative brass fittings on the ends. These were once umbrella holders. The pews are very heavy and umbrella handles are very weak.

Lounge Area

- The television is a digital Freesat unit, so not only can you get TV channels you can also get some digital radio stations. It is operated by remote control.
- We have also provided a remote controlled DVD player on which you can also play musical CD's so you can play your own DVD's or CD's.
- There are two, two seater settees and one single chair.
- The lower side windows have blackout blinds which just pull down.
- A coffee table is provided along with a range of side tables
- There is a door which leads to your exclusive patio area via a walkway. This can be used as a means of escape in case of fire.

Cupboards

- There are two cupboards on the bedroom level floor.
- The one opposite the king size bedroom door stores the iron and ironing board, airer, sweeping brush and mop and bucket. The vacuum can also be found here.
- The cupboard on the bedroom half landing next to the stairs has coat hooks in it for your outdoor wear.

Patio area

- There are benches and table on the patio area which is solely for your use.

Safety

- Preachers Rest has both smoke and heat detectors with alarms. They are tested regularly and should not be ignored unless you burn the toast.
- The main water stop tap is under the kitchen sink.
- The electric system is checked yearly by a qualified electrician.
- The main electrical distribution board is in the cupboard next to the front door and the electrical circuit breakers can be re-set here. Please do not reset a breaker more than three times. If a circuit breaker keeps tripping please contact the owners or the booking agents and we will get an electrician to attend the property as soon as possible.
- All the small electrical appliances that are not hard wired are either new or are PAT tested yearly.
- The property is none smoking throughout.
- A Fire Blanket and First Aid box are provided and are located to the left of the microwave.
- A Torch & Fire Extinguisher are located on the boxing at the bottom of the stairs.
- All the opening windows on the ground floor and first floor are classified as fire escape windows.

Please don't

- Play ball games on the patios, or the parking area. There is a sports field at the far end of the village (past the station, under the railway bridge and on the left)
- where there is a fenced tennis court, football pitch in autumn/ winter and a cricket pitch in the summer.
- Use the road at the rear of the properties on Front Street, leading down to the station. This is a private road and the people that own it have requested that we ask our residents not to use it in a motor vehicle, but foot access is permitted.
- Bring your pet, they are not allowed in Preachers Rest.

Please do

- Enjoy your holiday in Preachers Rest.
- Report any problems you have, so that we can sort them as soon as possible to enhance your stay and our customers who follow you.
- Write your comments in our visitor book. Use as much space as you like. Tell us and future customers what you enjoyed during your stay with us not only at Preachers Rest but also around and about the area. This feedback helps us continuously enhance our future customers experience, not only of Preachers Rest but also the surrounding area.

Contact information

- Address :- Preachers Rest, 1d Ings Terrace, Grosmont, Whitby, North Yorkshire, YO22 5PG.
- Grid Reference:- NZ 830002 05313
- Owners contact details:- Rod & Jill Hodgson, 01947 811045 Rod's mobile, 07860 881882
- Booking agents contact details:- Yorkshire Coastal Cottages, 29 Skinner Street, Whitby, YO21 3AH. 0845 068 2020 www.yorkshirecoastalcottages.com
- Local Taxi's 01947 600600 or 01947 600606