

Access Statement for High Mill Pickering

Introduction

High Mill self catering accommodation is located in the heart of the North Yorkshire Moors, in the bustling market town of Pickering. The house itself is set 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 a basic website, 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 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 dropped kerb in front of the house and forecourt, (the forecourt is used by 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 20 metres from the entrance of the accommodation.

- The surface of the parking area is gravel and a firm ground mesh which leads to a level concrete surface by the entrance of the property. The forecourt is cobbled and is slightly uneven.
- The entrance has no steps, although at the inside door there is a slight step down into the main property.

Main Entrance, Reception & Ticketing Area

- The entrance to the property has a red door with a frosted glass panel and can be accessed from the parking area or the forecourt. Keys are issued to guests on arrival from Mill Lodge, number 34.
- The front door is 191 x 83cm and is hinged on the right. The keyhole is 120cm high and the door knob is at 91cm.
- The door opens onto a slightly sloped smooth concrete surfaced corridor 124cm wide. There is a light switch for the corridor directly on the left at 137cm high.
- There is a second locked door directly on the left as you enter the corridor measuring 196 x 83 (hinged on the left). The keyhole is at 111cm high and the doorknob is at 83cm. There is a stone step up from the corridor 6cm tall and 24cm deep entering the main house the step down is 13cm entering into the kitchen/dining room.
- At the end of the sloped corridor is one of the back doors. This door opens inwards and is hinged on the right.

Kitchen/Dining Room

- Step down from entrance hall, into kitchen diner. A coat rack is located on your left hand side. Clear access through to hall doorway located directly opposite entrance.
- Coir matting on floor at entrance. Light terracotta 80 percent wool carpet on remainder.
- Table is beech wood and sits 8, or 12 in open position.
- Chairs are Rennie Macintosh in design, beech finish with padded seat and cushions, no arm rests.

Lounge

- Access from hall directly opposite kitchen diner door.
- varnished pine floorboards with large patterned rug.

- 3 black leather sofas and 3 black leather bucket chairs. A plenty of non feather cushions provided.
- A victorian fireplace houses a solid fuel burner. A child fireguard, and logs are provided.
- A lcd 26 inch television/dvd player, with remote control and freeview, housed on wooden unit.
- Unit also houses a selection of
- games, jigsaws and books for guests usage

Laundry

- There is a separate laundry area located immediately on the right of the front door. Facilities include a standard washing machine and dryer (both front loading) also an ironing board and iron. Washing detergent is not supplied. There is a drying rack in the laundry room as well as a washing line outside (clothes pegs provided). There is also a large sink and work surface.

Outdoor Facilities

- There are 3 available exits to the patio area/garden.
- The first is directly opposite the front door down the corridor and second is the official back door next to the staircase. Both of these exits lead onto a paved patio area along the side of the house, which has a bolted gate to create an enclosed and secure area for small children.
- Exit 3 is through the french doors in the lounge area, this leads straight onto the main patio area leading onto a grass lawn.
- The patio is paved with an even surface.
- There is wooden patio furniture complete with a large parasol perfect for barbecues and viewing the trains.
- At the bottom of the garden we have a viewing area with a picnic bench.
- The garden has a fairly shallow slow flowing beck/river running through the centre with steps leading down. There is no rail or fencing and due to the enclosed play area being provided, unsupervised young children use the main garden area at their own risk. No responsibility or liability is held by the proprietors.
- The steam railway line runs the length of the garden around 2metres from the house. The boundary is fenced and has a substantial hedge so is perfectly safe.

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Bedrooms & Sleeping Areas

- Room combinations:
 - First Floor Left- 3 singles
 - First Floor Right- 1 single, 1 double
 - Second Floor Left- 3 singles
 - Second Floor Right- 1 single, 1 double
- General:
 - Non feather duvets and pillows provided in each room.
 - Sheets, duvet covers and pillow cases are either Egyptian cotton or polycotton.
 - All hall, landings and bedrooms carpeted in 80 percent wool light terracotta carpet throughout.
 - All rooms are ensuite.
- 1st floor:
 - reached from 100 cm wide hallway on ground by flight of 15 steps 75cm wide with handrail on right.
 - 1st floor landing 96cm
 - 1st left;
 - doorway 187cm x 76cm
 - light switch on left, with secondary on right hand wall between beds.
 - bed heights 62cm 53cm and 53cm space between twin beds 60cm
 - 1st right
 - doorway 188cm x 76cm
 - light switch on right with secondary over double bed
 - bed heights
- 2nd floor is reached by 14 steps 80cm wide with hand rail on right
 - A short return landing 290cm long x96cm wide exists.
- 2nd left
 - doorway 178cm x 72cm
 - light switch on left with secondary over double bed

- bed heights
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- 2nd right
- doorway 177cm x 76cm
- light switch on right with secondary over twin beds
- bed heights

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

- Shared bathroom facilities found on the ground floor leading off from the laundry area. The spacious wet room has wc, sink and shower.
- All bedrooms have an ensuite.
- door width 200cmx76cm
- 1st right has white toilet 41cm high, sink 81cm and steel bath 50cm. with shower over. handrail over bath starts at 75cm
- All others have toilet 41cm high, sink 76cm/78cm and 79cm high and shower cubicles entrances 41/51/51cm respectively
- All bathrooms have non slip lino flooring and heated towel rails located on the outside walls of the bathrooms.
- A towel rail is present in each bathroom over the radiator.
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Self-Catering Kitchen

- Laminate tile effect flooring
- free standing fridge/freezer with 26 inch tv above and remote control
- electric oven and 4 ring hob with stainless steel splash back. Extractor fan
- dishwasher/sink and drainer over
- selection of beech and glass cupboards with white laminate splash back
- large selection of white crockery (mostly ikea 365 range) and stainless steel cutlery
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Grounds and Gardens

- There is a long garden enclosed by the mill race on one side and steam railway line on the other. The area closest to the house is paved. (More details in 'Outdoor Facilities')

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

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Email: cheryl@highmillpickering.co.uk

Website: www.highmillpickering.co.uk

Grid reference: SE797844GB

Hours of operation: Open all year.

Emergency number: 07849235527

Future Plans

- A floor plan of High Mill
- We hope to rebuild our summerhouse, which is currently not usable, to create a comfortable area to view the trains from.

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
