

# **Access Statement for Fleur de Lys, Helmsley, YO18 8QF**

## **Introduction**

Fleur de Lys is a 2 bed-roomed self-catering cottage in Pottergate, Helmsley. It has no easily accessible facilities unfortunately. All linen, bedding, towels, gas and electric are included in tariff.

## **Pre-Arrival**

- Tel 01751 472172 daytime, evenings and week-ends. The answer machine will take a message if we are out.
- email: [pat@boonhill.co.uk](mailto:pat@boonhill.co.uk)
- website: [www.boonhill.co.uk/fleur.htm](http://www.boonhill.co.uk/fleur.htm)
- Regular bus to Scarborough (30 miles) and limited service to York (22 miles). Seasonal Moorsbus.
- Tesco and ASDA deliver if you wish to pre-order groceries.
- Helmsley market place is about 1/4 mile walk away.

## **Arrival & Car Parking Facilities**

- There is designated parking for 2 cars under the car port, which is 10m from the front door. You can unload directly outside the cottage if you wish, before parking.
- You will notice the house name on the front wall. Drive off the street, along the side of Fleur (9mx3.40m), over the tarmac yard (16mx10m) and into the paved carport (12mx3.70m).
- There is plenty of room around the cars for opening all doors and boots.
- No dropped kerbs, speed bumps, barriers.
- From the car port, cross the afore-mentioned tarmac drive and small garden (5m x 3.40m) to the furnished, paved patio area (5m x 2m), outside the cottage door ( all on one level).

## **Main Entrance& Reception**

- On arrival, you will be met by Cynthia, the caretaker, who lives next door. She will meet and greet you, give you the key and show you round Fleur de Lys.

## **Public Areas – Hall, Stairs, Landing.**

Initially a 20cm plinth through the normal sized front door.

- Two steps (.50x.16m and .35x.16m), with white grab rail on the right, lead you down from the wooden front door to the lobby (1.65x2m),
- A utility cupboard here houses the ironing board, vacuum, etc.
- Curtained window and radiator with fitted carpet, shoe rack and doormat. Through glazed door to open-plan ground floor.
- Open wooden stairs (12 treads) lead out of the sitting/dining room. There is a wooden rail each side to assist safe access to the small carpeted landing (2.55x1m)) which has a small step (5cm) down to bathroom. Both bedrooms, airing cupboard (towels, spare blankets, hair dryer) and the bathroom are off here.

## **Public Areas - Sitting room/diner.**

- Fully carpeted sitting and dining area (6x2.5m) with gas fire, rug, radiator, 2 curtained windows (one with upholstered window seat), TV, video, DVD housed on a York stone shelf. Radio. Furniture here comprises comfortable 2 and 3 seater settees, ascending light fitting over dining table and 4 chairs, nest of coffee tables, small table holding visitor information. 4 wall lights, centre light and movable spot lamp. (Kitchen forms part of open-plan.)

## **Laundry**

- Cynthia, the caretaker, lives next door and offers a free washing/drying service.

## **Bedrooms**

- Left from the first floor landing is the front bedroom (4.50x3.15m). This is carpeted, with 2 curtained windows, radiator, walk-in wardrobe (1.10x.80m), dressing table/drawers, 2 bedside cabinets with lamps, double bed (non-feather duvet/pillows, poly/cotton sheets and pillow cases), remote TV on small table and a chair. Much of one wall is curtained over shaded wall-to-ceiling glass (not toughened). Smoke detector. Radio/alarm.

- The second bedroom (3.50x3.15m) is on the right, off the landing.
- Fitted carpet, one curtained window with radiator under, wardrobe, dressing table and chair, bedside drawers with lamps.
- Two children's -size beds (77cms each) zip and link to form a king-size bed. Non-feather duvets/pillows. poly/cotton sheets and pillow cases.

### **Bathroom/Shower-room / WC**

- Compact bathroom(2.25x1.46m) with non-electric shower over bath(1.46x.68m) with white grab rail, toilet and wash basin, radiator, shaver socket, extractor fan, mirror and shelf, folding glass shower screen, vinyl cushion-flooring, towel rail and roller blind at the window. Thermostatically temperature - controlled hot water via gas boiler and hot water tank. For use by all your guests.

### **Self-Catering Kitchen**

- Off the open-plan sitting/dining areas on the ground floor, the U-shaped kitchen (2.70x2.10m) has 2 windows (with roller blinds), with a 1+1/2 stainless steel sink in front, thermostatically controlled hot water and lever taps.
- Wall units, base cupboards and drawers house all equipment, glasses, cutlery and crockery.
- Toaster, electric kettle, under unit lighting, centre light, extractor fan, dishwasher, good sized (60 x 90cm) fridge over freezer (60x75cm) sited on the end of the run of base units/electric oven.
- Microwave, gas hob, vinyl cushion flooring complete the kitchen.

### **Grounds and Gardens**

- Immediately outside the door is a paved patio area with table, 4 chairs and parasol, looking onto a small garden (5x3.40m).
- Across the tarmac yard, through the paved and pebbled carport, through a wooden gate, up 2 steps is an enclosed lawn with shrub and flower border garden (8x10m). Four chairs, table and parasol here.

## **Additional Information**

- Evacuation route is through the only exterior door, then turn right, walk down the drive onto the street called Pottergate.
- Smoke detector fitted on landing.
- No smoking upstairs.
- Mobile network is fairly good, especially outside Fleur de Lys.
- Plenty of room in fridge for medication.
- Sorry, but not suitable for wheelchair access.

## **Contact Information**

Address of holiday cottage is Fleur de Lys, Helmsley, York. YO62 5BU  
Tel. no of Cynthia, caretaker, next door:- 01439 770784  
Agents address: Pat Anderson, Boonhill Cottage, Newton on Rawcliffe, Pickering, North Yorkshire. YO18 8QF  
Telephone: 01751 472172

**Email: [fleur@boonhill.co.uk](mailto:fleur@boonhill.co.uk)**

**Website: [www.boonhill.co.uk/fleur.htm](http://www.boonhill.co.uk/fleur.htm)**

Grid reference: 615,837 Outdoor Leisure 26  
Hours of operation: Fleur de Lys is open all year round.  
Agent is open daytime, evenings, week-ends (answer machine).

Emergency number: 01751 472172 m 07890 205 984  
Local public transport : Scarborough & District 01482 22 22 22  
Moorsbus 01845 597 000 (seasonal)

## **Future Plans**

- Incorporate visual impairment aids when re-decorating.
- Replace taps with lever taps when re-furbishing.

## **Contact Telephone and Email Address**

We welcome your feedback to help us continuously improve.If you have any comments please phone 01751 472172 or email [pat@boonhill.co.uk](mailto:pat@boonhill.co.uk) Thank you.