

## Access Statement No 4 Croft Farm, Ruswarp, Whitby. YO21 1NY

### Introduction

No4 Croft Farm is a 2 bed-roomed cottage available for self catering holidays and short breaks through out the year. There is a large sitting room and a kitchen / dining area on the ground floor, as well as a downstairs toilet and hand basin. Upstairs there is a double bedroom a twin bedroom and a bathroom.

### Pre-Arrival

- Phone and fax are available at 1 Croft Farm. Access statement is available on the web site [www.croftfarm.com](http://www.croftfarm.com) or on request as well as in the information folder in the cottage.
- Arrival by car from the north: via A171 into Whitby, turn right to Ruswarp, and The Avenue is on your left coming down the hill on Ruswarp Bank, and Croft Farm is the 1st right in to the car park right alongside the cottage.
- Arrival by car from the South: via A169 from Pickering to Whitby, turn right after village of Sleights, follow river Esk, and turn left at the T-junction in Ruswarp. The Avenue is on your right as you go up the hill, on Ruswarp Bank, and take the 1st right into the car park alongside the cottage at Croft Farm.
- Arrival by train: Ruswarp is on the Middlesbrough to Whitby line, and there would be a short walk of 5 minutes from Ruswarp station to the cottages, with a slight up hill gradient.
- Arrival by bus: Ruswarp is on the 95 bus route from Whitby to Sleights; and there would be a short walk of 5 minutes from Ruswarp bus station to the cottages, with a slight up hill gradient.
- Whitby to Ruswarp by taxi is available from the taxi rank outside the Tourist Information or outside the train station.

### Arrival & Car Parking Facilities

- There is private car parking immediately outside the cottage, which is shared by other holiday makers and No1 Croft Farm. If more than one car per property is required then we may need to park alongside 1 Croft Farm on The Avenue.

- There is a loose gravel surface to the car park which is level to the patio area outside the cottage through an entrance gap of 98cm.
- The car park is lit at night by a dusk/dawn light.
- The cottage has an outside carriage lamp.

### **Main Entrance**

- The cottage is accessed by one step over the threshold height 18 cm
- The door width is 69cm and opens inwards.
- There is solid oak flooring throughout the ground floor.

### **Hall, Stairs, Landing, Corridors etc**

- Hall; there is a door leading to the bottom of the stairs at 69cm wide and to the downstairs toilet with a width of 62 cm.
- There is a under stairs cupboard housing a freezer/ iron and ironing board.
- The central heating thermostat is on the wall at 148cm height

### **Sitting room, lounges, lobbies etc**

- The sitting room has a small central rug dimensions 109cm x202cm.
- There is a gas fire.
- There are table lamps and ceiling lights.
- There is a plug socket available at height of 20cm from the floor.

### **Public WCs**

- not applicable

### **Dining Room**

- There is a circular dining table and four chairs in the kitchen area, with plenty of space around them.

### **Laundry**

- There is a front loading washer dryer in the kitchen in the cottage, under the work surface.

## **Shop**

- Ruswarp has a local butchers open 6 days a week
- Ruswarp has a small grocery shop open 6 days a week

## **Treatment room/s**

- not applicable

## **Leisure Facilities**

- There is an indoor play barn for children, with pottery painting available in Ruswarp alongside the river Esk, 10 minutes walk along a footpath.
- There is a mini steam railway for children in Ruswarp, a further 3 minutes walk along the lane.

## **Outdoor Facilities**

- Ruswarp has a cafe and pitch and putt golf course alongside the river Esk, 10 minutes walk along a footpath.
  - There are rowing boats for hire on the river Esk, 10 minutes walk along a footpath.
- There is a Public house in Ruswarp at the railway station, 5 minutes walk.

## **Conference & Meeting Rooms, Banqueting**

- not applicable

## **Clubs & Entertainment**

- not applicable

## **Bedrooms & Sleeping Areas**

- Two bedrooms are up a flight of 13 stairs which turn 180' with sturdy banister on the right going up.
- The stairs and bedrooms have fitted carpets.

- The bedrooms have sloping ceilings due to the roof line, either side of the beds, and both have large dormer windows.
- Lighting is overall and bedside.
- There is a no smoking and a no dog policy in the bedrooms.
- There is an electrical socket in the double bedroom 20 cm from the floor.

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

- The door to the bathroom is a split double door opening inwards giving a width 69 cm
- The bathroom has a shower over the bath, and a solid glass shower door. A WC and a hand basin.
- There are sloping ceilings in the bathroom due to the roof line, with a dormer window.
- There is a shaver socket above the mirror over the hand basin integral with the light.
- There is a ceiling light.

### **Self-Catering Kitchen**

- The kitchen is open plan with a dining area entrance through a door 69cm wide from the sitting room area on the same level.
- The work surface is laminate and at 90cm height. The electric hob cooker is built into the work surface..
- The fridge is under the work surface.
- The oven and grill is built into a tower unit at 116cm height for the oven and above it at 152cm height for the microwave.
- There are wall units for crockery and glassware at 45cm height above the work surface.
- The lighting is ceiling, and under wall unit.
- The sink taps are individual hot and cold feeding into a mixer.
- The electric sockets are at work surface height.

### **Caravans, Holiday Homes & Twin Units**

- not applicable

### **Touring Facilities (Holiday Parks)**

- not applicable

### **Boats - Narrow Boat, Cruiser & Hotel Boat**

- not applicable

### **Attractions (Displays, exhibits, rides etc.)**

- not applicable

### **Grounds and Gardens**

- There is a patio area outside No 4 Croft Farm for private use, which is a York slab substitute surface, and is level.
- There is wooden outdoor furniture for use.
- There is a clothes rotary dryer for use.
- There is an alley way through to the High Street, up one step 14.5cm height, and through a door width 78cm.

### **Additional Information**

- There is one door with a key for access into and out of the cottage.
- There is a no smoking policy.
- Dogs are allowed by arrangement, and are kept to the ground floor of the cottage.

Address: 4 Croft Farm  
The Avenue  
Ruswarp  
Whitby  
YO21 1NY

Telephone: 01947 825853

Fax: 01947 825853

Email: [emma@croftfarm.com](mailto:emma@croftfarm.com)

Website: [www.croftfarm.com](http://www.croftfarm.com)

Hours of operation: Arrival time between 2pm and 4pm  
Departure time before 10am

Emergency number: 07900 828166

Local accessible taxi numbers: Harrisons 01947 600606  
Eastside 01947 600123

### **Future Plans**

- We strive to make our cottages as comfortable as possible for your enjoyment, if there is anything you would like to feedback to us, either telephone me or write to me at 1 Croft Farm, The Avenue, Ruswarp, Whitby YO21 1NY.

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

**We welcome your feedback to help us continually improve if you have any comments please phone 01947825853 or email [emma@croftfarm.com](mailto:emma@croftfarm.com)**