

National Trust Cottages Accessibility Guide (November 2023)

Cockayne Cottage
Bransdale
Fadmoor
York
YO62 7JL

Ref: 020021



Introduction

On the slopes of Bransdale with outstanding views down the valley, Cockayne Cottage is the perfect rural holiday retreat. Surrounded by open moorland, this 18th-century farmhouse is ideally situated for exploring the North York Moors and Yorkshire Coast.

Pre-Arrival

- See the main webpage for booking and location details
- Please contact us prior to booking if you have any specific access requirements
- Directions provided with booking

Approach

- Cockayne Cottage is approached by climbing a short, steep hill passing the Church, with a sharp right-hand bend at the top of the hill. During severe weather extreme caution should be taken. Salt is provided on the roadside if needed. Arrival during daylight hours is strongly recommended.
- All gates on the route from Helmsley must be left as found – open or closed, and caution should be taken as sheep roam on Common Land.

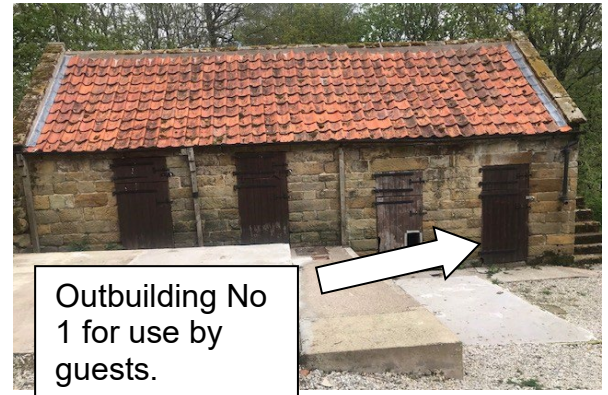
Arrival & Parking Facilities

- Off-road parking for four cars directly outside the cottage on slight slope. Uneven stone slabs and gravel. The larger uneven stones have been painted white to help avoid scraping the underside of your vehicle.
- A low drystone wall edges the parking area on two sides.
- From the parking area to the cottage there are 4 x uneven steps to negotiate, ranging from 9cm to 20cm high and 46cm deep; there is a wooden handrail on the right-hand side. There

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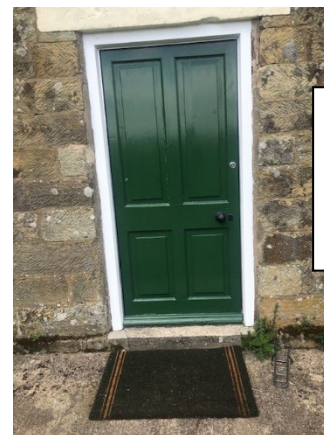
is alternative access to avoid the steps by following the uneven gravelled ramp. Motion sensor lighting is attached to the building facing the steps and car-parking area.

- There is a barn with four barn doors directly opposite the rear of the cottage. Access by the tenant farmer may be required at times, but this is infrequent.
- There is a flat concreted area on two levels facing the car park as you drive in which has a picnic bench on it. Behind the concreted area are four barn doors. Outbuilding No 1 is for guests to use to store bicycles or other sporting equipment. The floor is uneven. Electric lighting is available; the switch is at shoulder height on the right-hand side as you enter; turn it anti-clockwise to switch the light on.



Getting in (and out) of the cottage

- At the rear entrance door, uneven stone slabs are bounded by stones up to 12cm high to prevent the gravel spilling on to the slabs.
- Key safe on wall to the left of the rear entrance door.
- Main entrance door at rear is 81cm wide when fully opened. Threshold height 3cm.
- Final exit door at front is 93cm wide. Threshold height 2cm.



Ground floor:

- All internal doors open to 750mm – 810mm wide.
- Floor surfaces are wood, vinyl, and carpet.

First floor

- All internal doors open to 710mm – 740mm wide.
- Floor surfaces are vinyl and carpet.
- 11 stairs at a maximum height of 200mm each, and maximum width 97cm.

GROUND FLOOR

Rear Entrance Lobby

- Small step up of 2cm followed by the lip of the door frame at 1cm.
- Main entrance door - 93cm W x 201cm H. (Vision window in door at 147cm H - 20cm W x 26cm H).
- Yale lock - 117cm H.
- Ceiling height - 206cm H minimum (beams).
- Doorway to Boot Room - 90cm W x 198cm H.
- Doorway to Kitchen - 87cm W x 187cm H - door handle 105cm H.
- Understairs cupboard door - 63cm W x 148cm H.
- Vinyl floor.
- Pendant light (LED bulb) - 194cm H (lowest point of shade).
- Triple light switch on left of Boot Room doorway 139cm H – switches for Boot Room/Entrance Lobby/Outside.
- Central heating thermostat - 142cm H.
- Emergency Light above exit door.
- EL Test switch on wall on left of exit door - 167cm H.



Boot Room

- Doorway to Entrance Lobby - 90cm W x 198cm H.
- Ceiling height - 230cm H minimum (beams).
- Worktop - 100cm H.
- Washing machine and tumble dryer under worktop.
- Electrical Distribution Board - 157cm H.
- Pendant light (LED) - 197cm H (lowest point of shade).
- Electric sockets - 2 x twin.
- Fire alarm control switch - 134cm H.
- Window.



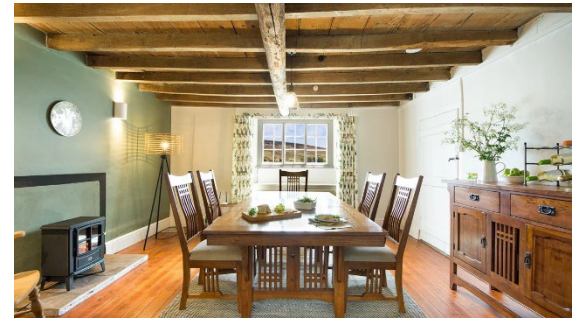
Kitchen

- Doorway to Entrance Lobby - 87cm W x 187cm H - door handle 105cm H.
- Ceiling height - 215cm H.
- 6 x LED downlights in ceiling (sealed units - 8 year life).
- Single light switch on left of door to Entrance lobby - 141cm H.
- Single light switch on right of doorway to Dining Room - 143cm H.
- Electric sockets - 3 x twin above worktop/1 x twin in cupboard under sink.
- Twin radiator with thermostatic control.
- Fitted units. Height of worktop is 93cm from floor.
- Electric ceramic hob at 93cm from floor.
- Cooker hood at 159cm from floor.
- Integrated microwave at 132cm from floor; controls at 149cm from floor.
- Integrated oven at 64cm from floor, handle at 107cm from floor; controls at 118cm from floor.
- Integrated dishwasher and 60/40 fridge/freezer.
- Cordless kettle, and toaster.
- Window.
- Vinyl flooring.
- Doorway to Dining Room - 88cm W x 188cm H.



Dining Room

- Doorway from Kitchen - 88cm W x 188cm H. No door.
- Ceiling height - 201cm minimum (beams).
- Pendant light (LED bulb) above table - 169cm H (lowest point of shade).
- Wall lights x 2 (LED bulbs) - 170cm H.
- Twin radiator with thermostatic control.
- Electric sockets - 4 x twin.
- Single light switch on right of door to Entrance Hall - 137cm H.
- Dining room table 78cm high from floor. Six dining chairs – seats are 47cm from floor; knee space between chair seats and bottom of table is 21cm.
- Sideboard.
- Rocking chair.
- Side table.
- WiFi Router.
- Electric heater (wood burner lookalike).
- Floor lamp x 2.
- Window.
- Polished wood floor with large rug under dining table.
- Doorway to Entrance Hall (front) - 86cm W x 184cm H.



Sitting Room

- Door from Entrance Hall (front) 77cm W x 178cm H; latch 124cm H.
- Ceiling 214cm H minimum.
- Twin radiator with thermostatic control.
- 2 x double sockets / 1 x double socket plus USB.
- 1 x single light switch left of Entrance Lobby door - 1 x wall light.
- 1 x double light switch left of Entrance Hall door - 3 x wall lights.
- 3 x wall lights 170cm H.
- Woodburner + fireguard.
- 2 x three-seater sofas – seats at 46cm high.
- TV Unit 57cm H.
- Coffee table 45cm H x 60cmW x 110cm L.
- 2 x side tables.
- 1 x Anglepoise table lamp.
- 1 x Anglepoise floor lamp.
- TV with built-in Freesat
- DVD player
- Door to Entrance Lobby (Rear) 179cm H & 78cmW; Latch 123cm H.
- Window.
- Carpeted floor.



Entrance Hall (Front)

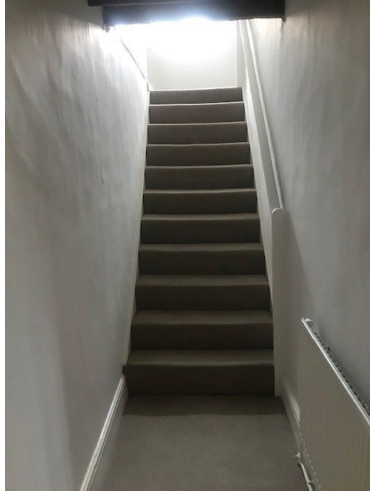
- Step up from outside is 11cm H followed by the lip of the door frame at 2cm.
- Main exit door to garden - 93cm W x 197cm H; Yale lock 117cm H.
- Ceiling height - 203cm minimum (beams).
- Pendant light (LED bulb) - 193cm H.
- Double light switch to left of door to Dining Room 134cm H – switches for Entrance Hall (Front)/Landing.
- Emergency Light above exit door.
- Emergency Light test switch on wall on left of door to Sitting Room - 137cm H.
- Single radiator (no thermostatic control).



FIRST FLOOR

Stairs / Landing

- Stairs x 11; Rise varies 17 - 20cm; Treads vary 22 - 23cm; Width varies 95cm - 97cm.
- Hand rail on right hand side of stairs.
- Step to right at top of stairs to locked HOA Store 14cm H x 79cm W.
- Step to left at top of stairs 12cm H x 92cm W.
- Wooden bannister on left - 89 - 90cm H.
- Ceiling 186cm H minimum.
- Pendant light (LED bulb) 160cm H (lowest point of shade).
- Door to Bathroom 71cm W x 175cm H.
- Door to Bedroom 1 (Twin) 72cm W x 180cm H.
- Door to Bedroom 2 (single) 70cm W x 180cm H.
- Door to Bedroom 3 (S/King) 72cm W x 180cm H.
- Window with safety catch.
- Carpeted floor.



Bathroom

- Door to Bathroom 71cm W x 175cm H; handle and lock at 104cm H.
- Ceiling 188cm H.
- 3 x LED downlights (sealed units - 8 year life).
- Shower power pull switch to left of door.
- Light pull switch to right of door.
- Electric shower over bath.
- Twin radiator (no thermostatic control).
- Heated towel rail (isolator switch and timer in Bedroom 1 (Twin)).
- Toilet - 44cm H to seat x 36cm W.
- Cistern - 76cm H x 37cm W; push-button flush.
- Basin - 87cm H x 61cm W (max); mixer tap with cross-head tops; push-in plug.
- Bath - 54cm H x 70cm W x 168cm L (to tiled edge); 9cm W surround; 2 x cross-head taps; push-in plug.
- Wall-mounted mirror.
- Window with safety catch.
- Vinyl flooring.



Bedroom 1 – Twin (or Superking)

- Door 72cm W x 180cm H; latch 124cm H.
- Ceiling 186cm min to 194cm max H.
- Twin radiator with thermostatic control.
- Pendant light (LED bulb) 165cm H (at lowest point of shade)- between/over beds.
- 1 x single light switch to right of door 136cm H.
- 2 x double sockets at floor level.
- Towel rail isolator and timer for bathroom.
- Wardrobe 173cm H x 90cm W x 50cm D.
- 2 x bedside cabinets.
- 2 x single divan beds (zip-link if required) 192cm L x 95cm W. Sleeping height 65cm from floor.
- 2 x table lamps.
- Portable oil-filled heater.
- Wall-mounted mirror.
- Window with safety catch.
- Carpeted floor.



Bedroom 2 – Single

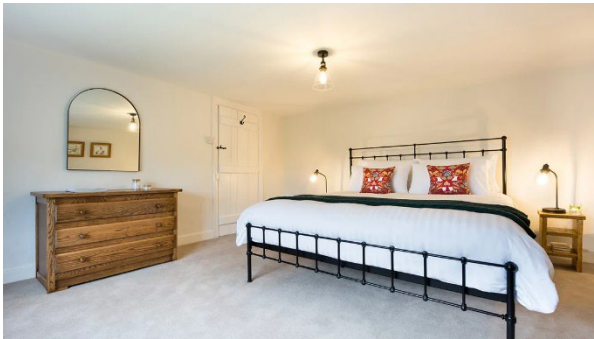
- Door 70cm W x 180cm H; latch 120cm H.
- Ceiling 193cm minimum to 197cm maximum.
- Single radiator with thermostatic control.
- Pendant light (LED bulb) 158cm H (lowest point of shade) - over bed
- 1 x single light switch to left of door - 133cm H
- 2 x double sockets at floor level
- 1 x single bed 197cm L x 95cm W. Sleeping height 57cm.
- 1 x cabinet with drawers.
- Hanging rail with shelf.
- 1 x Bedside shelf unit.
- 1 x table lamp.
- Wall-mounted mirror.
- Window with safety catch.



- Carpeted floor.

Bedroom 3 – Superking

- Door 72cm W x 180cm H; latch 127cm H.
- Ceiling 193cm minimum to 199cm H.
- 1 x single light switch to left of door - 133cm H.
- 2 x double sockets.
- Twin radiator with thermostatic valve.
- Pendant light (LED bulb) 169cm H (lowest point of shade) - over bed.
- 1 x superking metal frame bed 204cm L x 181cm W. Sleeping height 65cm.
- Wardrobe 183cm H x 121cm W x 50cm D.
- Chest of drawers.
- 2 x bedside cabinets.
- 2 x table lamps.
- Portable oil-filled heater.
- Wall mounted mirror.
- Window with safety catches.
- Carpeted floor.



Garden

From the Entrance Hall the door opens on to a large, mainly lawned garden, with central path from door to gate; there is a paved patio area with dining furniture. An uneven concrete path surrounds the cottage with a stone trough under the Sitting Room window. The garden is enclosed by a dry-stone wall and gates. Some small trees surround the garden.

The garden is accessible from the rear of the cottage through a wooden gate at the side of the property.



Additional Information

- WiFi provided by Voneus.
- Assistance dogs are welcome at all of our cottages.
- In the event of a fire, it is the responsibility of the guests to evacuate themselves. Please contact us if you have any other specific access requirements in this respect.

Facilities at all cottages

The National Trust aims to expand the list of accessible /equipment/items available at each cottage and these may include:

- Cordless kettle
- Hollowfibre bedding
- Chair with armrests
- Good reading light
- Large handle vegetable peeler
- Easy tin opener
- Non-slip mat for bath/shower
- Non-slip place mat
- Easy jar opener
- Information in alternative formats (on request)

Please note that we cannot guarantee that all items will be available at the time of your visit. Please enquire at the time of booking regarding any particular requests.

Specialist equipment

Other specialist equipment such as wheelchairs, bath seats, toilet frames etc may be available for loan or purchase from the local Red Cross loan centre. Please check this out before booking the Cottage and contact us if you require further information.

<http://www.redcross.org.uk/standard.asp?id=89425>

Future Plans to improve Access to National Trust Holiday Accommodation

- We are currently in the process of writing accessibility guides for all our holiday cottages and bunkhouses and improving access over time for all our guests. All feedback is very helpful in informing us of ways in which we can improve access. We welcome any comments or ideas from you about access at this cottage and thank you for taking the time to do this. Please do this in the most convenient way for you. See contact details below or information on website.

About the Accessibility Guide

- This Accessibility Guide is intended to provide key information about the accommodation that may be particularly relevant to guests with disabilities. Please contact us prior to booking if you would like information that is more specific and we will be happy to oblige.

Email: holiday.enquiries@nationaltrust.org.uk

Phone: 0344 800 2070

Access for All at the National Trust

- The Access for All office works to improve access at all National Trust accommodation and properties. The office welcomes comments and ideas on improving access.

Phone: 01793 818531

Email: accessforall@nationaltrust.org.uk

Date: 14th November 2023