

Access Statement for Lyness Guest House

Introduction

Our house is set on Columbus Ravine in the North Bay of Scarborough's historic Seaside town and offers eight guest rooms. The house is over one hundred years old and whilst we aim to meet the needs of all our guests there are some period features which might make access difficult for people with limited mobility. We are located on a hill and have rooms on two floors with steps between floors and leading into the house which may make access for wheelchair users difficult.

Pre-Arrival

- We are located halfway down Columbus Ravine on the right hand side, near to Peasholm Park and the Cricket Ground. The Town Centre is a 10 minute walk.
- The nearest shops are approximately 200 metres away.
- The nearest bus stop is approximately 300 metres with regular local services.
- The nearest railway station is Scarborough, which is approximately $\frac{3}{4}$ of a mile away, or 3 minutes by car. Taxis are usually available at the station but we can book one for you in advance if required.
- There are several local taxi companies; we can make bookings in advance for you.
- We regret we do not have facilities to prepare documents in Braille.
- Our website www.lynessquesthousescarborough.co.uk provides pictures of our accommodation and further information about the services we provide.
- You can contact us by telephone or e-mail. Please see the "Contact Information" section of this document for full details.

Arrival and Car Parking

- Please advise us of your anticipated arrival time so that we can be sure we are here to welcome you.
- To ensure your accommodation is ready we ask that guests do not normally arrive before 2.00pm. Earlier arrival may be possible by prior arrangement.
- Parking is on-street on either side of Columbus ravine.
- Parking permits are available and are free to guests.
- We offer assistance with luggage.

Main Entrance

- There is a low step of 5cm (2 inches) from the pavement through the front gate which is 84cm (33 inches) wide. There is a further low step of 10cm (4 inches) half way up the short pathway. There are four steps 20cm (8 inches) high up to the front door with a hand rail on one side.
- The outer front door is normally open but the inner front door is normally locked. Please ring the bell on your arrival.

Guest Accommodation – Public Areas

- The House is long and narrow, downstairs one room leads directly into the next.
- The short hallway leads to the stairs and through a 69cm (27 inch) wide door into the guest dining room.
- There is a selection of local information including maps available in the hallway.
- There are double sliding doors providing wide access from the guest dining room into the lounge.
- There are 15 stairs to the first floor landing, then a further 15 stairs to the second floor landing; there is a hand rail on one side of these stairs. The stairs are carpeted.
- We have four guest bedrooms on the first floor and four guest rooms on the second floor (please see section “Bedrooms” for more information).
- The house is centrally heated on the ground and first floors and electrically heated on the second floor. Temperatures can be adjusted in each room to suit individual requirements.

Lounge and Dining Room

- Guests are welcome to use the lounge during breakfast.
- The lounge has two sofas and a rocking chair, straight back chairs can be moved into there from the dining room but space is limited. This room has a television with digital channels.
- The lounge is carpeted and has a gas fire during cold weather.
- A selection of toys, board games and videos are available in the lounge.
- Breakfast and evening meals are served in the dining room.
- The dining room has a smooth laminate floor.

Bedrooms

- Bedrooms 1 to 4 are on the first floor, bedrooms 5 to 8 are on the second floor and are all carpeted throughout.
- All bedrooms have en suite facilities consisting of a shower, WC and wash basin, except for the two single rooms (4 and 8) which share a private WC located on the first floor landing.
- Colour TV and tea and coffee making facilities are provided.
- Hair dryer, steam iron, sewing materials, a selection of books and magazines and a basic first aid kit are all available on request.
- Our beds are made with synthetic duvets and pillows.
- All bedrooms have a wardrobe, bedside shelves and an additional straight back chair (except rooms 4 and 8).
- On the back of each door there is important fire safety information as well as other useful information about the Guest House.

Bedroom 1

- This 'Twin' room has two 3' single beds with access from one side only.

Bedroom 2

- This 'Double' room can provide either two 2'6" single beds or one King-size double.
- When made up as two singles one of the beds can only be accessed from one side.

Bedroom 3

- This 'Family' room has a King-size double and a 3' single bed.
- The single bed can only be accessed from one side however; there is sufficient room to include a travel cot, which can be provided on request.

Bedroom 4

- This 'Single' room has a 3' single bed which can only be accessed from one side.

Bedroom 5

- A 'Double' room with access to both sides of the bed.

Bedroom 6

- Another 'Family' room which has a double and two 3' single bunk beds.
- The bunk beds can only be accessed from one side however; there is sufficient room to include a travel cot, which can be provided on request.

Bedroom 7

- A 'Double' room with access to both sides of the bed.

Bedroom 8

- This 'Single' room has a 4' single bed which can only be accessed from one side. Can be used as a small double.

Gardens

- We have a patio at the front of the premises which can be accessed from the pathway.
- Garden chairs and a table are available for guests.

Additional Information

- Fire extinguishers are located in the entrance hall, on the first floor landing and another on the second floor landing.
- In the event of a fire, the fire alarm will sound. Please advise us if you have a hearing impairment and might not hear this.
- The building can be evacuated via the front door. In an emergency there is also an exit through the kitchen and out the back door
- We do not permit smoking in any part of the house but you may smoke in our patio area. Please request and ash tray.
- We are happy to cater for special diets or any particular likes or dislikes. Please advise us of these before your arrival.
- We are happy to refrigerate any medication. We can also keep any perishables (such as baby milk) in our fridge for a limited period.
- We offer a mobile phone top-up service

Contact Information

- **Address:**
145 Columbus Ravine
Scarborough
North Yorkshire
YO12 7QZ
- **Telephone:** 01723 375952. When we are away from home this number is diverted to our mobile phone.
- **Mobile Phone:** for text messages 07951 615327
- **E-mail address:** info@lynessquesthousescarborough.co.uk
- **Website:** www.lynessquesthousescarborough.co.uk
- We are open all year but do take occasional days off.

Future Plans for our Guest House

- In early 2008 we will begin refurbishment of the bedrooms. This will continue until all eight bedrooms are complete.
- We are planning to install a wireless internet connection. This should be running by summer 2008.

If you require further details or have any comments about the services we provide do not hesitate to contact us.