



2025- 2026

Manor Farm Access Statement



Paul & Kerry Fieldhouse
Manor Farm Holiday Cottages
Tel: 01262 850492
manorfarmcottages@outlook.com

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests & visitors.

Introduction

At Manor Farm our 3 luxury cottages are the perfect spot to relax and enjoy all that the beautiful Yorkshire Coast has to offer. Lovingly converted from haylofts and stables dating back to 1810, the cottages offer all the modern conveniences and comfort you would expect, in a lovely courtyard setting with outside dining, private parking and gardens. The perfect spot to relax in the countryside watching the sun set after a day out on the beach, golfing, a show at Bridlington Spa, shopping in Scarborough or bird watching at RSPB Bempton Cliffs.

Puffin Cottage has a single upstairs bedroom. **Guillemot Cottage** has a double and a twin room all on the ground floor except two steps to the twin bedroom. **The Roost** (formerly known as The Barn) sleeps up to 8 adults plus children in a variety of options including a king bed downstairs.

In all the cottages each bedroom has its own ensuite, all the cottages have washing machines, dish washers and microwaves. Linen and towels are provided and all electricity, gas and WiFi is included. Children are welcome and cots and an extra child's bed can be provided. Car parking is provided for each cottage. No pets are permitted in The Roost but Guillemot and Puffin can host one pet each.

Set in the 'Yorkshire Nature Triangle' we are just a walk away from the famous RSPB Bempton Cliffs Nature Reserve - the most accessible sea bird colony in Europe. There are cliff top walks, miles of sandy beaches, coves and caves, history and heritage, cycle routes (The Tour de Yorkshire passes our door) and golf courses all within a few miles.

We look forward to welcoming you. If you have any queries or require any assistance please phone 01262 850492 / 07825704058 or email manorfarmcottages@outlook.com.

Pre-arrival

- We will always send you full details of how to reach us in our Welcome email or letter after booking, to help you plan your car journey. You can also **plan your journey** using the websites - www.traveline.info and www.google.co.uk/maps. Simply enter 'Manor Farm Holiday Cottages, Main Street, Buckton' or 'YO15 1HU'. The traveline website lists us as 'Main Street, Buckton (22001113)' and the train station in the village as, 'Bempton'. Please note that their map shows us opposite Pump Lane but in fact we are opposite Buckton Gate - another 5-minute walk on.
- The **nearest train station** is Bempton which is 0.9 miles away or a 20 minute walk. The Hull - Scarborough train passes through Bempton.
- The **nearest bus stop** is on the green opposite the cottages. It is an unmarked stop. Bus drivers will drop you off and pick you up here if you let the know you are going to Manor Farm opposite Buckton Gate. There is no shelter or dropped kerb except to the driveway of our properties. The bus goes from Bridlington to Bempton service 504. www.eyms.co.uk.
- For **scooter or wheelchair hire** locally please contact:

Woodcock Mobility Ltd, 1a Manor Street, YO15 2SA.
Tel: 01262 675243
www.woodcockmobility.co.uk
Woodcock mobility hire a range of mobility aids on a daily or weekly basis and can deliver to the holiday cottages Monday - Friday. They are positioned close to the town centre of Bridlington.
- Some guests arrange a **food delivery** from Tesco or Sainsburys. We are happy to take this delivery for you on your day of arrival. Morrisons, Tescos, Co-op and local farm shop stores are all within a 5 - 10 minute drive.

- Our **brochure, access statement and prices** are all available in large print on request. We normally produce these using black, size 16, font Arial text on beige or yellow paper. If you would prefer a different format please let us know and we will do our best to accommodate.

Key collection and car parking

- **Keys** can be collected from a key safe box outside your cottage door. We will give you your unique code number to access the key box in your Welcome email or letter. This way you can let yourself in. We live on site and are around most days so if you forget to bring your code number or the box is not accessible to you please call in or call us (07825 704 058) or better still arrange for us to meet you when you arrive. If we are able we will always pop over to say hello and welcome you to the cottages.
- **Parking** is available in the courtyard for all the cottages. Each cottage has a space or more outside and there is ramped access to each cottage.
- The parking area and paths are tarmac and brick paving. There is a slight incline to Guillemot and Puffin cottages using the slope.
- **The area is well lit at night.** Outside our back door and The Roost there is a motion sensor flood light. The steps to the cottages are always lit at night and there are outside lamps for both Guillemot and Puffin cottages operated by an internal switch within the cottages. The stable housing the bins is lit by a motion sensor light but you can also put a light on manually (please note the switch is high up on the wall).

Entrance to properties

Puffin Cottage - the front door is 96cm wide x 191cm high (37x75ins). There is one step into the cottage (13cm / 5in high). There are both steps and a sloping path from the car parking area. The floor covering inside the front door is wooden flooring with a non-slip entrance mat.

Guillemot Cottage - the front door is 107cm wide x 190cm high (42x74ins). There is one step into the cottage (13cm / 5in high). There are both steps and a sloping path from the car parking area. The floor covering inside the front door is wooden flooring with a non-slip entrance mat.

The Roost - the front door is 95cm wide and 180cm high (37x70ins). There is no step into The Roost. Access from the car parking area is via a sloping path. The floor covering inside the front door is a floor-level coir mat onto wooden flooring.

Hall, stairs and landings

The hall, stairs, landings and rooms are all well lit using a combination of ceiling and wall lights in all of the cottages. All living areas have wooden floors (excepting The Roost kitchen which has linoleum) and all the bedrooms have short pile carpets. In each living area is a rug which can be moved.

Puffin cottage - the staircase to the upper bedroom has 13 steps (a combination of corner and straight steps) with a handrail on the right-hand side. There is also a fire escape door in the bedroom leading to outside stairs - 9 steps onto a gravel path.

Guillemot cottage - all rooms are ground floor excepting the twin room and en suite. Two steps lead from the main living area to the twin room. A non-slip mat is at the base of these steps.

The Roost - The king-sized bedroom 'Swallow' is a ground floor bedroom. The twin bedroom, 'Kittiwake', and the double bedroom, 'Razorbill' share a staircase of 6 steps to a shared landing. They then each have a staircase of 7 steps to the upper landing. The rooms are opposite one another and visible to one another across a low beam (an original feature of The Roost). Access to the superking (or twin) room, 'Swallow' is again by another staircase again 6 steps to a landing then another 7 to the room. All steps are 20cm high and 25cm depth. Handrails are on both sides.

Living areas

Puffin Cottage - the living area is on the ground floor accessed via the front door into an open plan sitting room, kitchen and dining area measuring approximately 5.4m x 4.6m. The room has one long corner sofa with cushions, a dining table with 4 chairs and a low coffee table. Furniture can be moved although please ask before moving the TV as the wiring is attached to the wall. There is a widescreen TV with control, subtitles and a DVD player. Lighting is by switches for wall lamps and a table lamp.

Guillemot Cottage - the living area is an open plan sitting room, kitchen and dining area measuring approximately 5m x 4.6m. The room has one 3-seater leather sofa and one 3-seater fabric sofa, both with cushions. There is a dining table with 4 chairs and low coffee tables. Furniture can be moved although please ask before moving the TV as the wiring is attached to the wall. There is a widescreen TV with control, subtitles and a DVD player. Lighting is by switches for wall lamps and overhead lights. There is a wood burning stove.

The Roost - the living area is on the ground floor accessed via the front door into an open plan sitting room and dining area measuring approximately 9.8m x 4.6m. The room has one two-seater leather sofa, one two-seater fabric sofa and a selection of single fabric sofa seats with cushions and a nest of 3 low coffee tables. The 4 dining tables which can join together have 8 dining chairs. Furniture can be moved although please ask before moving the TV as the wiring is attached to the wall. There is a widescreen TV with control, subtitles and a DVD player. Lighting is by switches for overhead lights and wall lights. The kitchen is accessed via the living area by 4 steps. These are necessarily steep at 17 - 24cm high and 25cm depth (7-9ins x 10ins) but they do have a wall mounted hand rail.

Kitchens

In all of the Cottages, glass and crockery is stored in wall cupboards. These can be moved and relocated on request. The wall cupboards in The Roost are particularly high and a collapsible step is provided under the sink to assist.

Puffin & Guillemot cottages - all kitchens have standard work tops at 91cm / 36ins from the floor with a standard sink, washing machine, slimline dishwasher and oven with 4 ring hobs. Fridges with freezer boxes are provided for Puffin & Guillemot cottages and a small additional freezer can be provided on request. The kitchens are step free and open plan to the rest of the living area.

The Roost - the kitchen has a standard work top at 91cm / 36ins from the floor with a standard sink, washing machine, dishwasher and range stove with 5 ring hob and hot plate. There is a tall fridge freezer. The kitchen is apart from the living area and necessarily smaller at approximately 3.5m x 2.6m. There are 4 steps to the kitchen from the living area. There is access to the back garden via flagstone steps leading from the kitchen.

Bedrooms and en-suites

Puffin Cottage

The upstairs bedroom is large (approximately 4.4m x4.6m) and has a king-sized bed with bedside tables and lamps as well as a chair, drawers and wardrobe.

The bedroom can easily fit a cot and / or z-bed for a child or personal assistant / carer / friend or family member.

The ensuite has a walk-in shower. There is a sloping roof with beam in the bathroom which should not impede movement to the sink, toilet or shower but guests with visual impairments should be made aware of it as it may impede access to the towel rail. The towel rail is often on and guests with visual impairments should be made aware that it is not a hand rail.

Guillemot cottage

- The ground floor double bedroom has a walk-in shower ensuite. A shower seat can be provided. The bedroom is not wheelchair accessible and guests must be able to walk into and around the bedroom to the en suite to access the bathroom. Unfortunately, the furniture cannot be rearranged. There is a wardrobe and bedside table with touch-operated bedside lights.
- The twin room is accessible by two steps from the living area. It has a shower over bath ensuite. Good mobility is needed to access the bath and shower. There are no hand rails. The bedroom has one small built in wardrobe.

The Roost

- 'Fulmar' is the ground floor bedroom accessible from the living area (no steps) and close to the front door. The ensuite to 'Fulmar' is a shower over bath. There is no hand rail. 'Fulmar' room has a king-sized bed and the room can accommodate a cot or z-bed. It is not wheelchair accessible. Guests must be able to walk around the bed to the bathroom to access the toilet (there is no shared toilet in The Roost).
- 'Razorbill' is an upstairs double bedroom (13 steps with central landing). It has a walk-in shower ensuite. There is a sloping roof with beam in the bathroom which should not impede movement to the sink or toilet and a sloping roof with beam to one side of the bed which guests with visual impairments should be made aware of as it may impede access to one side of the bed.
- 'Kittiwake' is a twin room opposite 'Razorbill' and sharing a split staircase (13 steps with central landing). It is a spacious room with drawers and a wardrobe. It has a walk-in shower ensuite. There is a sloping roof with beam in the bathroom which should not impede movement to the sink, toilet or shower but guests with visual impairments should be made aware of it as it may impede access to the towel rail.
- 'Swallow' bedroom is accessible via a staircase (13 steps with central landing) and has a zip-link super-king bed which can be kept as a super-king bed or split into twin single beds. There is a wardrobe and drawers. 'Swallow' has a walk-in shower ensuite. There is a sloping roof with beam in the bathroom which should not impede movement to the sink, toilet or shower but guests with visual impairments should be made aware of it as it may impede access to the towel rail.
- Each bedroom in The Roost has its own wall mounted TV with control and subtitles.

The Gardens and Outdoor Facilities

- We have **picnic tables** outside each cottage. The tables are to the front in the courtyard for Puffin and Guillemot Cottages. The tables for The Roost are to the rear and only accessible by paved steps which are steep in places (including from the rear door of the kitchen in The Roost). The tables can be moved out to the front of The Roost in the courtyard on request. Please do ask us.
- The **gardens** are accessed via paved steps and a steep road that leads up the hill from the courtyard. At the top there is a paved area with two steps (it is difficult to discern where the step is - please be careful) where there is a summer house for each of the smaller cottages (Puffin & Guillemot). In Guillemots area there is also a red brick inbuilt BBQ station. Please ask us about our gas BBQ which could be wheeled to the cottage doors or gardens as suits you.
- The hill to the Puffin and Guillemots gardens is too steep for guests with limited mobility or wheelchair users. However, guests are welcome to drive up the ramp to the grassy parking area at the top where they can access the field and shared gardens on foot.
- The Roost has its own back garden with a seating area on wood chippings which catches the evening sun. It must be accessed by paved steps to the rear of the cottage.
- Our field is approximately 5 acres. It is at present managed as a grassland and we have mown a circular path around it with a picnic bench for resting and viewing at the top of the path. From here you can view the surrounding countryside and it is a great star gazing spot!
- There is a local church and community hall in the village with children's playpark (approximately 15 - 20 minute walk) and a local Post Office (20+ minute walk) with groceries.

Additional Information

Pets

- One pet is welcome in each property. If you have brought your dog there are lots of lovely walks around but we recommend that you research any restrictions on the local beaches. The website, www.thebeachguide.co.uk/north-east-england/yorkshire/dogs-allowed, may be able to help.
- Please ensure that you pooper scoop when out and about and dispose of the doggy bags properly. We have provided a bin in the general bin-stables specifically for dog bags and nappy bags. We do ask that dogs do not go on the furniture and please be mindful of other guests, their children and dogs.

The cottages

- In most instances doors and door frames are dark wood and walls are light in colour.
- You may find that if you are a Vodafone or BT mobile customer you may not have any signal in the Cottage, you can walk up to the Summerhouse and the signal seems to pick up there. All other networks seem to be fine.
- Unlimited WiFi is available in each cottage. The login details can be found in the Welcome Manuals in each cottage but please ask us if you are unsure or require assistance.
- We have stables where we can store a wheelchair, scooter, car top box or bike. These are easily accessible from the cottages. Please ask us (ideally before you arrive) and we can arrange space and a key for you.

Hospitals and Doctors

- **Bridlington Hospital** has a minor injuries / walk-in clinic and GP access centre which are operated by City Healthcare Partnership. The GP MacMillan Wolds Unit and Buckrose Ward are run by Humber NHS Foundation Trust. It also has a renal dialysis unit which is run by Fresenius Medical Care Renal Services. The hospital is approximately 5 miles from the cottages and a 10-15-minute drive. Their contact details are:
Bessingby Road, Bridlington, YO16 4QP
Tel: 01262 606666
Email: pals.scarborough@york.nhs.uk
www.york.nhs.uk.
- **A&E** and access to x-ray facilities can be found at **Scarborough Hospital**. The hospital is approximately 16 miles and a 30 - 40 minute drive from the cottages. Their contact details are:
Woodlands Drive, Scarborough, YO12 6QL
Tel: 01723 368111
www.york.nhs.uk.

We are limited in scope for major adjustments to the rooms due to their size and the natural layout and beams within the old barns and haylofts. However, we are happy to take suggestions and to date we have implemented all the suggestions put to us by guests.

Contact Information

Address: Manor Farm Holiday Cottages 70 Main
Street Buckton YO15 1HU

Telephone: 01262 850492 / 07825 704 058

Email: manorfarmcottages@outlook.com

Website: manorfarmholidaycottages.co.uk

Grid Reference: TA182727

Hours of Operation: always open



'The Courtyard' - showing car parking space outside level access to the bike shed (central white stable door) from both Guillemot and Puffin Cottages.



The Roost's living area and one of the en suites ('Razorbill') showing the sloping roof and beam common to many of the bathrooms. The garden to the rear is accessed by steps and leads to the sitting area shown below. There is also a paved area with picnic benches.



Guillemot's lounge; double bedroom's walk-in shower; and steps to twin room.



Puffin's living area, bedroom and ensuite (both bedroom and ensuite are upstairs).



In our grounds are two summer houses for each of the smaller cottages, a playing field with willow dome seating area and meadow walk.



The Yorkshire coastline has a true wow factor. The RSPB Bempton Cliffs (a 40-minute walk or 3-minute drive from the cottages) is a spectacular nature reserve - the most accessible sea bird colony in Europe. The new visitor centre is fully accessible and a wheelchair accessible path takes you to 'Grandstand' a view point where you can see all of the bird species. RSPB Bempton Cliffs also has wheelchair and scooters for loan – it is advisable to book ahead in busy months (April - August).



A group of ladies stayed in Guillemot Cottage. One of the ladies was a wheelchair user and the others had limited mobility. They were hoping to spot a Puffin - a lifelong dream. We are very pleased to report that they did!

