

# AllSeasonsGuestHouse

11 Rutland Street

Filey YO14 9JA

01723 513715

[www.allseasonsfiley.co.uk](http://www.allseasonsfiley.co.uk)

## Access Statement

### Introduction

The All Seasons is a boutique Bed and Breakfast situated in a Victorian mid-terrace property. Our 6 en-suite bedrooms can accommodate up to 14 guests. We have sympathetically renovated the property in keeping with its period and setting and to maximise accessibility. The All Seasons Guest House is a family run establishment that caters for as many individual needs as possible, within the constraints imposed by the age and style of the property that can lead to restrictions for some client groups.

There are 3 bedrooms on the first floor and 3 bedrooms on the second floor. Due to the gradient and number of stairs leading to some of the bedrooms, they may be unsuitable for people with limited mobility.

The All Seasons Guest House is situated approximately 80 metres from Crescent Gardens in a quiet location with limited on street parking. The Bus and Railway Station are 5 minutes walk away. The shops, cafes, restaurants and pubs are within easy level walking distance. Access to the beach is a short walk; however, both the steps and road leading to the beach are quite steep and in some areas cobbled.

### Pre-Arrival

The All Seasons Guest House is located on the left hand side of Rutland Street, near to the centre of Filey and close to Crescent Gardens. Parking is limited on Rutland Street; however, adjacent roads are available to park on. Details of council car parks can be given at the time of booking.

The train and bus stations are within walking distance, time tables are available on our website. Taxis are available from the train station, which can be booked in advance.

To find us, on entering Filey follow signs for West Avenue long stay car park. Rutland Street is the second turning on the left off West Avenue.

Unfortunately we do not provide facilities for guest pets.

Our website [www.allseasonsfiley.co.uk](http://www.allseasonsfiley.co.uk) provides details and pictures of our accommodation.

You can contact us by telephone, email or through our contact form available on the website.

### Arrival and Car Parking

Rooms are available from 1400 - 1700hrs, earlier or late arrivals are by prior arrangement. Please advise us of your arrival time to ensure you receive a warm welcome, from your hosts Andrew and Lesley.

Luggage may be left with us before parking and assistance with luggage is always offered. Tickets for parking in the council car park can be booked for 2-7 days and are available from the Visitor Information Centre, Evron Centre, John Street, Filey. Tel: 01723 383637.

### Main Entrance

There is a small forecourt to the front of the property with a 50cm high, 94cm wide and 155cm deep step up from the pavement. The step to enter All Seasons is 5cm high and 98cm wide.

The outer double door is usually open and a door bell is located on the right hand side of the door frame. The inner lobby area has a door opening from left to right into the hallway. The hallway is furnished with Karndean flooring.

On entering the hallway there is a door to the left with a right opening into the carpeted Guest Lounge which is available at all times. At the right hand side of the hallway are leaflet holders with information about places to visit, places of interest and the local Filey map which includes places to eat and the tide timetable.

There is a bookcase in the lounge with a selection of reading and reference books. The second door on the left is to Private Accommodation. On the left opposite the Private door is Reception area and straight ahead is the Dining Room.

Leading from the hallway the first flight of carpeted stairs are 81cm wide, 28cm deep and 18cm high - 14 steps in total. The hand rail for the staircase is on the left hand side.

On the first landing, the step up to the bedroom is 16cm high. At the end of the corridor is Room 1 which is a double room bath en-suite.

Turning right at the top of the stairs there are two steps 18cm high, 81cm wide and 28cm deep. The first room on the right is Room 2 a double, triple or twin, shower en- suite. The second door on the right is Room 3 a double shower en-suite. The door ahead is Private.

The second flight of carpeted stairs is to the left with the handrail on the left hand side. The stairs are 81cm wide, 28cm deep and 18cm high. At the head of the stairs is a landing with Room 4 with a 6cm step at the entrance. This is a King room with a shower en-suite.

Turning left there are two steps onto the landing 81cm wide, 28cm deep and 18cm high. Room 5 is a double, triple or twin room with a shower en-suite on the right hand side. Room 6 is straight in front; this is a luxury suite consisting of a large double room with a shower en-suite.

### Guest Lounge

The Guest Lounge is carpeted and is furnished with 2 large leather settees, an upright chair, coffee table and bookcase. There is a large flat screen television with a digital receiver and DVD player. There is a gas fire to enhance the central heating as required. Lighting is arranged for reading and relaxing. There are table lamps and a central chandelier.

### Dining Room

The Dining Room has a Karndean floor and is comfortably arranged. There are 6 tables all suitable for single, double or triple occupation. They can be re-arranged to suit families and parties. The dresser base is located on the left as you enter the Dining Room where Muesli, Fresh Fruit, Fruit Juice, Yoghurts and preserves are located. To the right there is a bookcase with Cereals, Croissants and a selection of teas arranged for breakfast.

Wherever possible our breakfast produce is locally sourced and we have a varied menu for you to choose from. Breakfast menus are available both in standard or Can be provided in large print and we are happy to list them verbally if required. We do provide vegetarian alternatives as standard; however, we can cater for all dietary requirements if notice is given at the time of reservation.

The double doors at the head of the Dining Room lead to Private Facilities.

### Bedrooms

All bedrooms are en-suite, carpeted with a flat screen colour television with access to Freeview and integral DVD player. Additionally, each bedroom has a hospitality tray providing a kettle, tea, coffee, brown & white sugar, hot chocolate, herbal teas, milk, biscuits and bottled water. Fresh milk can be provided if requested. Located in the ensuite are complimentary soap, bath/shower gel, shampoo, body lotion and hand wash.

All Rooms do have a radio alarm clock and salon style Hairdryer. Hair straightener's, ironing board and iron is available on request.

In all bedrooms there are a range of electrical sockets at both floor and half wall heights.

Bedroom 1 is at the head of the first floor staircase. This is a double with a bath en- suite; the bed is Oak and 4ft 6", with matching bedside cabinets with a lamp and an Alarm radio on top. To the right of the bed is a dressing table with a mirror on top and a stool, next to this is a range of wardrobes and shelves. To the left the window and a coffee table and a wall mounted flat screen colour television with Freeview. To the right of the bedside table there is the complimentary hospitality tray. The room is light and airy with a good sized bathroom.

Bedroom 2 this room is the first door on the right. This is a twin, double or triple room with a shower en-suite. This room has two Pine sleigh beds one 4ft 6" and the other 3ft. There is a pine wardrobe with a large drawer under; two bedside cabinets with bedside lamps. There is also with a dressing table with stool, mirror and a wall mounted flat screen colour television with Freeview. Two high back leather chairs and pine coffee table are provided for your comfort. The en-suite has one step down and is a good size.

Bedroom 3 is the second door on the right at the end of the first floor corridor. This is a double room with a shower en-suite. It has a 4ft 6" double oak bed, with matching bedside cabinets and wardrobe with a drawer under, bedside lamps are on the bedside cabinets. Two leather easy chairs and a coffee table sit perfectly in the bay window. A wall mounted flat screen colour television is available. There is also a dressing table with a mirror on and a stool.

Bedroom 4 is at the head of the second flight of stairs. This is a king room with a shower en-suite on the left as you enter the room. To the right of the room are 2 leather easy chairs and a coffee table. On the back wall is the head of the king size pine sleigh bed. To the left of this is the wardrobe. On the left hand wall is the window beside this is the Wall Mounted flat screen TV with free view and a DVD player, next to this is a chest of drawers with the complimentary drinks tray on the top, the dressing table with mirror and stool, stand next to the drawers.

Bedroom 5 is on the left at the second floor corridor. This is a Twin, Double or Triple room with a shower en-suite. There is a double oak bed at 4ft 6" and a single oak bed at 3ft. Alongside a matching wardrobe and bedside cabinets, there is one leather easy chair and a coffee table. A wall mounted flat screen colour television with free view and a DVD player, with a oak chest of drawers under. The complimentary beverage tray is next to the drawers.

Bedroom 6 is the second door straight in front at the end of the second floor corridor. This is a luxury suite and has a shower en-suite. To the left of the door is the built in wardrobe also along the left hand wall is the rosewood king size sleigh bed, with 2 bedside cabinets with lamps and a radio alarm clock. On the facing wall are 2 windows, allowing good light into the room. There are a range of chairs, leather relaxer, swivel and high back leather, to the right is a dressing table and chair, Next to this is a wall mounted TV with Free View and a DVD Player, to the right of the door is the complimentary hot drinks tray.

#### Front Exterior

There is a small forecourt to the front of the property with flower pots and a chair for guest use.

#### Rear Exterior

There is a rear forecourt which is private.

#### Additional Information

A full fire alarm is fitted throughout the premises and is tested weekly.

Emergency lighting is fitted and tested.

Full fire instruction notices are posted in every bedroom.

All Seasons is non-smoking. However, guests may smoke outside, for the safety and comfort of other guests; we would ask that the doors are closed to prevent cigarette smoke entering the premises.

We are happy to refrigerate any medication or store perishable foods.

Details of disabled toilets and parking are available on request.

If you need assistance due to any health issues, allergies or impairments this can be provided.

To discuss individual circumstances and requirements just ring 01723-515321 and talk to either Lesley or Andrew.

#### Contact Information

Andrew & Lesley Burr  
All seasons Guest House  
11 Rutland Street  
FILEY  
North Yorkshire YO14 9JA

Telephone: 01723 515321  
Email: Lesley@allseasonsfiley.co.uk  
Website: [www.allseasonsfiley.co.uk](http://www.allseasonsfiley.co.uk)

#### Local Equipment Hire

Keep Mobile  
22 Murray Street FILEY  
YO14 9DG

Telephone: 01723 514411  
Website: [www.keepmobile.com](http://www.keepmobile.com)

Public Transport	-	Bus	0870 6082608
		Rail	0845 7484950
Station Taxis	-	Taxis	01723 515333
Doctors	-	Emergencies	01723 515881
		Appointments	01723 515666
Tourist Information	-		01723 512204

## Summary

We continually strive to improve and enhance the facilities of All Seasons. We can guarantee a warm welcome in extremely comfortable surroundings and endeavour to provide you with all the information you may require.

Our aim is ensure that your stay with us is enjoyable and that you can truly remember All Seasons together with the Beauty of Filey.

Andrew & Lesley Burr

July 2008

Annually

Updated January 2012