



All Seasons Guest House

11 Rutland Street

Filey YO14 9JA

01723 515321

www.allseasonsfiley.co.uk

Access Statement

Introduction

All Seasons is a 5-bed roomed boutique bed and breakfast. The property is a mid-Victorian terrace.

All Seasons has been renovated in keeping with its period and setting and this has implications for accessibility. The property forms part of a terrace and is accessed through a gate from the pavement at the front.

We try to cater for as many individual needs as possible, but the age and style of the property does lead to restrictions outlined in our summary.

The All Seasons Guest House is a family run establishment. The property has 5 en-suite bedrooms and can accommodate a maximum of 11 guests.

There are 2 bedrooms at first floor and 3 bedrooms on the second floor; therefore, due to the number of stairs, some of the rooms are 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.

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 are quite steep.

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 free on Rutland

Street available on a first come basis; however, adjacent roads are also available to park again for free. Details of Council car parks can be given at the time of booking.

The train and bus stations are within walking distance and 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 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 your arrival time to ensure you receive a warm welcome, from your hosts Joy and Ian.

Luggage may be left with us before 1600hrs, parking and assistance with luggage is always offered.

Main Entrance

There is a small forecourt to the front of the property with a 9cm high, 94cm wide and 155cm deep step up from the pavement. The step to enter All Seasons is 5cm high, 98cm wide.

The outer double door opening 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. At the right-hand side of the Hallway are leaflet holders with information on places to visit and places of interest and the local Filey map.

The second door on the left is to Private Accommodation. On the right opposite the Private door is the Reception area and straight ahead is the Dining Room.

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

Turning left 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 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 to Room 4 with a 6cm step at the entrance. This is a king size room with an en-suite bathroom with shower.

Turning left there are two steps onto the landing which are 81cm wide, 28cm deep and 18cm high. Room 5 is a Junior suite with a king size bed and an en-suite

bathroom with shower. Room 6 is directly ahead, this is a Luxury suite consisting of a large double room with king size bed and an en-suite bathroom with shower.

Dining Room

The Dining Room has a Karndeian floor and is comfortably arranged. There are 5 tables all suitable for single, double or triple occupation. They can be re-arranged to suite families and parties.

The dresser base is to the left as you enter the Dining Room displays Muesli, Fresh Fruit, Fruit Juice, Yoghurts and preserves. To the right there is a bookcase with cereals, fruit and a selection of teas.

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

Bedrooms

All bedrooms are en-suite and are carpeted with a flat screen colour television with free view with the addition of internet TV in the Suites. A hospitality tray containing kettle, tea, coffee, brown & white sugar, hot chocolate, Herbal teas, milk, biscuits and bottled water. Fresh milk can be provided if requested.

Complimentary White company soap, bath/shower gel, shampoo, body lotion and hand wash are provided.

All Rooms have a radio alarm clock and salon style hairdryer with hair straighteners available on request. Ironing facilities are available.

Bedroom 2

This room is on the first-floor corridor and is the first door on the right. This is a Twin- Triple or Double Shower en-suite with two beds, one 4ft 6" and the other 3ft. There is a pine wardrobe with a large draw under, two bedside cabinets with bedside lamps. There is also with a dressing table with stool, mirror and a flat screen colour television with free view. 2 high back leather chairs and pine coffee table. The en-suite shower room has one step down and is a good size.

Bedroom 3

This room is the second door on the right at the end of the first-floor corridor. This is a double shower en-suite with 4' 6" double oak bed, with matching bedside cabinets and wardrobe which incorporate draws. Bedside lamps are on the bedside cabinets. A chair and a coffee table sit perfectly in the bay window. There is a wall mounted flat screen colour TV with Freeview. There is also a dressing table with a mirror and a stool.

Bedroom 4

This room 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 next to that is the chest of draws and the dressing table with mirror and stool. A wall mounted TV with Freeview.

Bedroom 5

This room is on the right of the second-floor corridor. This a Junior Suite room with en-suite facilities containing a 5ft king size mahogany sleigh bed with high quality bedside tables and lamps. The room also contains further high-quality furnishings including a wardrobe, chest of drawers and console table with stool. There is a seating area with occasional table and standard lamp. The large wall mounted TV has access to Freeview and internet content. Robes and slippers provided.

Bedroom 6

This room is the second door straight in front at the second-floor corridor. This is the Luxury suite with a shower en-suite. This is a large double aspect room with a 5ft sleigh bed with high quality bedside tables and lamps. A small walk in wardrobe is located adjacent to the bed. The room also contains a chest of draws and dressing table, with vanity lighting above. The large wall mounted TV has access to Freeview and internet content. Three seats are available, one leather armchair, a leather relax chair and a large round swivel chair with standard lamp. Robes and slippers provided.

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 discuss and cater for any special dietary needs. Please inform us at the time of booking.

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

Details of disabled toilets and parking are available on request.

Contact Information

Joy & Ian Crozier

All Seasons Guest House

11 Rutland Street

FILEY

North Yorkshire YO14 9JA

Telephone: 01723 515321 Mobile: 07905 508648

Email: joy@allseasonsfiley.co.uk

Website: www.allseasonsfiley.co.uk

Public Transport - Bus 0870 608268

Rail 0845 7484950

Station Taxis - Taxis 01723 515515

Doctors - Emergencies 01723 515881

Appointments 01723 515666

Tourist Information - 01723 512204

Full Refurbishment 2008 and continuous since this time. Under new ownership in 2017, a programme of updating and decoration has taken place and will be an ongoing task.

Summary

We continually strive to improve and enhance the facilities at All Seasons and so reserve the right to improve and change some details whilst taking care not to mislead. We can guarantee a warm welcome in extremely comfortable surroundings and endeavour to provide you with all the information you may require.

Our mission is to provide the very best in Guest House accommodation whether it be the fabric of the building, facilities available or great service to ensure that your stay with us is enjoyable and one that you can truly remember. All Seasons together with the beauty of Filey is a great destination.

Joy & Ian Crozier

February 2018