



**ONE BECKSIDE  
STAITHES**

## **GUEST VISITOR GUIDE**



## **WELCOME TO ONE BECKSIDE**

**Free WiFi is available throughout:**

Select wireless network **BecksidesStaithes**

Password: **we-love-staithes**





**ONE BECKSIDE  
STAITHES**

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## ONE BECKSIDE STAITHES

### WELCOME TO ONE BECKSIDE

Thank you for choosing to stay at One Becksides, Staithes.

The post code for sat nav users is TS13 5BU.

We hope you have a wonderful holiday. We have put this welcome pack together to help you make the most of your stay in our cottage in the beautiful village of Staithes on the North Yorkshire Coast.

We have tried to make the cottage as comfortable and well-appointed as possible. We are Emma and Jonathan Shepherd and we have been holidaying in Staithes at One Becksides for over 20 years.

The cottage has recently undergone a complete refurbishment project from top to bottom and we hope you are as impressed with it as we are. Although small in size, we think perfectly formed!

Whilst we do employ professional cleaners, please try to keep the cottage in a clean and tidy condition during your stay.

We do understand that accidents can happen so please let us know if you damage anything so we can take appropriate action. We would not normally charge for minor breakages, but may invoice for repair or making good if the damage or breakage is significant.

We ask that you consider occupants of the other properties nearby by keeping noise to reasonable levels.

Should you need to contact us for anything, please call Emma on 01756 761 689, 07904 124 276 or email [info@becksidestaithes.com](mailto:info@becksidestaithes.com)

Please let us know if you think we have missed anything from this welcome pack.

**Instruction manuals** are provided in a supplementary folder.

Full Terms and Conditions are provided at the back of this pack.

**Please note that all the information in this pack is correct as of April 2026.**



## ONE BECKSIDE STAITHES

### PARKING AT ONE BECKSIDE

Staithes was not built for cars and unfortunately, there is no parking outside the cottage. However, you can bring your car down the bank to load and unload on arrival and departure. We do have a **parking permit** for one car for the Scarborough Council Bank Top Car Park, behind the tourist information office next to the public toilets at the top of the hill as you enter the village, which you are free to use during your stay, subject to availability.

This will be left on the kitchen table for you. Please ensure that it is returned on the day you leave for the benefit of other guests as the permits cost £50.00 to replace, a cost which you would be liable for. If using this permit please park in bays other than those marked for residents, or you are likely to get a parking ticket.

Please note that whilst loading and unloading, you will be parking on double yellow lines by doing this so please don't leave your car for any longer than necessary. Please ensure that you park as close to the curb as possible as some of our neighbours are permanent residents and the road is in regular use.

Becksides is very narrow and can be quite tight to turn your car around. We find it's easier to follow the road round behind the cottage and turn there or turn sharp left up into the little cul de sac after you have turned left into Becksides, before reversing.

In the old part of the village, there is limited on street parking on the High Street opposite Betsy & Bo's sweet shop, but parking restrictions apply.

For additional cars, either use the same council car park at Bank Top or one of two privately run car parks.

For the council car park, you pay between the hours of 9am and 6pm via a parking meter (which does also take card payments or you can call the phone number on the meter and pay by phone). The cost is currently £7.90 for 24 hours, though you can pay for a shorter period. You can also ring the council in advance of your holiday on 01723 232323 and purchase a 2-7 day permit. These tickets enable you to park in other council car parks along the coast. Charges only apply from March 1 to October 31.

Of the private car parks we recommend Glen Vale, which can be pre-booked via their website: [www.parkingstaithes.co.uk](http://www.parkingstaithes.co.uk) If you wish to use this car park, it is strongly advised to book. Prices vary. The other private car park is next to the council car park and charges a similar amount. This is run via a payment meter.



## ONE BECKSIDE STAITHES

### ON ARRIVAL

One Becksides is an old fisherman's cottage located one street behind the High Street and to the left as you go down the Staithes bank.

Follow the road down the bank, through the sign saying no visitor parking and follow the road down the hill. Half way down on the left you will see the Bethel Chapel.

Turn sharp left opposite and follow the road round to the right. The "Longhouse" (white) will be on your left, after which One Becksides is the third cottage down on the same side with the enclosed fencing area outside.

Guests are requested to arrive no earlier than 4pm at the start of your stay to give our cleaners time to get the cottage ready for you.

The keys to the cottage are located in a key safe on the left hand side of the front door as you look at it. You will be given the code once your booking is confirmed and paid for.

One key will open the front door and the other the back door. We strongly recommend that you keep the keys in the key safe whilst you are out and about during your stay.

### DEPARTURE

On your departure day it would be most helpful if you could leave any used towels on the floor in the bathrooms.

Please remember to empty all the bins and put the rubbish out.

Please ensure that the doors are locked, windows are closed and the keys returned to the key safe on your departure and that the code is scrambled and covered up.

You should be ready to leave the cottage by 10am unless other arrangements have been made.



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### INSIDE THE COTTAGE

The cottage offers two bedrooms and two bathrooms, an open plan kitchen and living room/dining area and a small enclosed sun terrace. Free WiFi is available throughout. Select network **BecksidesStaithes** and password: **we-love-staithes**

#### **The Kitchen:**

The kitchen is fully equipped, including a fridge (with small freezer compartment), slim line dishwasher, oven with four ring hob and a microwave oven/grill, toaster and kettle.

We have tried to provide all that you could need to cater for cooking at home.

There are plenty of plates, bowls, side plates, cups and saucers, mugs and glasses in the cupboards above the sink.

You will find pans and lids, along with baking trays and a roasting tin in the bottom drawer, kitchen utensils, a tray and kitchen knives and plenty of cutlery in the top two drawers. There is also a grater and two deep sided glass casserole dishes, a mixing bowl, a water jug tea pot, cafetiere and a milk jug.

There is also a Nespresso coffee making machine with an integrated milk frothing appliance. Two coffee pod capsules are provided for each guest.

We can provide additional sleeves of 10 given two weeks notice at a cost of £4.50 per sleeve, though you will find it a little cheaper to bring your own – these can be ordered from [Nespresso.com](https://www.nespresso.com) or most supermarkets sell compatible equivalents.

There is a small amount of cupboard space for your non perishable food items, juices, condiments etc.

**Instruction manuals** for the appliances are provided in a supplementary folder which will be waiting for you at the cottage.

The electric socket on the far right hand side of the kitchen has built in USB ports for charging mobile phones, tablets etc.

Downstairs in the large cupboard under the stairs you will find a washing machine and an upright freezer along with a few cleaning items including a mop and a vacuum cleaner.



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There is also a small table top ironing board located on the back of the cupboard door and an iron. There is a clothes airer in the wardrobe of the lower ground floor bedroom.

### **The living room/dining area:**

At the far end of the living room you will find a dining room table with bench seating for four people. Place mats are stored in the alcove. Feel free to pull the table away from the wall and reposition as you wish.

In the alcoves either side of the TV, additional sockets are situated next to the mood light switches with integrated USB ports for charging mobile phones, tablets etc.

In the alcove nearest the kitchen you will also find an internet radio. The system is capable of receiving thousands of internet radio stations from around the world. It has Bluetooth connectivity for Smart Phones so you can also use it as a high quality music centre from which you can stream all your favourite hits.

The wall mounted Smart Amazon Fire TV is connected to the internet and the external digital aerial giving you access to a choice of terrestrial, Freeview and internet TV Channels. The TV remote will give you the all channels you need. TNT Sport is available free of charge for Champions League, Premier League football and Premiership rugby matches etc via a pre-installed HBO Max app. To locate the TNT app, arrow right with the handset to the icon with three squares and a + sign next to the cog on the far right hand side. Press OK (the centre button) and locate the discovery+ app

If you would like to watch a movie, select the Netflix button and log into your account. Alternatively, if you don't have an account you can use ours. Simply click "sign in", then enter when prompted, enter email address [info@becksidestaithes.com](mailto:info@becksidestaithes.com) and password: Jack011214. Finally, select Becksides as your profile then choose the programme/film you would like to watch

Feel free to bring your own Firestick to watch your own apps. There are plenty of HDMI slots on the TV

**Instruction manuals** for the appliances are provided in a supplementary folder.

Inside the footstool next to the sofa in the living room window, you will find a selection of games including monopoly, scrabble, chess and draughts, a domino set and a pack of playing cards.



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There are two house telephones, one located on the window sill in the living room and the other on the bedside table nearest the door in the second floor bedroom.

These phones use internet technology and are free for you to use for unlimited calls to UK landlines and mobile phones. Premium rate and international calls will be charged for.

The number for the house is **01947 666 111**.

Please note, if there is a power cut or the internet is down, the telephones will not work. For emergency calls, knock on a neighbour's door and ask to use theirs, if your mobile doesn't work.

Mobile reception in Staithes is very limited – if you have an App on your phone such as WhatsApp – connect your device to the internet.

Just inside the front door you will find a small shoe rack. Please help us to keep the cottage tidy by removing your shoes when inside the property.

A wall mounted coat rack is provided at the foot of the stairs as you go down to the ground floor and you will find a second coat rack by the back door, along with several umbrellas which you are welcome to use.

### **The bedrooms:**

The bedroom on the second floor has a large double bed and a small Smart TV with integrated DVD player mounted on the wall in the alcove. The TV can access terrestrial, Freeview and internet based channels via the remote control handset.

Double sockets with USB ports can be located behind both bedside tables.

The ground floor bedroom has a “zip and link” bed system and so can be set up either as two single beds or a King sized double bed.

Following confirmation of your booking, should you wish to use this room, please advise of your preference.

The TV in this bedroom, is connected to the digital aerial and can receive both terrestrial and Freeview channels.

Double sockets with USB ports can be located behind the beds and a further USB socket can be found on the wall below the chest of drawers with the TV above.



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There is a hair dryer in the drawer of the dressing table in both bedrooms.

TV manuals can be found in one of the other dressing table drawers.

### **Living room and bedroom heating:**

The Cottage is heated through smart wave electric wall mounted radiators.

The living room radiator is next to the door, the second floor bedroom radiator by the window, the ground floor bedroom radiator behind the dressing table and the ground floor hallway radiator by the back door.

The radiators are set to manual to keep the cottage at a comfortable temperature for the time of year of your visit. However, you can turn these up and down to suit your needs by using the buttons on the side panel of the individual heaters.

If you are not used to these sort of radiators, they can appear quite complicated to operate so please revert to the instruction notes at the end of this pack or the manual in the equipment folder.

You can switch the radiators off by pressing the top button on the control panel – it will beep twice or there is a switch at the back. Should you decide to do this, please ensure you switch them back on before you leave as we control them remotely when the cottage is empty.

There is also an electric flame effect fire in the living room area which is operated by the small remote control which should be situated on the mantel piece. Please ensure that you point the hand set close to the fire to turn it on.

There are two heat settings and four flame effect settings. The flames can be used independently without the fire giving out heat should you choose.

Please ensure that the fire is switched off on your departure via the hand set but please DO NOT turn the fire off at the socket with the red light below the fire and to the right.



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### **Hot water:**

The hot water for the wash basin in the shower room, the kitchen sink and the main bathroom are run from a hot water tank located in the cupboard next to the window in the bathroom on the second floor.

When you arrive at the cottage, please open this cupboard where you will see two switches on the inside left of the door. If the switches are off, turn both of them on and leave them on throughout the duration of your stay.

The top switch will heat the water tank enough for a shower in the main bathroom, whilst also providing hot water for the bathroom wash basin, the kitchen sink and the wash basin in the shower room.

If you would like more than one shower, or a bath there is a booster button below the second switch with an option for half an hour, an hour or two hours accelerated heating. An hour should be sufficient to provide enough water for a bath. Please note, when you arrive it will take up to an hour for the water to heat up completely.

Please switch both switches off when you leave at the end of your stay.

The shower on the ground floor uses an electric power source which is always on.

### **The bathrooms – heating and operation:**

Both bathrooms have wall mounted towel rail radiators which are set to come on in the morning and the evening for 2/3 hours. Outside these periods, they can be turned on via the blue booster switch on the control panels outside the doors.

Both bathrooms also have electric wall mounted fan heaters, operated by a circular push button with a blue light outside the doors. If either bathroom is cold, give the button a press for an instant boost of warmth.

Please note that these are timed and will turn off automatically; five minutes in the second floor bathroom and two minutes on the ground floor. Simply press the button again should require a further boost.

Extractor fans are operated when the light in either bathroom is turned on and will automatically shut off when turned off.

The shower in the ground floor bathroom simply turns on with a push button inside the cubicle. There is a dial to adjust the temperature to your own requirements.



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The shower on the second floor is over the bath and the shower screen is hinged so it can be moved out of the way whilst you turn it on.

Please ensure the shower screen is relocated once the shower is switched on. To turn the large shower head on, turn the left hand knob towards you as far as it will go. To use the small shower head, turn the same left hand knob in the opposite direction towards the wall.

The knob on the other side of the bar controls the temperature. Please be careful as this can get very hot. About half way should be about right for most people.

The plug is operated using the knob on the side of the bath by the door. Simply turn to lift and lower the plug.

The mirrors in both bathrooms have built in lights which are operated by moving your hand over sensor in the bottom right hand corner. Both mirrors also have built in shaver/electric tooth brush charging sockets which can be found just behind the glass at the same point in the bottom right hand corner.

### **Travel cot and portable high chair:**

A travel cot and portable highchair can be provided upon request prior to your stay. Please note the highchair clips onto the edge of the table. It is your responsibility to ensure safe and correct usage and that no child is left unattended.

### **Baby/Pet gates:**

There are two retractable baby/pet gates in the cottage; one in the living room at the top of the stairs going down and another in the kitchen at the bottom of the stairs going up. The gates will be set to the open position when you arrive. Should you need to use them, please familiarise yourself with their operation. It is your responsibility to ensure safe and correct usage.

**Instruction manuals** for the appliances are provided in a supplementary folder.

### **Dogs:**

You are welcome to bring one or two well behaved dogs into One Becksides. We ask that you bring their bed/s with you, restrict him/her to the first floor living area and do not let him/her on the furniture.

Please note any damaged caused by your dog must be paid for.



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### **Refuse:**

There is a small bin on the back of the boor beneath the kitchen sink. Further bins can be found in both bedrooms and bathrooms.

Please ensure that all rubbish is removed from the cottage before you leave at the end of your stay. There is a green wheelie bin fastened to the back of the fence in the small yard at the front of the house.

As a commercially let property, Scarborough Council's business refuse collectors sort their own recycling and so we ask that you put all your rubbish in this bin without trying to separate items as you may do at home.

### **Fire extinguishers and fire blankets:**

There is a fire extinguisher on each floor of the cottage, please familiarise yourself with the location of these when you arrive at the cottage.

There is also a fire blanket mounted on the wall next to the window in the kitchen.

The cottage has a smoke detector between the bedroom and bathroom on the second floor, another on the ground floor outside the bathroom and a heat detector in the kitchen. All are hard wired with battery back up.

Please familiarise yourself with the fire risk assessment provided at the back of the welcome folder, detailing evacuation procedures and actions to take in the unlikely event of fire.

### **First Aid:**

You will find the First aid box in the cupboard under the stairs on the lower ground floor. Please let us know if you need to use any of the supplies so that we can replace these for future guests. You will find a torch in the cupboard under the sink.



## ONE BECKSIDES STAITHES

### OUTSIDE AREA

The small outside terrace provides a great place to enjoy al fresco dining with seating for four, a few drinks in the evening sun or a tranquil setting for perusing the Sunday papers.

There's also space under the large refectory table to store your boots, bucket and spades and fishing nets and space to lock up one or two bikes.

If you would like to use a disposable barbecue, (the Co-Op at the top of the village sells them), please ensure that you use the metal stands that come in the packaging and mount it securely on top of the outside table and clear of the wooden surface.

If you do use a barbecue, please dispose of the box responsibly when the heat has lapsed completely.

The terrace is fully enclosed for added privacy and to provide extra security for young ones and pets.



## ONE BECKSIDE STAITHES

### IN CASE OF EMERGENCY & GENERAL SAFETY

In the event of a medical emergency, you can dial 111 for non-life threatening situations or 999 from your mobile or the house phone which are located on the window sill in the living room on the first floor and the bedside table nearest the door in the bedroom on the second floor.

Please note, if there is a power cut or the internet is down, the telephones will not work. For emergency calls, knock on a neighbour's door and ask to use theirs, if your mobile doesn't work.

#### **Fire:**

In case of a fire, please vacate the cottage by the nearest safest exit. A key is kept in the lock of the stable door on the ground floor which also has a latch that will require sliding away from the wall.

We do have smoke detectors in the property. It is advisable that you use the cooker hood vent when you are cooking in the property and that bathroom doors are kept closed when showering as the heat and steam from these can set the alarms off.

They are simply reset by pressing the central buttons on the detectors as you would at home.

#### **Hospitals:**

Whitby Hospital has a minor injuries unit and their address is Springhill, Whitby, North Yorkshire, YO21 1EE or you can call them on 01947 899200.

The nearest hospital with an A & E department is The James Cook University Hospital at Marton Road, Middlesbrough Cleveland TS4 3B, phone number 01642 850850.

#### **Doctors:**

There is a GP surgery in Staithes at Seaton Crescent Staithes Saltburn By Sea TS13 5AY. Tel: 01947 840480. It is open each weekday 8am to 6pm except for Wednesday when it closes at 1pm.

#### **Dentist:**

There are two dentists four miles away in Loftus M J Burnside at 27 West Road Loftus TS13 4RP. Tel: 01287 640333. Or N P Plahe on the High Street in Loftus TS13 4HG (near the White Horse pub). Tel: 01287 642974.



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**Pharmacy:**

There is a Lloyds chemist on the High Street in Loftus.

**Vets:**

Becks Vets 1 Liverton Road, Loftus Saltburn By Sea TS13 4PY. Tel: 01287 640269

**Electrical emergency:**

Please call Northern Electric on 0800 66 88 77.

**Water emergency:**

Yorkshire Water on 0845 1 24 24 24.

**Coastguard:**

In an emergency call 999 and ask for the Coast Guard.

**Police:**

The nearest Police Station is Loftus Police Station, West Road, Loftus TS13 4RJ, phone number 01642 326326 or dial 101 from any phone if it's not an emergency!

**Tidal information:**

Please always be aware of the tide times especially if you are rock pooling or fossil hunting out on the rocks. The Tourist Information Centre in the main car park at the top of the bank usually has information on the current tide times and there is a tide timetable for Staithes at the back of the welcome pack folder.

If you are checking on the internet you can use the following website but please note that Redcar, which is about 16 miles away, is probably the closest beach to Staithes.

<http://www.metoffice.gov.uk/public/weather/tide-times>.



## ONE BECKSIDE STAITHES

### GENERAL INFORMATION

#### **Banks, Cashpoints, Post Offices:**

There is a cash point at the Co-Op which is located at the top of the village on the main road as you head out of Staithes towards Whitby.

The nearest bank and post office is four miles away in Loftus. For additional cash points, banks and post offices, go to Redcar, Saltburn or Whitby.

#### **Shops:**

There is a Co-Op supermarket in Staithes and this is located on the main road at the top of village, heading in the Whitby directions as you leave the village at the top of the bank.

On the approach to the main Car Park at the top of the village on a small industrial unit, Whitby Sea Fish and Smoke House is open to the public six days a week.

The old village has a handful of shops.

The Betsy & Bo's Deli is open daily, where you can buy meats, wines, beers etc.

For gifts and souvenirs, call in at the The Kessen Bowl or The Emporium, Betsey & Bo for your traditional sweet shop fix, The Cobbles Bar & Bistro is an ice cream parlour by day and often sells pizzas in the evenings, whilst Dotty's Vintage Shop & Tea Room is well worth a visit.

There is also of course the Staithes Gallery which given the village's strong connection with the art world, should not be missed.



## ONE BECKSIDE STAITHES

### PLACES TO EAT IN STAITHES

#### **Pubs & Restaurants:**

Staithes is host to three pubs; The Royal George (located on the High Street near the Art Gallery) serving traditional pub food; The Cod and Lobster on the sea front serving plenty of fresh fish and seafood alongside other dishes. The third pub is The Captain Cook located at the top of the bank as you come into the village, just before you get to the car park.

All three pubs are child and dog friendly, have free Wifi and Sky Sports .

Please check with the pubs on food serving times, especially out of season, if you would like to dine with them. The pubs also offer take away meals upon request.

The Cobbles, next to Staithes Gallery, is a café by day and a bistro and pizza place by night and well worth a visit. Check for seasonal opening times.

There are of course, any number of places to try slightly further afield.

#### **Tea Rooms:**

Staithes also has three tea rooms, again one on the front (Sea Drift Café) open most days, Dotty's Vintage tea room (located opposite the Art Gallery) and The Tea Shop located at the top of the bank – a welcome break if you've just walked up the bank!

#### **Takeaways:**

Excelsior Fish & Chip shop is the top of the bank just before the main road. Opening times vary, so be sure to check before you take the hike up the bank.

There are a number of other takeaways in nearby villages that will deliver to Staithes.

Their drivers may find Becksides hard to find so if ordering a takeaway, your best bet is to ask them to deliver your meal to the Royal George on the High Street and have a pint whilst you wait.

If you find any menus that you think other guests may like to try, please do add them to the back of the welcome pack folder.



## ONE BECKSIDE STAITHES

### TWELVE THINGS TO DO IN STAITHES

There's an abundance of things to do for everyone in Staithes. Whether you fancy a relaxing time on the small sandy beach, a day out fishing the high seas or a bracing walk on the cliff tops, you will find something new to do every time you visit this beautiful little seaside fishing village. Whilst by no means exhaustive, we have put together a list of twelve things you might like to do during your holiday here.

#### **Relax on the "Staithe" or play on the beach:**

Sit and relax on the "Staithe" or the small sandy beach with a glass of wine or an ice cream. Build a sandcastle or two or just stare out to sea as the waves roll in.

#### **Seek out the hidden treasures fossil hunting:**

Staithes is located at the start of the "Jurassic" Yorkshire Coast; also known as the "Dinosaur" coast. When the tide's out, why not go on a fossil hunting expedition?

#### **Go crabbing, lobster potting and sea fishing:**

Go ground, wreck and reef fishing on the locally run "All My Sons" boat or simply do you own thing off the pier, lay your lobster pots or go crabbing in the rock pools.

#### **Explore the rockpools, beach combe, see seals:**

The wave cut platform from Staithes takes you round to the decaying landing at Port Mulgrave. Explore the rockpools at low tide; on a good day you might see seals!

#### **Visit the Captain Cook & Staithes Heritage Centre:**

This fascinating museum takes you through the history of Staithes and has a 1745 life-size street scene of Captain Cook's time here as a young apprentice.

#### **Follow the Painted Illusion Trail in Staithes:**

World-renowned trompe l'oeil artist Paul Czainski has created a mind boggling set of painted illusions in Staithes. Follow the "illusive catch" around the village.

#### **Novice or expert, enjoy an artists' paradise:**

Home to the famous art colony known as the Staithes Group, the village remains an artists paradise. The Staithes Gallery runs year long art schools and programmes.

#### **Discover the nooks and crannies of the village:**

Take a stroll around the village and lose yourself on the higgledy piggledy streets, winding steps and narrow passageways. You'll find a new cottage every time!



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### **Surf the high seas on one of the UK's best waves:**

If surfing is your game you'll find Staithes a real hidden gem, with the wave quality considered world class. Nearby Saltun provides lessons for novices.

### **Take a walk on the wild side - the Cleveland Way:**

Combine coast and country with a walk on one of the many trails around Staithes including the 109 mile Cleveland Way which stretches from Helmsley to Filey. See below for a detailed description of two of our favourite walks.

### **Visit the local stores for all your holiday shopping:**

The Betsy Bo sweet shop, Craft Corner, the Emporium, Kessen Bowl and the Vintage shop for gifts, the butchers, fishmongers and the co-op for all your holiday needs.

### **Eat, drink and be merry at the pubs and cafes:**

In and amongst a handful of cafés, lie the Royal George and Cod & Lobster pubs in the heart of the old village and the Cobbles Bar & Bistro whilst the Captain Cook sits at the top of the bank. Further details are given in the previous section.

### **Festivals and Events:**

Each year Staithes hosts a Lifeboat weekend in the middle of August. A great weekend for all the family with lots going on in village for young and old.

Whitby Regatta is also on the same weekend and the RNLI have demonstrations of their skills and there are firework displays. Other events include the two Goth weekends a year in Whitby where all are welcome and fancy dress is almost a must! These are usually held in spring and autumn each year. Please see this website [www.whitbygothweekend.co.uk](http://www.whitbygothweekend.co.uk)

In early September in Staithes there is an Arts & Heritage Festival where individual cottages and public spaces are used as temporary galleries.



## ONE BECKSIDE STAITHES

### **Two of our favourite walks: both approximately one hour**

There are any number of walks, the most notable of which is The Cleveland Way National Trail, which winds its way along the cliff tops and through the village.

One of our favourite walks takes you along the cliff tops and down the coast to Port Mulgrave and then Runswick Bay, have a pub lunch then head home on the bus! There is a bus stop on the A174 at the top of Staithes village.

To access the Cleveland Way from the village, head down to the sea front then follow Church Street uphill. The bottom of Church Street is where you will find Captain Cook's house on the right. Keep following the road until it stops and changes into a footpath.

This footpath will take you up onto the cliff tops, then simply follow the footpath along the edge of the coast. Fabulous any time of the year but please do be careful in high winds – there are some very high cliffs!

You can also in the other direction along The Cleveland Way. Simply walk over the footbridge, just along the path from the cottage with the beck on your left and head uphill onto the cliff tops, known as CowBar Nab then follow the footpath signs.

Another firm favourite and a regularly stroll we do with our dog takes this route. Once you are up on Cowbar simply follow the road around to the A174. Once here head back toward Staithes for about 100 yards and keep an eye out for the next right turn onto a single track lane.

Cross the main road and follow the little side road downhill through the woods and across a ford - there is a footbridge if you don't want to get your feet wet!

Keep following this single track road and it will bring you into the village of Dalehouse and The Fox and Hounds pub! If you keep following the road it will take you back up to the A174 opposite the road entrance into Staithes and you have arrived back at the village.

As you will see there are two considerable climbs and downhill sections in this walk so it may not be easily accessible for those with mobility problems although all of the walk can be completed on the road.



## ONE BECKSIDE STAITHES

### OTHER PLACES TO VISIT

When you visit Staithes, you are literally on the door step to everything. Here is a by no means exhaustive list of places to visit, all within an hour's drive. Pop the places into google on your phone or other internet enable device for further details.

#### **Sandsend, Whitby & Robin Hood's Bay:**

With its connections to Captain Cook and Dracula, its quirky narrow streets and bustling harbour overlooked by the striking Gothic ruins of Whitby Abbey, Whitby is a fascinating fishing town well worth a visit.

Next door, is the beautiful sandy beach and woodlands of Sandsend whilst to the south the rustic charm of Robin Hood's Bay.

#### **North York Moors National Park:**

The North York Moors National Park is an area of spectacular sea cliffs, ancient woodland and secluded dales that harbour one of the largest expanses of heather moorland in England. Combine your trip to the seaside with a trek out to see the stunning scenery and beautiful country villages just a few miles inland from Staithes.

#### **Visit Eden Camp in Malton:**

Located on the outskirts of the market town of Malton in North Yorkshire, Eden Camp is a multi-award winning Modern History Theme Museum housed within the grounds of an original World War Two prisoner of war camp.

It was developed into a museum by local businessman Stan Johnson to stand as a tribute to all people, civilian and military, who endured hardship throughout World War Two.

#### **Take a trip on the steam railway:**

The North Yorkshire Moors Railway provides some 18 miles of preserved steam railway running through the spectacular scenery of the North Yorkshire Moors. Services run Northbound from Pickering to Whitby via Levisham, Newton Dale Halt, Goathland and Grosmont stations and Southbound from Whitby or Grosmont to Pickering via Grosmont, Goathland, Newton Dale Halt and Levisham.



## ONE BECKSIDE STAITHES

### **Saltburn-by-the sea:**

The delightful coastal town of Saltburn bestows plenty of Victorian charm and thrills. From the water balanced cliff lifts to the last remaining pier in Yorkshire, Saltburn promises its visitors an authentic seaside experience!

There's plenty to entertain too as the town has an up and coming arts scene, restaurants and plenty of water sports to try.

### **Scarborough:**

Discover award winning sandy beaches, breath taking coastline, wonderful family attractions, excellent high street shopping and some of the best events in the country. Just under an hour away from Staithes by car or bus, Scarborough is one of the UK's top tourist destinations.

### **Golfing on the coast and local area:**

Just down the coast, Whitby Golf Club offers a stunning 18 hole cliff-top location with coastal views and a rolling panorama of the North York Moors.

An ideal holiday course, not too long or difficult for the moderate player provided a reasonable degree of accuracy is achieved. Hunley Hotel and Saltburn golf course are also open to visitors.

### **Sailing at Scaling Dam:**

Scaling Dam, situated approximately half way between Guisborough and Whitby on the A171 moor road, just a few miles in land from Staithes, is a thriving sailing club which welcomes people of all ages wanting to learn to sail.

The venue is a also great place for windsurfing with good winds and ample grassed areas for rigging etc

### **North Yorkshire Off Road Centre:**

North Yorkshire Off Road Centre has been a training and experience site for off road driving since the 1970's.

The centre, just down the coast outside Robin Hood's Bay has its own private hillside and quarry site which has a superb selection of terrain providing courses which are perfect for beginners, juniors and experienced drivers alike.



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### **Borrowby Equestrian Centre:**

Borrowby Equestrian Centre is situated just over 2 miles inland from Staithes and offers half hourly and hourly lessons for all ages upwards from 4 years, and caters to all abilities. Older children can spend the day, riding, learning Stable Management and all aspects of caring for horses..

All rides are escorted by qualified, experienced riders.

### **Middlesbrough FC & Whitby Town FC:**

Championship side Middlesbrough FC are looking to get promoted back to the Premier League. Make the 20 odd mile trip up the coast to the Riverside Stadium or more locally, Whitby Town play their matches in the Northern Premier League at the Turnbull Ground. Regular bus services go to both these towns.

### **Redcar Races:**

Experience the thrills of a Day at the Races - colour, excitement, atmosphere, passion and drama - it's all in a day's racing at Redcar Racecourse, just half an hour up the road from Staithes with ample free parking, or you can take the bus from the main road at the top of the bank. Redcar hosts 18 races days from April to November.

### **Information Leaflets:**

There are a number of information leaflets at the back of the welcome pack folder. Please keep them there for the benefit of other guests and feel free to add any more if you think we've missed something.



## ONE BECKSIDE STAITHES

### **PUBLIC TRANSPORT**

#### **Buses:**

There are regular bus services to and from Staithes; Whitby bound calling at Runswick Bay and Sandsend and Middlesbrough bound calling at Saltburn and Redcar.

The bus number is X4. The bus stops are either side of the main road about 100 yards up to the left towards the Co-Op as your walk out of the village.

#### **Trains:**

The nearest mainline railway stations are Whitby and Saltburn.

Whitby trains travel to and from Middlesbrough. Saltburn Trains travel to Middlesbrough and Darlington where you can connect with trains to the rest of the country.

#### **Taxis:**

There are a number of local taxi firms operating in the area. All the pubs will have numbers and it will be easier for the drivers to pick you up and drop you off there.

Frontline Taxis (Marske): 01287 62 62 60

Loftus Taxis: 01287 640989

Saltburn Taxis: 01287 623567

White Rose Taxis (Whitby): 01947 604604



## ONE BECKSIDE STAITHES

### ELECTIC RADIATORS: USER FRIENDLY GUIDE

Whilst there is a manufacturers guide to the heating system at the cottage in the manuals folder which accompanies this welcome pack, we have provided what we feel is a more use friendly alternative for your convenience.

The radiators are set to manual at a temperature to suit the current weather situation.

#### **Switching the radiators on and off:**

The radiators will always be switched on when you arrive at the cottage. If you get too hot, you can turn them off by pressing the top button on the control panel which will beep twice.

Alternatively, there is a switch at the back of the radiators.

If you do switch any of them off, please remember to switch them back on when you leave as we control them remotely via wifi.

#### **Operating the radiators:**

There are three "modes"; blue = antifrost, green = economy and orange = comfort.

The radiators will always be set to either economy or comfort. When you arrive, the temperature in the living room will be set to reach 20C in the winter (comfort) and 16C in the summer.

The current temperature in each room will be displayed on the control panel and the current mode will have a colour indicator to the right of the on/off button.

To switch between the modes, click on the "up" arrow on the right hand side once to change to the next mode and the colour indicator will change to orange, green or blue accordingly.

When you have selected the mode you want, you can now change the target temperature within that mode.

Lets say it's set on orange when you arrive and the temperature showing on the control panel is 20C. To turn the target temperature up to 24C for example, press the left hand "down" arrow once and the numbers will flash. Whilst they are flashing, press the right hand arrow up one time for each degree.



## ONE BECKSIDES STAITHES

When you have reached the number you want, let go of the button for a couple of seconds and the display will return to the current room temperature, increasing as the radiator starts to work.

To turn the system down, press the left hand down arrow key until it flashes, then again until you reach the desired target temperature.

NB. When in comfort mode you can not reduce the temperature below 18C.

To reduce the temperature in this instance, you need to change the mode to economy. Press the right hand "up" button until you see the green indicator light.

Repeat the steps above to increase or decrease the desired target temperature.

More expansive information can be found in the manufacturers guide in the operations manual



**ONE BECKSIDE  
STAITHES**

# BOOKING TERMS & CONDITIONS

## **ONE BECKSIDE, STAITHES, NORTH YORKSHIRE TS13 5BU**

Thank you for choosing to book One Becksides. In booking direct with the owners, you are entering into an agreement with us and legal requirements oblige us to draw your attention to certain terms and conditions.

### **CONTRACT FOR HOLIDAY LET**

This contract is between the hirer (the Guest) and Emma and Jonathan Shepherd (the Owners). Holiday rental is subject to confirmation by the Owners to the Guest. The hirer must be at least 18 years of age at the time of booking of One Becksides (the Property).

### **BOOKING & ACCEPTANCE**

A booking will exist if either:

- a) 30% deposit has been paid; the completed booking form has been received and acknowledged by the owners; and the balance has been paid no less than 8 weeks before the start of the rental period.

**OR**

- b) the payment of the full rental amount if the booking is made within 8 weeks of the start date; and the completed Booking Form have been received and acknowledged by the Owners.

Once full payment has been received the Owners will forward a confirmation and further information including directions to the Property, arrangements for entry and local contact point in the event of problems.

Please note for direct bookings, we only accept payment in GBP pounds sterling via bank transfer or credit card via paypal.com upon request at a 3.5% surcharge.



## ONE BECKSIDE STAITHES

### **INSURANCE**

The Guest is expected to arrange a comprehensive travel insurance policy (including cancellation cover) and to have full cover for the party's personal belongings, public liability etc since these are not covered by the Owners' insurance. Please note that the Owners neither act for, nor do they recommend, any particular provider of travel insurance.

### **GUEST CANCELLATION**

By making your booking, this agreement is a legal contract. If for some reason the holiday cannot be taken the Guest must notify the Owners by telephone, followed by written confirmation. If the Property cannot be re-let, the Guest is still liable to pay for the booking in full, even if the Owners have not received the balance.

Should the Owners succeed in re-letting the Property, the Guest is no longer liable for the balance, which will be refunded if already paid, less any costs or losses incurred.

Please note that the deposit is not refundable under any circumstances. The Owners strongly recommend that you take out cancellation insurance to cover this cost.

### **OWNER CANCELLATION**

The Owners would only cancel the Guest's holiday if the Property was unavailable for reasons beyond their control. They would then refund all monies paid by the Guest for the holiday. The Owners' liability would not extend beyond this refund.

### **PRICES**

The price of the accommodation includes the following:

Bed linen, towels, electricity, heating, hot water, cleaning and occupancy for up to 4 persons.



## **ONE BECKSIDE STAITHES**

### **PETS**

Two small, well behaved dogs are permitted by prior arrangement only at no additional cost. However, the Guest is required to restrict him/her to the ground floor kitchen and lounge area only. Dogs are not allowed on the other floors, on beds or furniture and he/she must not be left unattended in the Property.

Please bring your own dog bed/blanket as these are not provided.

If the Guest or any members of the party has a pet allergy, please be aware that no guarantee can be made as to whether or not a dog has not stayed in the Property previously and the Owners cannot accept any responsibility for any subsequent health reaction.

### **CHILDREN**

The Owners welcome children of all ages. Please note, the staircases are steep and narrow. Retractable baby/pet gates are provided at the foot of each staircase. A travel cot and portable high chair can be provided upon request at the Guest's own risk.

### **PEOPLE WITH DISABILITIES & MOBILITY PROBLEMS**

The cottage has narrow entrances and narrow staircases which unfortunately means the Property is not suitable for wheelchair users and people with walking difficulties may find the staircases problematic,

### **MAXIMUM OCCUPANCY**

The maximum number of people to stay in the Property must not exceed the advertised capacity of four.

### **SMOKING POLICY**

The Owners operate a strict no smoking policy throughout the Property. The Guest may smoke outside in the yard.



## ONE BECKSIDE STAITHES

### **PARKING PERMIT**

By making use of our parking permit for the Scarborough Borough Council run Bank Top Car park, you agree to return the permit at the end of your holiday. Failure to do so will incur a £50 charge from the owners. **Parking spaces are not guaranteed.**

### **ARRIVAL & DEPARTURE TIMES**

The Guest can arrive at the Property at any time after 4pm on the start date of your rental period (unless the Owners tell you otherwise, for example on your confirmation or in the key collection details the Owners send you).

Any delay or inaccessibility incurred due to detrimental travel or weather conditions is not the responsibility of the Owners.

The Guest should be ready to leave the Property by 10am on the last day of your rental period (unless otherwise arranged with the Owners. The rental period cannot be extended without permission and The Guest will be liable for any cost whatsoever incurred as a result of unauthorised extension.

### **ALTERATIONS TO BOOKINGS**

The Guest shall notify the Owners in advance of arrival of any changes to the names of people staying in the Property.

### **GUEST RESPONSIBILITIES**

The Guest is responsible for keeping the Property and all furnishings, fixtures and fittings in the same state of repair as at the commencement of the holiday.

The Guest is responsible for leaving the cottage in a clean and tidy condition. Should the Guest leave the Property in an unacceptable condition, the Owner reserves the right to invoice for the additional cleaning costs.

The Guest shall report to the Owner without delay any defects, breakdown of equipment or appliances in the Property, upon which arrangements for repair and/or replacement will be made as soon as possible. The Owners do not normally charge for minor breakages, but may invoice for repair or making good if the damage or breakage is significant.



## **ONE BECKSIDE STAITHES**

The Guest agrees not to act in any way that would cause disturbance to people in neighbouring properties.

The Owner/representative has the right to reasonable necessary access to the Property, and access in the event of any emergency.

### **OWNER LIABILITIES**

The Owners do not accept any liability for any damage, loss or injury to any Guest or any vehicles or possessions, unless proven to be caused by a negligent act by themselves or their employees or contractors whilst acting in the course or employment.

The Owners shall not be liable to the Guest for any temporary defect or stoppage in the supply of services to the Property, nor in respect of any equipment or appliances in the Property or any loss, damage or injury as a result of adverse weather conditions or such matters beyond the control of the Owner.

The Owners reserve the right to replace furniture and furnishings as necessary and as such they may not exactly be as shown in the Property photos.

### **WIFI & TELEPHONE PROVISION**

WIFI and internet telephones are provided free of charge but do not form part of the booking contract.

There shall be no liability on the part of the Owners to be responsible for the quality, speed or failure of the system as this is beyond their control.

Use of the telephones is to be restricted to calls to UK landlines and mobiles only. Premium rate and international calls will be charged for.

Please note, if there is a power cut or the internet is down, the telephones will not work.

For emergency calls, knock on a neighbour's door and ask to use theirs if your mobile doesn't work.



## ONE BECKSIDE STAITHE

### DATA PROTECTION

Any data collected during the course of this booking will be stored on the Owners' computer/s and/or in their personal manual filing system. With the Guest's permission the Owners may, from time to time, contact you with promotional offers for rebooking our cottage. Should the Guest prefer this not to happen, please inform the Owners. The Owners will not share the Guest's details with any third party.

### CARING FOR YOUR SAFETY

The well-being of our guests is extremely important to us and we will at all times endeavour to make your holiday as enjoyable as possible. Please remember that when you stay in unfamiliar surroundings, you must take special care of yourself and your family.

Check the layout of the holiday cottage so that in an emergency you can get out quickly and easily. Check for the fire extinguisher and fire blanket, read the instructions on their use familiarise yourself with the fire risk assessment and evacuation procedures in the unlikely event of a fire.

Do read the house welcome folder as it contains important information about the Property and safety.

**A warm welcome awaits you at One Becksides. Have a great holiday in Staithe!**

***Emma & Jonathan Shepherd***

**Tel:** 01756 761 689 / 07904 124 276

**Email:** [info@becksidestaithe.com](mailto:info@becksidestaithe.com):

**Web:** [www.becksidestaithe.com](http://www.becksidestaithe.com)



**ONE BECKSIDE  
STAITHES**

# FIRE RISK ASSESSMENT

## Fire Risk Assessment Address of Property Assessed

One BecksidE StaithES, North YorkshirE, TS13 5BU.

## Persons Undertaking the Assessment

Mrs Emma Shepherd and Mr Jonathan Shepherd; joint owners

**Date of Assessment:** March 2026

## Step 1 - Identify Fire Hazards and Fire Risks

### 1.1 Sources of Ignition

- a) Electrical - Wiring and Appliances
  - 1. Periodic inspection of electrical installations (due every 5 years), next due March 2027
  - 2. All portable appliances are subject to an annual inspection, next due March 2027
- b) Cooking – electrical equipment
  - 1. Full Instructions for electric oven and hob, microwave and all other electrical appliances are provided in a supplementary folder.
  - 2. All appliances are cleaned on a regular basis
- c) Electrical appliances – general
  - 1. Turn off all appliances at the plug socket at night
- d) Laundry equipment – washing machine filters are cleaned regularly
- e) Heating – electric radiators only – no gas, no oil, no solid fuel.
- f) Furniture and Furnishings. All furniture and mattresses conform to the Furniture and Furnishings (Fire Safety) Regulations 1988



## ONE BECKSIDE STAITHES

- g) Domestic Waste Bin – green wheelie located outside the fence outside the sun terrace at the front of the property.
- h) Other items:
  - 1. Any flammable agents (eg furniture polish) are stored in the cupboard under the sink in the kitchen. There are no open flames anywhere in the cottage
  - 2. Paint and paint-related articles are safely and securely stored in the loft above the main bathroom which is kept locked.

### **1.2 Activities that might cause a fire, including work processes/procedures etc**

- a) Risk from cooking - but not more than normal
- b) Children playing with matches - no matches are provided
- c) Candles left unattended. Candles are provided but visitors are advised that if these are their own are brought, they should be nowhere near flammable material and not be left unattended. Candles are kept out of the reach of children and placed in holders that shield the naked flame. Any broken holders to be replaced within two days and defective candle removed until a replacement holder becomes available.
- d) Smoking - Smoking is not permitted on the premises
- e) Disposable barbeques. Barbeques are not supplied. Should visitors provide them, they are to be used on the sun terrace only, using the metal stands supplied and placed on the outside table only. They are not to be left unattended and should be disposed of responsibly.

Each of the above depends on care exercised by visitors



## ONE BECKSIDE STAITHES

### Step 2 - Identify Persons at Risk

- a) Visitors to the cottage, including children and the elderly. The cottage is equipped for four guests
- b) Anybody performing domestic work or with access to the cottage for maintenance

### Step 3 – Reduce and Minimise the Risks

#### 3.1 Situation of property and means of escape

- a) Type of property: Holiday cottage, terraced, stone built, timber roof with pantiles
- b) Number of exit doors and where they are:
  - 1. Exits: the front door on the first floor is the primary escape route.
  - 2. There is a second exit via the back door on the ground floor, leading to the street. Note this is a stable door and latch that requires sliding open. A key is left in the lock at all times.
- c) If you cannot fight a fire with the extinguishing materials provided please follow this procedure:
  - 1. Shout a warning/raise the alarm
  - 2. Evacuate the building through the escape route/s
  - 3. If safe to do so, close the doors behind you to minimize the spread of fire
  - 4. Account for all occupants
  - 5. Call the Fire Brigade



## ONE BECKSIDE STAITHES

### 3.2 Fire alarm and fire detection

This cottage has a smoke detector between the bedroom and bathroom on the second floor, another on the ground floor outside the bathroom and a heat detector in the kitchen. All are hard wired with battery back up and tested monthly.

### 3.3 Fire fighting equipment

- a) There is a fire blanket in the kitchen, next to the window, subject to annual inspection (next due July 2027)
- b) There is a 1 kg dry-powder fire extinguisher on each floor of the cottage; one next to the window in the bedroom on the second floor, one by the kitchen window on the first floor and one outside the bathroom on the ground floor. All are subject to annual servicing.

### 3.4 Carbon monoxide detection

Not required – electricity only in the building – no gas, no oil, no solid fuel.

**E- Signature:** *Emma and Jonathan Shepherd*

**Next assessment/review due: July 2027**