

# *www.dalebreak.co.uk - a holiday cottage in swaledale*

## INFORMATION FOR GUESTS

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### FOR SAFETY & COMFORT: The Bothy is non-smoking accommodation

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#### FOR YOUR INFORMATION

We want you to enjoy your stay. Here you will find everything you might need to know about The Bothy. To familiarise yourself with our cottage we have provided a PDF of our **SAFETY & COMFORT** notes [here](#). Please download a copy for later perusal. If required you might print off the PDF and bring it with you. The Bothy is available for weekly based holiday lets from 1st April to 30th September (6 months). During your stay with us if you have any issues please seek advice from the keyholder, Una.

#### SAFETY

**Fire:** Please familiarise yourself with the fire fighting equipment provided and the safety notices in The Bothy. In case of fire please ensure you can account for everyone in your party and quickly exit The Bothy via either external door. Congregate at the road access side of the cottage (where your car is parked) or in the garden. Raise the Fire Service immediately.

**Smoke alarm:** Is tested every week and complies with latest British Standards.

**Electrical Isolation switches:** All circuit breakers and fuses are in the the small cupboard above the TV in the lounge. Inside the cupboard you will see 4 large ON/OFF switches. In an emergency please turn all these OFF and contact the keyholder. (Please be careful when opening as the door opens against the wall lamp shade!)

**Water Shut-off Valve:** Is in the boiler cupboard in the hall on the right hand side near the floor.

**Drinking water:** Yorkshire Water Authority mains supply. Each cold water tap is supplied from the main.

**Pressurised Water System:** The pressure at each hot & cold tap is greater than normal.

**Level change in Hall:** There is one well marked 5" step in the hall; it is permanently lit.

#### COMFORT

**Keys:** Front and back door keys are provided; Please keep them safely. At the end of your holiday please lock both external doors and post the keys through the main front door letterbox when you vacate the property.

**Cases:** Can be stored on top of the wardrobe in the larger bedroom or on the drawers in the small bedroom wardrobe.

**Torch:** A wind-up LED torch is provided for your use.

**Iron & Ironing Board:** There is an ironing board and iron in case you need to press any of your clothes.

**Hair Dryer:** Ladies will be pleased to know we've provided a hairdryer.

**CENTRAL HEATING/HOT WATER:** Thermostatically controlled and requires no changes. If your need more/less heat please contact the keyholder.

The (wet) central heating is an E10 system based on OFF-PEAK availability and controlled via the thermostat in the hall. It is on for 10 hours in 24. Spring & Autumn (1st April to 31st May and September) the heating uses OFF-PEAK electricity for the following periods: Midnight to 5.00am (17 degrees); 1.00pm to 4.00pm (22 degrees); 8.00pm to 10.00pm (22 degrees). Summer months of June, July and August the central heating is switched **OFF**. If you require central heating during the summer period we will have to impose a daily charge of £5.00 as our prices are averaged

over the year. The thermostat controls require no user adjustment.

The availability of OFF-PEAK electricity is dictated by the electricity providers; we have no control. The control unit and thermostat in the hall is set to coincide with OFF-PEAK electricity and may show incorrect time.

Hot water is available at all times regardless of the central heating settings. The hot water system provides piping hot water 24 hours a day. Because the water system is pressurised the shower is similar to a power shower.

**DEHUMIDIFIER:** Is provided in the kitchen to maintain a pleasant atmosphere in the cottage. Please empty it daily during your stay. The keyholder will give you instructions.

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## ARRIVAL & CAR PARKING FACILITIES

The key for the entrance doors can be obtained from the keyholder; more details [here](#)

There is a hard-standing large enough for 1 car immediately adjacent to the front door.

There is additional parking about 25 yards away, visible from The Bothy (ask Keyholder).

The entrance to the cottage at the front is level with no steps. There is a small roadside rockery garden.

The parking area is lit by street lights.

The outside light near the front door is switched from the cottage hall.

A welcome tray with tea, coffee, sugar and milk (in fridge) is provided.

## LOUNGE AND DINING ROOM

The lounge/Dining room is approx 15'6" x 11'.

Three openable and lockable double glazed windows.

Two double radiators.

Log effect electric fan fire with three settings.

There is a modern solid oak dining table and 4 high-back chairs.

The cottage style suite consists 2 chairs and a 2 seater sofa.

A nest of coffee tables is provided and a selection of hard back books as well as a local information folder.

28" CRT TV with remote receives FreeView. A and DVD player + remote. Library of DVD's.

The (rear) entrance door leads to the garden.

Lighting via wall lights.

## KITCHEN

Kitchen approx 11' x 11' with hard-glazed tile floor.

Openable and lockable double glazed window.

Plenty of overhead and undercounter storage space.

One double radiator.

Worktop height is standard approx 90cm.

Two breakfast bar stools are provided.

Double electric fan oven with drop down grill door/left hinged oven door. Glass hob above.

Standard size front loading washing machine & tumble dryer (condenser-type).

Refridgerator with ice/frozen food compartment.

Microwave, toaster, dehumidifier.

Lighting is Fluorescent tube type.

Fire extinguisher & wall mounted Fire Blanket installed.

Window mounted electric extractor fan.

We have provided everything we can think of that you may need.

## BEDROOM 1

Smaller of the two bedrooms at 11' x 7'  
Openable and lockable double glazed window.  
One double radiator.  
Double Queen size (4') semi-orthopaedic bed.  
Bedside cabinets (2) with switched lamps.  
Built in wardrobe with 3 drawer chest and 4' of hanging space.  
Main lighting via wall lights.

## **BEDROOM 2**

Larger of the bedrooms at 11' x 8'6".  
Openable and lockable double glazed window.  
One double radiator.  
Additional electric radiator on rear wall thermostatically controlled and timed.  
Free standing wardrobe with hanging space and 2 drawers.  
Standard 4'6" semi-orthopaedic double bed.  
Bedside cabinets (2) with switched lamps.  
Main lighting via wall lights.

## **BATHROOM/WC**

Bathroom is tiled floor to ceiling.  
Hard glazed tile floor.  
Large heated towel radiator.  
Automatic ventilation via window mounted extractor; switched with lights.  
Openable and lockable double glazed window.  
High pressure shower over bath.  
Illuminated bathroom cabinet with in-built shaver socket.  
Pressurised water system ensures plenty of water pressure.  
Lighting via bank of 3 high power spots.

## **HALL**

Long entrance hall with radiator.  
Openable and lockable double glazed window.  
Boiler/airing/storage cupboard off hall.  
Coat hanging near radiator.  
Smoke alarm at kitchen end.  
Lighting via wall lights.  
Small single step in hall well marked and lit from dusk.

## **GARDEN/PATIO**

There is a paved patio area outside the lounge and two gravelled areas.  
A cast metal garden table and four chair set is provided.  
A hardwood bench is also provided.  
The garden and sitting areas are private and a real sun trap.  
Refuse and recycling bins are provided; we take recycling seriously.

*If you require any further information, please email us [here](#).*