



# ***Rose Cottage 2015***

***~ Welcome ~***

**The Information Pages**

**Welcome to Rose Cottage.** We hope you have a great stay here. If there are any problems please contact Ann or Roger Hiley who live at Oak Cottage (opposite). Their phone number is 85040. They are our housekeepers and can also offer lots of local advice on walks or places to visit. We can be contacted on 01-373- 813164 if required.

The cottage telephone here is 01-900-85311. The telephone is available for limited use.

Note the weather line number is 0844 846 2444 but it is a premium rate number costing about 10p a minute to call. Please contribute as you think appropriate to your use. Incoming calls are of course free. Roger and Ann will also print out a weather forecast if you want one.

## Heating

The cottage is heated by off peak storage heaters situated in the lounge and outside the bathroom, and by radiators in every other room. The radiators are heated by the back boiler of the log burning fire and are controlled by a room thermostat (outside the small bedroom) and pump switch (under the bookcase). These should normally be set and you should not need to alter them. Naturally the fire needs to be lit, the thermostat set to temperature and the power switch to be on for everything to work effectively. Coal and logs are available in the first outhouse at no extra charge. Firelighters are provided if required.

The fire has three vents for use during operation. The small one in the front door gives good airflow for starting the fire and should be closed once alight. The top sliding knob and four vents allow air in for the fire to burn normally. This also provides air into the fire box to keep the inside of the front glass clean. It is usually left open. The main dial control is on the left and adjusts the air into the firebox just like a water thermostat but for air. The right hand control is for the fire griddle. The **"Instruction Book"** is enclosed at the back of this folder.

**You will need to empty the internal ashtray each time the fire has been used.** Please dispose of cold ashes in the green council bin outside. There are two portable electric fires stored in one of the bedrooms for emergencies.

## Bathroom Heating

The upright radiator normally works off the fire but in summer can be warmed electrically. Turn the electric switch on at the base and close the top water valve. **Please release the top valve and turn off electrically (i.e. reverse the procedure) when not required** so that the fire can once again heat the bathroom in the normal way.

## Hot Water

The main hot water is heated by an immersion heater. The **switch** is outside the bathroom door and should be **left on at all times**. The shower is electric, heating its own water as required. There is a shower master switch high on the ceiling in the bathroom which also needs to be on (check the red light is showing).

## Laundry

A washing machine and drying cabinet are located in the first outhouse. The cabinet can also be used for drying wet gear. Instructions books are enclosed in this folder.

## Country Loos

The cottage relies on a septic tank system so please do not flush anything down the loo other than toilet paper. Sanitary products and nappies should be placed in the bin please. (Spare bin liners are available in the drawer beneath the microwave if required).

## **Security**

The alarm should be unset on entering the property, using the four digit pass code, and set again with the same code when you leave. Should the alarm be triggered you should notify Roger or Ann opposite who will need to reset it before it can be used again.

The grilles on the windows are left open for you. They are there for periods when the cottage is unoccupied for any length of time (not very often now!) You do not need to close the grilles during, or at the end of your stay.

## **Outside Key Box**

We have installed an outside key-safe box. **Please replace the keys in the outside box at your earliest convenience** and use the larger set hanging behind the front door as your day-to-day keys during your stay. Doing this provides you with an emergency second set outside the cottage should you need them for any reason.

## **Outside Light**

This is now sensor operated and it does not need to be switched on.

## **Smoke Alarm**

A smoke alarm is sited on the ceiling outside the bathroom. If required, it can be tested by pressing the 'test' button for a few seconds until the alarm sounds. If the alarm sounds due to cooking activity, it can be temporarily muted by holding this same button for 3 seconds. The house also has a carbon monoxide alarm in the lounge.

## **Kitchen**

The kitchen has an electric cooker and fridge with an ice box. This should be left switched on when you leave. The house has a few basic provisions, kitchen roll, silver foil, loo rolls etc. These are there if needed but we would appreciate you replenishing anything you use.

## **Rubbish**

The rubbish should be placed in the green wheelie-bin by the Outhouse. It is collected from the kerbside by the main front gate early Friday morning. Please place it in the drive by the roadside Thursday evening (the night before). There is a compost heap at the bottom of the drive for green compostable waste and/or hot fireplace ash if you wish to use it. Cold ash can go in the bin for preference.

## **Recycling**

As of 2014 we now have a "purple bag" fortnightly collection for glass, cans and plastic. Please use the purple bag(s) in the outhouse. If there is a part-bag already tied up then feel free to use a second one for yourselves. Please put both out on Thursday night. If there is no started bag then yours must be the non-collecting week and your bag can be tied and left in the outhouse or by the bin.

Larger amounts of cardboard and or paper can be placed in our cardboard bin at Oak Cottage. Old newspapers are useful here in Rose so can be stored on the pile on the shelves by the front door. Thank You.

## **Local**

The Kirkstile Inn is a short 5 minute walk past the phone box. They do great food and brew their own excellent beer, but request no dogs inside during the evenings (6-10 pm) when food is being served due to lack of space. Well-behaved dogs are welcome at lunchtimes and during the rest of the day.

The Wheatsheaf in Lorton is also getting good reviews for its food. Phone 85199 to check availability / menus etc.

There is a good shopping centre at Cockermouth, both smaller shops, a Sainsburys and an Aldi Supermarket. Be aware that traffic wardens are very enthusiastic. Car parks are pay-and- display (Sainsburys refund the money if you shop there) One hour on-street parking is free **providing you display a parking disc**. Set it with your arrival time and leave it clearly displayed on your dash board. This is also a requirement for street parking in Keswick too. A local parking disc is kept in the kitchen here for your convenience if required. Please replace afterwards for our next visitors.

### **Local Shops**

The small shop in Lorton is now closed.

Daily papers can be organised by phoning Mike Suckling on 85409. They need to be collected from Lorton each day. Sunday papers are available from the back of a car at Lorton Cross Road between the hours of 9.30 & 9.50 am.

### **First Aid**

There is a First Aid Kit in the cupboard next to the sink. Please advise us if you have occasion to use this so that we may ensure its completeness for future guests.

Finally for those who notice a plaque outside the bathroom window, it is in memory of close friends of the Mitchell family who enjoyed many holidays at the cottage. It is a memorial stone only.

### **Useful phone numbers**

National Park Weatherline	0844 846 2444
Doctor's Surgery C'mth Hospital	324100
Dentist St Helen's Practice C'mth	826210
Vet Millcroft Practice C'mth	826666
Roger and Ann	85040
Alex Mitchell	01 373 813164

### **On departure**

**Please ensure there is no rubbish left inside the cottage.**

**Could dog owners please ensure the garden is clear as well.**

**Please strip any used bed linen off the beds ready for washing and leave in one of the bedrooms.**

**Feel free to write comments in the guest book if you wish.**

**On leaving, set the alarm, lock up the cottage and close the gates.**

**Please drop the Rose Cottage set of keys to Roger and Ann at Oak Cottage at the end of your stay.**

**We hope you will have enjoyed your visit and look forward to hearing from you again.**

**Many thanks,**

*Alex and Claire Mitchell*