



Rose Cottage 2017

~ Welcome ~

The Information Pages

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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. We can be contacted on 01-373-813164 if Roger and Ann are not available. They are now our key holders but no longer do the change-over or the laundry. They will still offer lots of local advice on walks or places to visit if requested.

The Rose cottage telephone number is 01-900-85311. The telephone is available for limited use. Please contribute as you think appropriate to your use. Please note that the weather line number is 0844 846 2444 but it is a premium rate number costing about 10p a minute. Incoming calls are of course free.

The weather report and other internet services are also available on the new cottage broadband. The internet wireless code is **6dedfcd6cd**.

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. (Please **do not** switch off the power to the pump when leaving.) Fuel for the fire is available in the first outhouse at no extra charge.

The upright bathroom radiator normally works off the fire but in summer can be warmed electrically. Turn on the electric switch 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.

The log burning stove 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 number dial is on the left and adjusts the air into the firebox just like a water thermostat but for air. The right hand bracket 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.

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 waste bin. (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** and use the larger set hanging behind the front door as your day-to-day keys during your stay. Doing this also provides you with an emergency second set outside the cottage should you need them for any reason.

The Outside Light is now sensor operated and it does not need to be switched on.

Smoke Alarm

A smoke alarm is fitted near the kitchen. 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 smoke/carbon monoxide alarm in the lounge.

Kitchen

The kitchen now has a microwave, electric cooker, induction hob, dishwasher and fridge with an ice box. These should all be left switched on at the mains when you leave. The house has a few basic provisions, kitchen roll, silver foil, loo rolls etc. They are there if needed but we would appreciate you replenishing anything you use. Instruction manuals for any new equipment are stored in the second booklet.

Note: The new induction hob only works when a pan is placed on the glass surface. No warm up time is required.

Cleaning Please note there is a bottle of “everyday cleaner” for the ceramic hob under the sink. This can be applied with a soft cloth or kitchen roll and is great for normal cooking splashes or spillages when applied soon after cooking. For burnt on substances there is a stronger cleaning gel also under the sink, but please **do not use a scourer or Brillo** on the ceramic surface.

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 any hot ash). Cold ash from the fire should 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. (Collection-rota details in book)

Larger amounts of cardboard and or paper can be placed in the green 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 pub food. Phone 85199 to check availability/menus.

There is a good shopping centre at Cockermouth with 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 here for your convenience if required. Please replace afterwards for our next visitors.

Local Shops

The small shop in Lorton has re-opened and offers a very attractive selection of local produce, organic foods, fruit, veg, milk, bread, fellwalking and cycling extras, local postcards, crafts etc.... plus it serves great coffee and cakes. It is the closest place for fresh milk and well worth a visit at any time. Their phone number is 85102 to check opening times. (Normally closed on Sunday and Mondays)

First Aid

There is a First Aid Kit next to the front door. 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	705750 (Cockermouth Hospital, Isel Road, CA13 9HT)
Dentist's Surgery C'mth	8241111 or 826210
Vets Millcroft Practice C'mth	826666
Roger and Ann Oak Cottage	85040
Alex Mitchell Somerset	01 373 813164

On departure

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

Please ensure there is no rubbish left inside the cottage.

In addition could dog owners please ensure the garden is clear of any dog mess.

Feel free to write comments in the guest book.

On leaving, ensure the larger set of keys is on the hook inside the front door, set the alarm, lock up and place the smaller set in the outside key box for the cleaners and the next guests.

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

Many thanks,

Alex and Claire Mitchell



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~ Instruction Manuals ~