

# Gardeners' Cottage

## Accommodation

Gardener's Cottage sleeps up to 6 guests in 3 bedrooms. Details of the accommodation are set out below.

### *Ground floor*

Convivial open plan **kitchen / dining room (seats 6) / sitting room** with wood-burning stove, television (with Freeview) and DVD player. The kitchen is fully-equipped with electric range cooker, fridge, freezer, dishwasher, and microwave.

Five steps up to:

### *First floor*

**Bedroom 1** with super-king bed.

**Bathroom** with bath, WC and basin and separate walk-in shower. **Box Room** with combined washing machine and tumble dryer. **Shower Room** with WC and basin

**Bedroom 2** with double bed.

**Bedroom 3** with twin beds (which can be zip-linked to make a double).

## *Heating*

Central heating throughout.

Wood burner in the living room (initial supply of logs provided).

## *Guest supplies*

Bed linen and towels are provided. Duck and down duvets and pillows. Hairdryers are available for guest use.

## *Children's facilities*

A travel cot and high chair are available on request.

## *Dogs*

Important - Dogs must be kept on a lead at all times and can only be allowed within the close vicinity of the holiday cottage. Hoscote Estate has a number of active Conservation Projects in progress, therefore walking is not feasible across the Estate so as to protect these projects and the Estate's livestock.

The Estate would be pleased to advise on alternative local walks to enjoy with your dogs. *Roberton Walks*, a booklet produced by the local community group, provides information and maps of many local walks, from easy strolls to longer hikes. The booklet is available in the property.

## *Gardeners' Cottage Garden*

There are French Doors out of the sitting room leading to wooden steps that go up to a grassy area to the side of the house with garden seating.

## *Parking*

Guests can park in the courtyard or on the gravelled area alongside the sitting room.

## *Mobile coverage*

Mobile signal is poor across most networks. A landline is available for reasonable use by guests, with an honesty box provided.

## *Smoking*

Smoking is not permitted in the property.