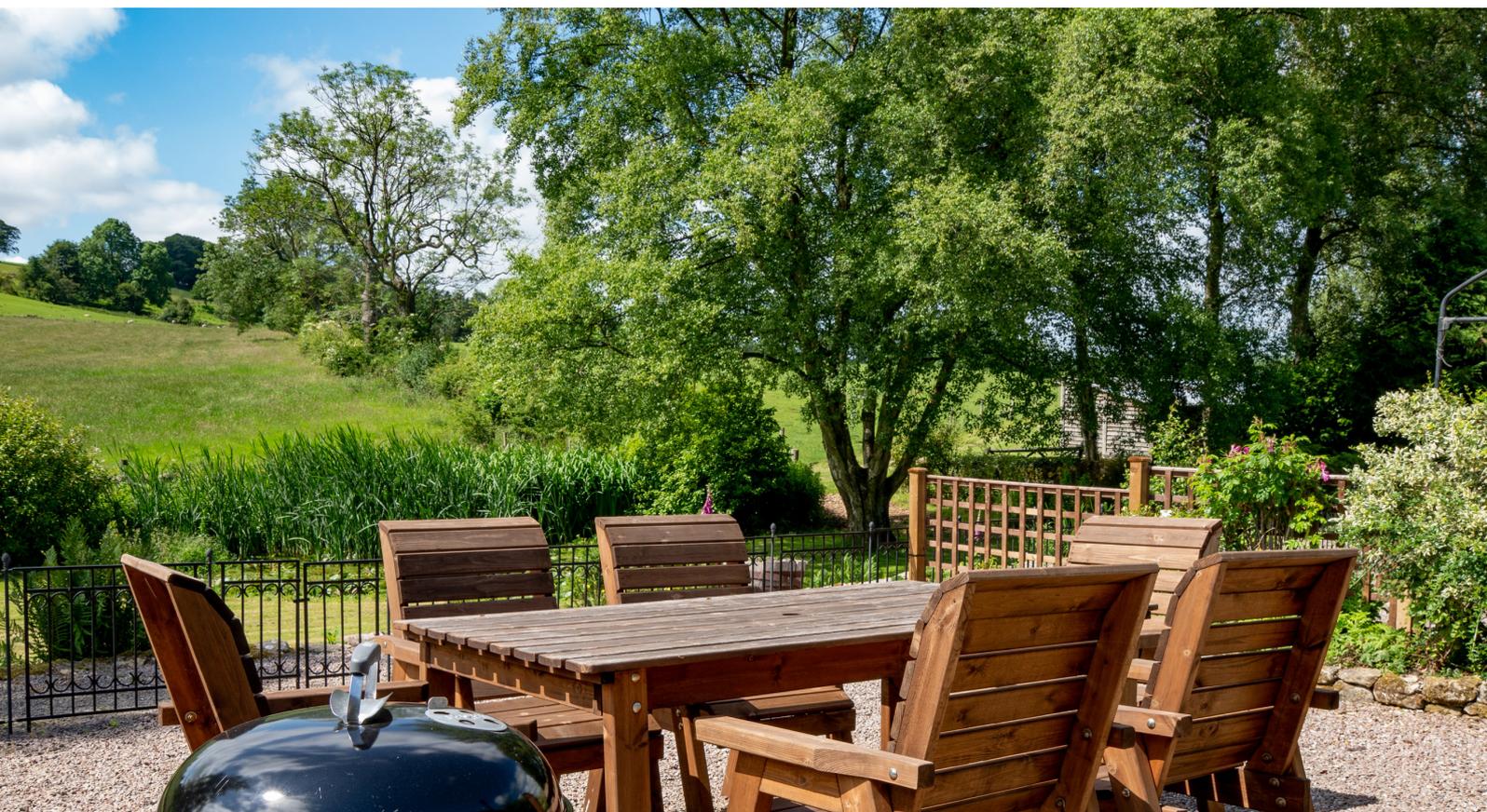




STAINSBOROUGH
HALL

SUMMER COTTAGE

in the Stunning Derbyshire Dales





GET AWAY TO THE COUNTRYSIDE

Stainsborough Hall and its five independent holiday cottages provide a beautiful base for an idyllic, pet-friendly, country getaway for the whole family.

Located on the shores of Carsington Water, with direct access to the traffic-free trail around the reservoir, the Stainsborough Hall estate is an ideal holiday destination for walkers, cyclists, and holidaymakers looking to take advantage of the stunning scenery. And, while the cottages are set in a stunning rural and remote location, local attractions such as the Heights of Abraham, Cromford, Matlock, Ashbourne, and The Peak District National Park are all within a 10-minute drive of the property.

The five independent cottages – Derwent, Dovedale, Henmore, Lathkill, and Summer - are all located around one courtyard, but private entrances, meter-thick walls, and separate terraces mean that you feel like you are totally alone. The cottages have either two or three bedrooms and are ideal for families.

Stainsborough Hall and its cottages are set in 15 acres of beautiful gardens and countryside. There is also a private tennis court that guests can use and a games room with a table tennis table and room to relax.

The cottages are open all year - and thanks to underfloor heating throughout and lovely log burners in all living rooms, they are a lovely place to relax and unwind year-round.



ENJOY SUMMER COTTAGE

Summer Cottage is our newest two-bedroom cottage, converted from an existing barn in 2020. The largest of our two-bedroom cottages, it comprises a large living and dining area, full-sized, separate kitchen (with all modern conveniences), and downstairs bathroom. Upstairs there are two large bedrooms.

Stepping out of the cottage at the rear takes you into a walled garden that is an absolute sun-trap. Here you'll find a seating area for four people and a weber BBQ.

When cottages are hired together, the dining area in Summer Cottage can be extended to provide seating for more than four people.

Two bedroom cottage for four people (+ a baby or infant in a travel cot)

KEY FEATURES

- Size: 100 square meters
- Over two floors
- Two bedrooms and one bathroom
- Sleeps four people
- Suitable for a travel cot
- Bookable year-round
- Underfloor heating on the ground floor, radiator upstairs
- Log burner
- Pet-friendly

THE ACCOMMODATION

OPEN PLAN LIVING

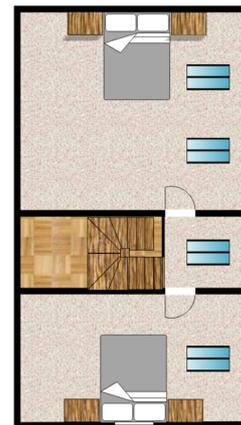
- The open plan living/dining room, contains:
 - Sofas to comfortably seat four people
 - Dining room table with chairs that seats four - but which can be extended to provide a communal dining area for 24 people when the cottages are hired together.
 - Television with FreeView television and a DVD player. (DVDs are available to borrow)
 - Log burner
- The room is tastefully decorated with coordinated soft furnishings.



SUMMER COTTAGE
GROUND FLOOR
- FLOOR PLAN -

THE KITCHEN

- The kitchenette has the following equipment:
 - Oven, hob, Microwave, Dishwasher, Toaster, Kettle, Nespresso Coffee machine, and washing machine.
 - Cookware for four people
 - Glasses for four people (champagne, wine, high ball, pint glasses)
 - Crockery and cutlery for up to six people (including large, medium, and small plates, two different types of bowls and mugs)



SUMMER COTTAGE
FIRST FLOOR
- FLOOR PLAN -

BEDROOMS

- Both bedrooms are on the first floor
- Each bedroom comes with King size zip beds that can be separated into two small singles and two bedside tables, chest of drawers and wardrobe.
- Standard configuration is
 - Bedroom 1 - Kingsize bed.
 - Bedroom 2 - Two small singles

BATHROOM

- The bathroom is on the ground floor and accessed from a small corridor. It has the following:
 - Shower over bath
 - Sink
 - Toilet
 - Heated towel rail
 - Underfloor heating
 - Mirror over the sink
 - Refillable toiletries - shampoo, conditioner, and body wash.
 - Towels are included

OUTSIDE

- Outside, there are is a private, walled-garden accessed through the backdoor of the Cottage which is bathed in sun throughout the day and which looks down towards the cottage gardens.
- We've provided an outdoor table and chairs for four and a Weber Barbecue.
- Due to the enclosed nature of this outdoor area - it's ideal for dogs, as they can be left outside unsupervised.



STAYING IN

If you want to spend your time together at the property there are plenty of things to do with a tennis court, games rooms with table tennis, BBQ, outdoor seating, and gardens to enjoy.

Walk from our grounds directly onto the 8-mile traffic-free circular footpath around Carsington Water if you want a walk, cycle, or run.





THINGS TO DO

There are literally hundreds of things to do in the twenty miles around Stainsborough Hall. You will receive a full guide before you arrive, but this is just a snapshot.

CYCLING and WALKING - we have direct access to Carsington Water and are less than five minutes away from the High Peak Trail where you can hire bikes.

WATERSPORTS - Carsington Water's sports centre offers paddleboarding, sailing, fishing, and a whole host of other activities.

The PEAK DISTRICT NATIONAL PARK - starts less than three miles from the cottages.

HISTORIC HOUSES - such as Chatsworth and Haddon Hall are a short drive away and we're part of their hotel discount schemes.

FAMILY ATTRACTIONS - such as The Heights of Abraham, Crich Tramway Museum, and Matlock Farm Park all provide a great day out for the family.

FUN FOR ADULT GROUPS too? Why not try clay pigeon shooting at Harboro rocks, or visit the local White Peak Distillery to try some locally produced whiskey, gin and rum.



IDEAL LOCATION

Stainsborough Hall is ideally located both for travelling to the area for a weekend and as a base from which to explore the Derbyshire Dales and Peak District.

EASY TO REACH

Nottingham	26 miles
Sheffield	29 miles
Manchester	50 miles
Birmingham	54 miles
Leeds	76 miles
London	140 miles

LOCALLY

Peak District	5 miles
Ashbourne	6 miles
Matlock	8 miles
Chatsworth	14 miles
Derby	16 miles
Alton Towers	19 miles



PRICES

Prices range from £120 to £200 per night (depending on the season) - equivalent to £30 to £50 per person per night.

All prices include VAT and the best available price is always available via our website.

WHAT'S INCLUDED?

As this is self-catering accommodation you will need to plan what you are bringing with you. Below is a list of what you can expect.

- We provide as standard throughout bed linen, towels, cookware, dinnerware, tableware and BBQ utensils, matches, tennis rackets and balls, table tennis bats and balls for the designated number of people in your property.
- In the kitchen - there is washing up liquid, a dishcloth, tea towel, oven glove, bin bag, one dishwasher tablet per day of your stay, hand wash, and hand sanitiser. There is also some tea, coffee, sugar, and one pint of milk - but not enough if you are planning to stay for a week. Due to COVID 19, we have had to remove the 'kitchen store cupboard' items such as salt, pepper, spices, oils, etc. - so you will need to bring these with you.
- In each bathroom - there is hand wash, and two toilet rolls - if you think you will need more of these items please bring them with you. We also provide shampoo, conditioner and body wash in refillable containers.

ADDITIONAL FEES

- Refundable Damage Deposit: For all bookings, a Refundable Damage Deposit is required and your credit card will be pre-authorized for £50 per cottage per stay
- Pet Fees: The pet fee is £25 per pet, per stay. (please note pets are not accepted in the main house).
- Winter Fuel Supplement: Cottage reservations for stays between 1 October and 31 March attract an additional winter fuel supplement of £25 to cover additional heating costs and the provision of one log basket.

AVAILABLE TO PRE-ORDER

The following items can be pre-ordered for your arrival (a pre-order sheet is sent out prior to arrival):

- Logs for the wood burners and fire places. (when you pre-purchase logs we include firelights and kindling)
- Charcoal
- Nespresso Capsules
- Local produce through our dedicated website www.stockyourcottage.com

BOOKING TERMS AND CONDITIONS

Abridged Terms and Conditions below, Full Terms and Conditions are published on www.stainsboroughhall.com

This page provides an abridged copy of the terms and conditions that constitute a contract between Stainsborough Hall Ltd. and people and organisations making reservations with Stainsborough Hall Ltd.

Please read the full terms and conditions available on our website carefully before making a booking.

Your contract with us begins when we receive a payment from you to secure your booking.

The person making the booking must be one of the guests and this contract binds you and all the members of your party. It is your responsibility to ensure that members of your party accept the terms and conditions set out in this contract document. Failure to disclose all relevant information or to comply with these terms and conditions may lead to termination of the contract and loss of the booking.

PAYMENTS

A deposit of 25% of the reservation price is payable at the time of booking. Bookings are not confirmed until payment is received.

The balance must be paid no later than 42 days prior to your arrival.

Bookings made less than 42 days prior to arrival must be accompanied by full payment.

ACCOMMODATION PRICING

We reserve the right to regularly review and amend the prices we charge for our properties based on a range of factors at any time.

Once a reservation has been confirmed and the deposit payment has been made the price of your stay will not change. All prices given include utilities, linen, towels, and cleaning before and after your stay.

All prices include VAT.

REFUNDABLE DAMAGE DEPOSIT

A refundable damage deposit is required for all reservations. We do withhold the deposits, or a portion of the deposit, for reasons such as those listed on our website.

Where we have to withhold any damage deposit we will contact you within three working days of your departure. Proof will be provided for all claims in the form of before and after photos, inventory check-lists or CCTV.

ADDITIONAL CHARGES

Stays between 1 October and 31 March attract an additional winter fuel supplement of £25 per property. This is to cover the extra cost of heating during the colder months and the provision of one basket of logs, firelighters and kindling for use in the log burners.

The pet fee is £25 per pet per stay. Please note - pets are welcome in the cottages but are not permitted in the Main House/The Hall.

There is a £100 hot tub supplement for guests staying in the Main House/The Hall wanting to use the hot tub. Hot tubs are not available to cottage guests.

Early check-ins and late check-outs are offered (subject to availability) for an additional cost.

CANCELLATIONS AND REFUNDS

CANCELLATIONS BY YOU

All cancellations must be immediately notified in writing (email or post)

The booking deposit will be returned to guests immediately when reservations are cancelled more than 42 days before arrival.

Where reservations are cancelled 42 days or less before arrival - the balance deposits remain due and no refund will be provided, unless we take a replacement booking. If a replacement reservation is taken by Us from another guest, a full refund will be provided.

We advise guests to take out comprehensive travel insurance. Regardless of whether or not you choose not to have travel insurance, you accept responsibility for any loss that you may incur due to your cancellation.

CANCELLATIONS BY US

We do not cancel any reservation except in exceptional circumstances beyond our control. If we do have to cancel your reservation, you will be notified at the earliest opportunity and a full refund of the money paid to us will be provided within 14 days of the cancellation notice.

We reserve the right to cancel any reservation when we do not receive the deposit, balance payment or damage deposit payments or when the required information outlined in these terms and conditions has not been provided. In these circumstances a refund of monies already received will not be refunded.

Our refund liability in all instances is limited to the payments made to us.

COVID-19 CANCELLATIONS

We will provide full refunds for COVID-19 cancellations in the following circumstances:

Where we are forced to close by the government.

Where your group does not meet the government guidelines in place at Stainsborough Hall at the time of your arrival. For example - the 'rule of 6', two household rule etc.

Where you are travelling from a Tier that is higher than our own.

For all other instances, when we are legally open our standard policies are in place.

MAXIMUM OCCUPANCY

The number of people using the accommodation must not exceed the maximum occupancy numbers outlined below at all times:

Derwent Cottage - six people plus one baby in a travel cot

Only those people listed by name on the pre-check-in questionnaire can occupy the property.

We do not permit the use of additional camp beds in the accommodation or the use of tents, caravans or camper vans in the grounds.

We reserve the right to terminate the booking without notice and without refund when this clause is breached.

VISITORS AND GUESTS THAT ARE NOT STAYING

If you would like to invite guests to visit you while you are staying at Stainsborough Hall that will cause you to exceed the maximum occupancy of the property you've reserved you will need to seek permission in advance. There is a charge of £10 per person per day.

Day visitors/Additional guests will not be allowed in the Main House - unless the group staying consists of less than 20 people.

Day visitors to the cottages must leave the property by 7pm each evening.

Day visitors can not use the tennis court, games room, hot tub (Main house) or other facilities.

Car parking for day guests is subject to availability and will be discussed prior to your arrival.

CAR PARKING

We have allocated car parking spaces at a rate of one per bedroom.

Please do not bring more cars than allocated - we do not have space for more vehicles and we will have to ask you to remove additional cars.

GROUPS, EVENTS AND PARTIES

To host a group at the Stainsborough Hall Estate you can either rent the house (20 people) or all of the cottages together (24 people).

The house and the cottages are not bookable together.

Hen and Stag parties are accepted in either the main house or when all of the cottages are booked together. It is not possible to book just one or two cottages for a stag/hen party.

We do not permit the erection of marquees, tipis, gazebos, bouncy castles or other such structures anywhere on the Stainsborough Hall estate.

OUTSIDE/THIRD PARTY SUPPLIERS AND SERVICES

There may be times when you want to engage a third-party supplier such as (but not limited to) caterers, dog sisters, yoga teachers, tennis coaches, food vans, wine tasting sessions, beauticians etc. to provide services to you and your group while staying with us.

Before engaging a third-party supplier, you must ask for permission. In the process of granting permission we will ask for information such as full details of the service, the business providing the service, and we'll ask for copies of their public liability insurance, along with any other information required by our insurance company.

For more information please see full terms and conditions.

PRE-ARRIVAL INFORMATION REQUESTS

Before arriving at the property you will be asked for the Names and Addresses of all guests that will be travelling with you, the ages of all children, the number of dogs you will be bringing with you through an online questionnaire.

Failure to provide this information will result in the cancellation of your reservation without refund.

GENERAL HOUSE RULES

The following house rules apply to all reservations and all guests at the Stainsborough Hall Estate:

- Our properties are not intended for boisterous parties. Day visitors (must be pre-approved) and must leave the property before 7pm and quiet time is from 10pm onwards.
- Camping and/or caravanning is not permitted on our grounds.

- We do not permit the hiring or use of hot tubs, speaker systems, discos or other such entertainment systems.
- Furniture must not be moved from its original position.
- Nothing should be stuck to the walls, doors or any part of the internal or external structure. This includes, but is not limited to, balloons, banners, posters, photos etc..
- Glitter, confetti, rice or any other such decorative substance is not to be used either inside or outside any of the buildings.
- Signage can not be added to the drive, road or surrounding areas.
- The Stainsborough Hall Estate can not be used as a base for business activities.
- Professional photography is not permitted within the grounds or buildings without written approval of the owners. Photographs can not be used for any commercial or promotional purpose without the written approval of the owners.
- Fires, fireworks and Chinese Lanterns are not permitted at any time so that we can protect the environment around us.
- Smoking is not permitted inside the properties.

PRACTICAL INFORMATION

Check-in is from 3pm onwards.

All guests can access their property by accessing the keys in the key safe next to the front door.

Check-out is before 10am on the day of departure.

Early check-ins and check-outs are offered, subject to availability, at an additional cost.

You will receive an online guide book before you arrive to help you plan your stay.

DAMAGE TO BUILDING AND CONTENTS

In making a booking you accept responsibility for any theft, breakage or damage caused by you or any member of your party to our buildings and/or property, and agree to indemnify us in full for any loss that we may incur as a result. Full terms and conditions available on our website.

COMPLAINTS PROCEDURE

Any problem or complaint, concerning any aspect of our service or the accommodation must be reported to us as soon as it happens and we will endeavour to put it right.

We will not consider any complaints not reported to us at the time and only reported after you have left.

OUR RIGHTS OF ACCESS

Under normal circumstances nobody from Stainsborough Hall Ltd. will access your property - unless invited to do so - during your stay.

If we do need to access your accommodation for any reason we will always try to access the property at a reasonable, convenient time (other than in an emergency).

OUR RIGHT TO EVICT

We may terminate our contract with you and ask you to leave your accommodation immediately and without refund or compensation in the following circumstances. If:

It is deemed that you or your party have committed a serious breach of these Terms and Conditions.

We believe that you or your party's behaviour endanger the safety of our other guests or staff.

We receive any complaints of anti-social or unacceptable behaviour against you or your party.

We believe that you or your party are causing an unreasonable amount of damage to the property or contents.

The maximum occupancy limit for your accommodation is exceeded.

OUR LIABILITY

We will not accept responsibility for any accidents, injuries or illnesses that occur while on the premises or while using the facilities at Stainsborough Hall.

Stainsborough Hall Ltd. does not accept responsibility for the loss of personal belongings or valuables of the guest.

By making this reservation, all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invited to use the premises.

FOR MORE INFORMATION PLEASE CONTACT:

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