



# Miller Hill Cottage

Welcome to our newly renovated spacious one bedroom Lakeland stone cottage for 2 adults, plus 1 child ( and space for a cot ) plus doggies. The cottage is on the west coast of the Lake District National Park, just south of Ravenglass with beautiful mountain and seaviews, surrounded by fields, with nothing between the cottage and beach apart from a few sheep (7 min flat walk). Its very peaceful and secluded, with just the owner as neighbour (me, Carole and my two dogs!



Sleeps 2 / 3

Dogs welcome (>4)

Log Burner

Books, DVDs & Games

Free Wi-Fi

Private rear garden

Shared huge front garden

Barbecue

Off-road parking



<https://www.facebook.com/millerhillcottage/>

[www.millerhillcottage.co.uk/](http://www.millerhillcottage.co.uk/)

Also to be found on Airbnb search for "West Cumbrian Beach, dog friendly cottage"



# Cottage Details

## **Dogs;**

We welcome up to four well behaved dogs and ask that they are ;

- Kept out of the bedroom
- Kept off the furniture apart from the sofa where you are welcome to bring a blanket so your dog can join you.
- Not left unattended in the cottage, unless crated, or unless with explicit agreement with the owner A large crate can be supplied if required.

## **Heating:**

All rooms have electric heaters and these are programmed to come on in the morning and evenings suitably matched for the season.

The multifuel burner is excellent and heats the whole cottage as well as being lovely and cosy. Upon your arrival the first load of wood and coal is provided, if you require additional supplies, these can be purchased at any local shop or provided by us at cost.

## **Electricity and Appliances:**

All electricity is included in your booking but we ask that you use it in an eco friendly manner, please switch lights when not in use and turn off the heating if it is too hot.

Each room has USB charging points in a number of sockets and some spare charging leads are provided in case you forget yours!

## **Kitchen Utensils and supplies In the kitchen :**

There is a washing machine , microwave, full oven and hob, electric kettle, toaster and huge fridge freezer. (Access to Dryer in the main house)

There is a cafetière and a tea pot and we have supplied all cooking and dining utensils and a starter set of cooking supplies and condiments (salt, pepper, herbs, oil etc.) and there is also some tea, coffee and sugar.

## **Water ;**

The cottage is on mains water, but we have a septic tank, which means only toilet roll down the loo and nothing else, no wipes (not even the flushable ones) or cleaning materials unless it is for septic tanks, which is provided. This is really important as the drains block easily.

## **Bedding and towels;**

We supply bedding for a double bed and towels for two people. We can supply extra bedding and towels on request, including a put up bed for one child.

## **Safety ;**

The cottage has 3 alarms (CO2, Heat and Smoke), a fire blanket extinguisher and blankets are also provided

## **Wi-Fi, Television and Games:**

Wi-Fi is provided free of charge The television is not connected to terrestrial broadcasting, but is supplied with Chromecast and Roku capability which allows for streaming of programming through the Wi-Fi. (DVD built in) We have a range of DVDs, books and games for guests to use.



# Area Details

## Things to do, Beaches and Walks

You have the amazing and empty Bootle beach on the doorstep, many people don't go much further, but take care to abide by the beach rules when they are firing at Eskmeols (Mon to Fri). Don't go past the red flag to the north.

My other beach recommendations are Haverigg, lovely sand dune walks and the Hodbarrow reservoir. There is also Silecroft and Drigg. A little further north there is St Bees. Roanhead near Barrow is also a favourite of mine. Don't forget the nature reserve at the other end of the firing range and right opposite Ravenglass (far end of Bootle beach).

There are of course loads of great walks and I am happy to help you plan a route and loan any of the 4 lakes OS maps. There are plentiful walks locally not on beaches in Eskdale, Wasdale, Ennerdale etc. My local favourites are around Hodbarrow, Black Combe, Bootle Fell (Gibson Spout), Irton Pike and Giggle Alley, Muncaster Fell to Eskdale Green (and get the train back), Trough House to Doctors Bridge, Devoke water, Eel tarn, all in Eskdale.

Personal walking favourites further away are Tarn Hows, Ulpha Park, along the side of Coniston, plus around Elterwater/Grasmere/Loughrigg/Skelwith Bridge.

The Langdale Round is a 7 mile spectacular and not hard walk. Great hill walks include of course Scafell Pike which is the biggest mountain in front of the cottage (about 18 miles away) and the highest in England, the Fairfield Horseshoe, Cat Bells, Coniston Old Man and Helvellyn are further afield and all spectacular walks.

Here are a few websites that may be of interest:

[www.muncastercastle.co.uk](http://www.muncastercastle.co.uk)

[www.golakes.co.uk/do/whats-on/](http://www.golakes.co.uk/do/whats-on/)

[www.lakedistrict.gov.uk/home](http://www.lakedistrict.gov.uk/home)

[www.horseandhusky.com](http://www.horseandhusky.com)

[www.cumbrianheavyhorses.com](http://www.cumbrianheavyhorses.com)

[www.rosehilltheatre.co.uk/](http://www.rosehilltheatre.co.uk/)

[www.beggarstheatre.co.uk](http://www.beggarstheatre.co.uk)

Nearest Pub (Brown Cow): [www.facebook.com/waberthwaite/](https://www.facebook.com/waberthwaite/)

[www.visitcumbria.com/go/kids/](http://www.visitcumbria.com/go/kids/)

[www.pielisland.co.uk/](http://www.pielisland.co.uk/)

[www.barrowbc.gov.uk/](http://www.barrowbc.gov.uk/)

[www.holker.co.uk/](http://www.holker.co.uk/)

[www.southlakessafarizoo.com](http://www.southlakessafarizoo.com)

[www.ravenglassrailway.co.uk](http://www.ravenglassrailway.co.uk),

[www.brockwoodhall.com](http://www.brockwoodhall.com) – nearest swimming pool

Here is a breakdown of the nearest places and amenities:

Key :

ATM=Cash Machine, Ch=Church, Co=Coffee Shop, D=Doctors, H=Hospital, P=Petrol, Ph=Pharmacy, PO= Post Office, Pu=Pub, R=Restaurants, RS=Rail Station, S=Shops, Su=Supermarket, T=Theatre, Ta=Takeaway, V=Vets,

Bootle 2 Miles: ATM, Ch, Co, D (am), PO, RS, S

Waberthwaite 4 Miles Ch, PO, Pu

Ravenglass 7.5 Miles Co, Pu, R, RS

Holmrook & Drigg ATM (Petrol, Co, P, PO, Pu

Millom 10 Miles ATM, Ch, Co, P, Ph, PO, Pu, R, RS, S, Su, T, Ta, V

Gosforth 13 miles ATM, Ch, Co, PO, Pu, R, S, Ta

Seascale 13 miles ATM, Ch, D, Ph, Pu, R, RS, S, Ta

Egremont 20 Miles ATM, Ch, D, P, Ph, PO, Pu, R, S, Su, Ta, V

Whitehaven 25 Miles ALL and Cinema, harbour, museum etc.



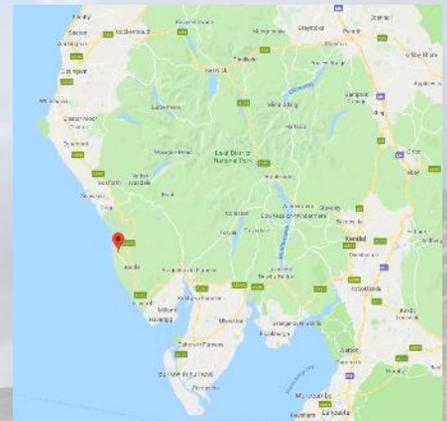
# Location

## Location:

Miller Hill Cottage is situated on the Cumbrian west coast within the Lake District National Park, a few miles south of Ravenglass and less than 2 miles off the A595, the main trunk road along the coast. The cottage is on its own private lane off a quiet road leading to the beach from the hamlet of Bootle Station. The nearest villages are Bootle to the south (2 miles) and Waberthwaite to the north (4 miles). From the M6, the journey takes about 1 hour from junction 36 (Kendal) from the south and 90 minutes from junction 44 (Carlisle) from the north. Bootle Station is less than 1 mile from the cottage, so using public transport is an option. However we recommend coming by car, to fully explore the area as there are no bus services and infrequent, expensive taxis. Pick ups can be arranged from the station to the cottage.

## Directions:

Follow the sat nav (LA19 5YA) or map as far as Bootle Village on the A595 and then turn left in the village by the shop (if travelling from the south) signposted to the station and beach. After 400 metres, take a left again at the T junction and drive for about 1 mile to the hamlet of Bootle Station, which unsurprisingly has the railway station at one end. Follow the road and go over the level crossing, passing the station on the left and continue to follow the road towards the beach for another ½ mile. After you pass the national speed limits signs (white circles with diagonal black lines), my lane is the next left, about another 400 metres. There is a stone sign at the bottom of the lane saying Miller Hill. Drive to the wooden gate, let yourself in and park. If you don't use a sat nav, then detailed instructions for getting to Bootle Village plus shopping and fuel stops are below:



**From the South:** At Junction 36, M6, exit and turn left on the A590 towards Barrow and Kendal. After 3 miles, turn left (as this road becomes the A591 to Kendal) and continue on the A590 signposted Barrow (this junction is called Brettagh Halt). Continue to Newby Bridge. Just before this village is a good Texaco garage selling essentials. About 5 miles after Newby Bridge, you reach a major roundabout at Greenodd. Turn right onto the A5092 signposted Broughton (for a supermarket (Booths), go straight on here for 2 miles to Ulverston). After Greenodd, follow the A5092 for 15 minutes through fabulous countryside and this road becomes the A595 at Grizebeck and on the left at the junction, there is a quaint garage for fuel and with a shop, the last one (closes at 5pm and earlier in winter) before reaching Bootle village. You are now 30 minutes away. Continue on the A595 for another 20 minutes, passing signs to Broughton in Furness, through Foxfield, over the river Duddon and then driving around Black Combe, passing signs to Millom. The road is quite windy and eventually you come to a T junction at Silecroft with the sea ahead. Turn right towards Whitehaven and continue to Bootle Village (still A595). With the village shop to your right and turn left signposted beach and station and follow the directions above.

**From the North:** At Junction 44, M6, exit the motorway and follow the Carlisle by pass A689, until you reach the A595 towards Workington and Cockermouth. Follow the A595 south all the way to Bootle village. The last fuel stop and shop is at Holmrook. There is a short cut via the A5086 from Cockermouth and an even shorter cut via Ennerdale bridge and cold fell. These are only suggested for good map readers!. Whatever route you take, you will end up back on the A595, passing Ravenglass, Muncaster Castle and Waberthwaite and eventually arriving into Bootle Village, turn right at the Church and follow the road to Bootle Station as per the directions above.



# Terms & Conditions

## CONDITIONS OF BOOKING

These terms and conditions form a contract between Miller Hill Cottage & the guest making the booking. By renting the cottage, guests undertake to keep the property, furniture, fixtures and other items belonging to the cottage in the same state of repair/condition as found at the start of your rental period. Guests are required to recycle and dispose of their waste in accordance with the local council's requirements. These details are left in the cottage and will be very similar to the recycling rules of your own local council. The recycling guidelines are described in the cottage information pack. Guests are responsible for the safekeeping of the cottage and the contents; therefore, you must remember to lock all doors and windows. Please note that smoking is not allowed in any part of any cottage and that cigarette ends must not be put in the inside waste bin but bagged and put in the dog waste bin outside. Thank you Bed linen, towels, electric and initial supply of coal & logs are all included in the price. If you need more please ask and we can provide at cost.

## DEPOSIT AND FINAL PAYMENTS

On booking, A 30% deposit is required to reserve the cottage. If your booking is less than 6 weeks away, then full payment will then be required at the time of booking. Once the deposit is received, we will email you a receipt which will give you the details of when to send the balance, which is due 6 weeks before your arrival. When the final payment is received, we will email you a final receipt along with directions, key details etc. If your final payment is not received on time, we will email you a reminder. Regrettably, if we do not receive the final payment within 5 days of the reminder, the booking will be cancelled. The booking will then be treated as a cancellation. Please see the section below – 'Cancellations'.

## CANCELLATIONS

We recommend that you take out a cancellation insurance policy—just in case. This low cost insurance will cover your booking costs and has many other benefits too, in case you need to cancel your holiday. There are several companies offering this service that you can find via Google.

If you are not insured and you needed to cancel your holiday, the following guidance will be used to determine whether any refund could be made.

Notice given 6 weeks or more: The deposit, minus a £50 admin charge will be refunded if the property is rebooked. In the event of the property not being rebooked, no refund will be made.

Notice given less than 6 weeks, (where full payment has been made): The deposit will always be retained by the owners. If the property is rebooked then the balance will be returned to the customer, minus a £50 admin charge. If the property cannot be rebooked, then unfortunately no refund will be made.

In either case, as a good will gesture when there are genuine reasons for cancellation, the original deposit amount can be used towards the cost of another booking. This will be calculated as a 30% discount on the new booking, up to the value originally paid.

Any refunds will be made once the replacement booking has been paid for in full.

We would only cancel your holiday if the accommodation was unavailable for reasons beyond our control. In such an instance we would refund you all monies you have paid to us. Our liability would not extend beyond this refund and does not include any credit card charges or other losses, such as train fares, etc.

## TRANSFERRING A BOOKING TO A DIFFERENT DATE

Generally, the procedure above for 'cancellations' applies, but please do get in touch to discuss this as we aim to be as flexible as possible as we understand that people's circumstances sometimes change beyond their control. If possible, a transfer will be offered, but the guest will be made aware of additional charges applicable to cover the change where loss of bookings could be involved. Normally a £50 admin fee will apply as a minimum plus any differences in cost to change a booking

## ARRIVAL AND DEPARTURE

Normal weekly booking dates run from Fri- Fri and short breaks Fri-Mon and Mon-Fri. We can make bookings outside of this schedule if we have some flexibility, so speak directly with us. Please arrive between 16:00 and 23:00 (there is a key safe) and leave by 11:00 on the day of departure. Instructions for collection of keys will be provided on booking. The owner prefers to meet all guests and show them around the cottage on arrival, but this may not always be possible. We have therefore provided detailed instructions in case this is not possible.

## DAMAGES, BREAKAGES & CARE OF THE PROPERTY etc.

We would ask that you report any breakages or damage immediately, so that we can sort them out for our next visitors. We do not take a breakage fee at the moment, as many owners do, which is refunded when you leave the property in good order. Please note that in agreeing to rent Miller Hill Cottage, you are agreeing to be billed for any breakages or damage caused during your stay. If during your stay we become concerned as to the extent of any damage, breakages or disturbance, we reserve the right to enter the property and in extreme circumstances may require the guest(s) to vacate the property. If this action is taken, it shall be deemed the rental of the property has immediately come to an end and the guest(s) nor anybody within the group shall not be entitled to a refund or any compensation.

## NUMBER OF PERSONS & PETS

The number of persons using the property, grounds and garden must not exceed the maximum number stated on the original booking confirmation. We reserve the right to refuse entry if this condition is not met. Normally we will accept up to 4 dogs, but any more must be by prior arrangement and noted on the booking form.

## PETS

Pets are only permitted if booked and paid for before arrival. We reserve the right to refuse entry if this condition is not met. Pet owners must observe the conditions outlined in the "welcome sheet" we email with the directions, key details etc. This can also be sent upon request. Our Facebook page and/or communications describe the garden as 'enclosed'; this does not mean that it is 'escape proof' for pets and we cannot be held responsible if this happens. Guests are reminded that pets must be kept under control at all times and guests must clear up any fouling of gardens or grounds as they occur. The cottage has a couple of private outdoor spaces and full access to the garden which is huge and shared with the owner and her two dogs. Finally, we aim to be as flexible as possible and wish to welcome all dogs, however, please discuss any potential issues with your dog's behaviour in advance so we can prepare. We know that accidents happen with all dogs, but dogs with continence problems are not permitted, unless by prior agreement outlining how the problem will be managed.

## COMPLAINTS

We work very hard to ensure all our guests have a wonderful holiday and actively ask for feedback as to how we might improve your holiday experience. If, however you have any cause for complaint, you have must report this to the owner, Carole as soon as reasonably possible so that we can try to rectify the problem during your stay. It is a condition of booking that we are given the opportunity to resolve or rectify any issues you have when you first become aware of the complaint and this must be before your departure. If don't raise a complaint that you may have during stay, we regret that we shall not, except in limited circumstances, be liable for complaints raised after the rental period has come to an end. Any complaints must be made in a reasonable manner.

## DATA PROTECTION

Miller Hill Cottage will only use the personal data of the guest(s) for the purpose of processing the booking and for carrying out the company's obligations in accordance with the contract. We will not pass on your personal data to any 3rd parties and will comply with the General Data Protection Regulation (GDPR) 2018 as the primary law regulating how we use your personal data.

## PUBLIC LIABILITY INSURANCE

Miller Hill cottage has suitable Public liability insurance.

## SMALL PRINT Limitation of Liability—THE HIRER'S ATTENTION IS PARTICULARLY DRAWN TO THIS CONDITION.

This condition sets out the entire financial liability of the Miller Hill Cottage to the Hirer in respect of:

Any breach of these Conditions.

The hire of the Holiday Accommodation by the guest(s); and any representation, statement or tortuous act or omission (including negligence) arising under or in connection with this agreement.

All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract and these Conditions.

Nothing in these Conditions limits or excludes the liability of Miller Hill Cottage

For death or personal injury resulting from the negligence for any damage or liability incurred by the guest(s).

Miller Hill Cottage makes every effort to update the descriptions on its Facebook page or contained with any supplied documents for any material changes made to the holiday accommodation, however Miller Hill Cottage shall not be held responsible for any minor discrepancies in the holiday accommodation from the descriptions on its Facebook page or contained with any supplied documents, or any changes made to the holiday accommodation after the date of the booking enquiry. If Miller Hill Cottage has made any changes to the holiday accommodation which are material, we shall use reasonable endeavour to notify the guest(s).

Miller Hill Cottage shall not be liable for: (a) any injury; (b) any sickness; (c) any loss; (d) any damage; (e) any additional expense; (f) any damages for inconvenience caused directly or indirectly by or arising from traveling to and from the cottage or out of the use or condition of the holiday accommodation and its appearance, plumbing, gas, oil, electrics, private water, exceptional weather conditions or negligence. Miller Hill Cottage shall not be liable for any damage or loss caused to any belongs of the guest(s) during the hire period.

Miller Hill Cottage total liability in contract, tort (including negligence or breach of statutory duty), misrepresentation, restitution or otherwise arising in connection with the performance or contemplated performance of the Contract shall be limited to the Price