



The Regent Cottage Manual



The Gallery Farm

MACLEAY VALLEY COAST • LUXURY FARM STAY

Welcome to The Regent Cottage

Welcome to The Regent Cottage on our stunning farm! It's great to have you with us. The cottage is self check in will be open for you. Please let us know if you're arriving after dark so the cottage will be lit.

During your stay, make sure to take advantage of all the wonderful activities available in the Macleay Valley and surrounding areas. We've handpicked a few of our favourites and included them in our guestbook on AIRBNB, as well as on our website www.thegalleryfarm.com.au. You'll also find important information about check-out procedures, internet access, and rubbish disposal.

We recommend getting your supplies before arriving!!!!

We wish you a fantastic and memorable trip. Best regards, Denise & Brett.

- **Please on checkout ensure House is in similar condition to when you arrived, plus the BBQ please use cleaning products provided under the kitchen sink or there will be an additional \$100 cleaning fee.**
- **As much as we love our free-range chooks, they're not fans of uncontrolled dogs, especially after 10am when they are let out. So, please keep your furry friend in check. The cows aren't big fans of dogs either, and if they have calves, they're ready to protect them. So, let's keep everyone safe. If you have any fruit & vege scraps our Moos would love them with lots of pats too.**



Password – TheGalleryFarm

- Here are our dog 'rules'... they sound a bit officious ... sorry ... don't mean them to be ... We love dogs and love them to be happy here... it's a great place for dogs... except that it's not fenced to keep dogs in but to keep the cows out... let me know if any other queries...

Pet Terms and Conditions

To ensure the safety, comfort, and well-being of all guests, I have a standard set of terms and conditions for those who wish to bring their pet to our place .

- * Pets must be supervised at all time, if you go out without your pet, it must be securely tied up outside.
- * You are responsible for your pet's safety.
- * I am not liable for injury to (or death of) your animal due during your stay. By booking with us, you recognize and accept this responsibility.
- * No more than 1 pet may be brought to the property at any time
- * All food and amenities must be provided for by the pet owner (for example we expect you to bring your own dog blankets etc)
- * All pets must be up to date with their flea treatments & other vaccinations.
- * Pets are not allowed on the furniture including beds otherwise you will be charged a cleaning or replacement fee.

Additional cleaning charges may apply should pet hair, urine, fleas or any evidence (including smell) of the pet be left behind when guests leave.

- * For health and safety reasons and my availability of water, pets must not be washed or cleaned anywhere within the accommodation area.
 - * Pet owners are personally responsible, for any personal injuries and/or property damage in relation to any actions caused by or because of their pet.
- *Please take note the cows do not like dogs and they will try and kick them if they get to close.

Instructions for Sauna Use

Step 1 – When entering sauna please open door gently as not to bang it on the seat and risk breaking glass door.

Step 2 – Turn switch on left to the first No. 4, within grey area, it turns heater on instantly, temp dial is already set at maximum, preheat for 40 minutes before use.

Step 3 – Before entering sauna please remove shoes and clothing and sit on towels provided.

Step 4 – Sprinkle water over the rocks at 4 minute intervals to Provide steam.

Step 5- Be sure to turn off when finished as it runs for 4 hours Unnecessarily.

DO NOT SPLASH WATER OUTSIDE OF ROCKS AS THERE ARE ELECTRICAL COMPONENTS IN THE HEATER

Sauna Rules

No food or drinks inside sauna cabin.

Please remove all items including towels after use.

Do not put any items near heater.

Do not take pets inside sauna.

See further safety instructions inside sauna above heater.

Enjoy The True Relaxation and wonderful benefits of Sauna Time!!!!

MAKE SURE HEATER & LIGHTS ARE TURNED OFF WHEN YOU FINISH YOUR SAUNA!!!

A few notes to familiarise you with the cottage.

- Under cover guest parking in shed note farm gates open outwards
- Please ensure gates are always kept closed to keep the cows out.
- All windows are fitted with midge magnet screens.
- Front balcony French doors have no screens, hence, best to keep closed especially at night to keep insects out.
- Mozzie coils under sink if required.
- Please close front bedroom window and side living room window when rain is heavy.
- Please note our water is tank water for beautiful drinking, sometimes on limited supply so please do not waste.
- Outdoor shower is behind water tank, body wash on site.
- Washing machine is in the main house on request.
- Washing stand is in study for drying apparel.
- Large yellow bin in shed if your garbage becomes full.
- Empty bottles you can leave next to bin, and we will recycle.
- Darts board behind the door if you fancy a game.
- Games drawer in kitchen far left 2nd drawer.
- All appliance manuals in top drawer under oven.
- Keys: white dot keys are for back door pale green keys for front French drawers, plain keys are for screen doors.
- You can contact us on Airbnb or email or pop down to main house.
- accommodation@thegalleryfarm.com.au

**Wifi Password – TheGalleryFarm
(Starlink Unlimited Fast Download)**

Foxtel is provided

For your entertainment needs, a tablet is at the ready for music or web browsing through the Bluetooth speaker. And when the sun sets, there's a fire pit by the dam, primed with loaded wood to get your flames blazing . There's also a firepit front of sauna with wood supplied in the shed. Matches provided under kitchen sink and fairy light switch is on right hand side of shed entry back of pool.

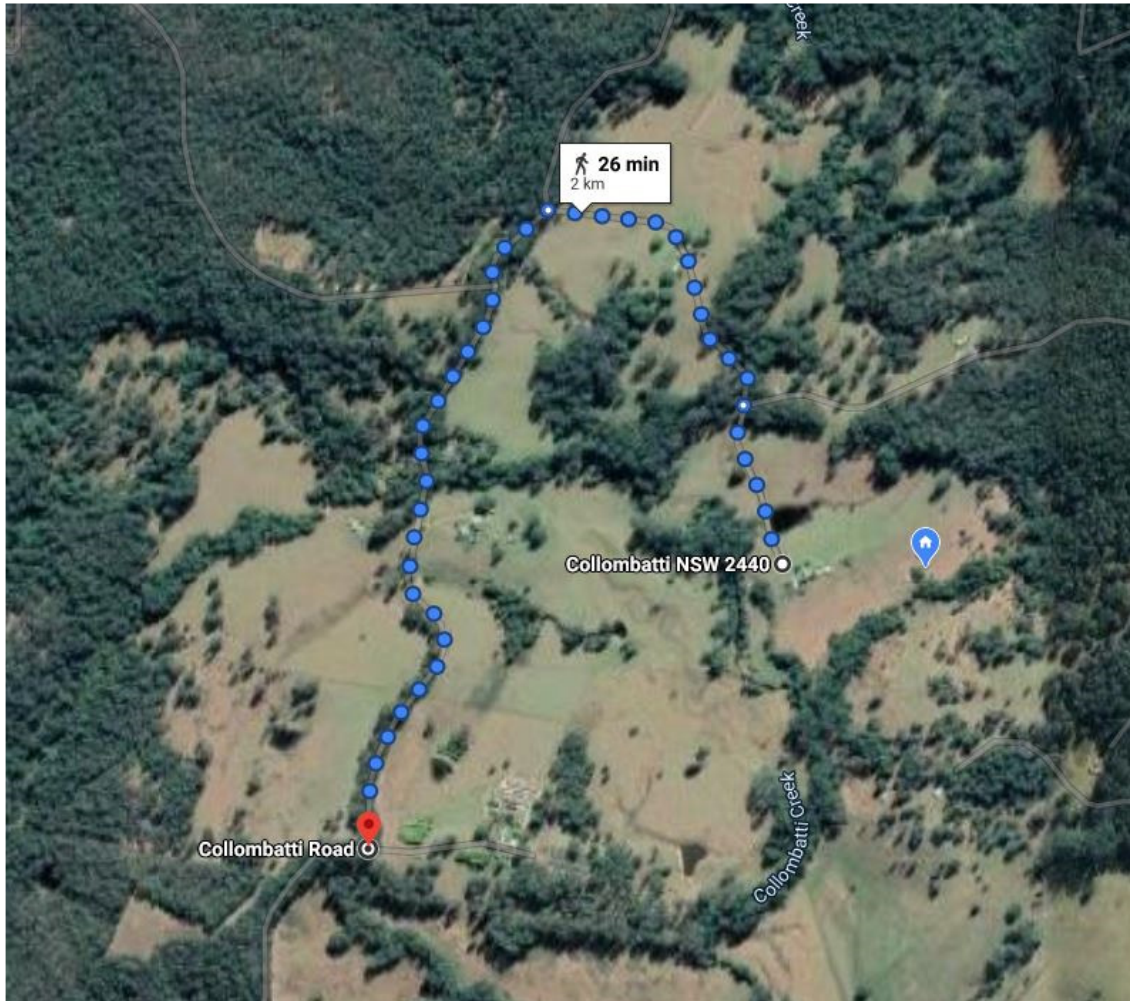


**Please see our website www.thegalleryfarm.com.au
recommendations on restaurants and things to do in the
area.**

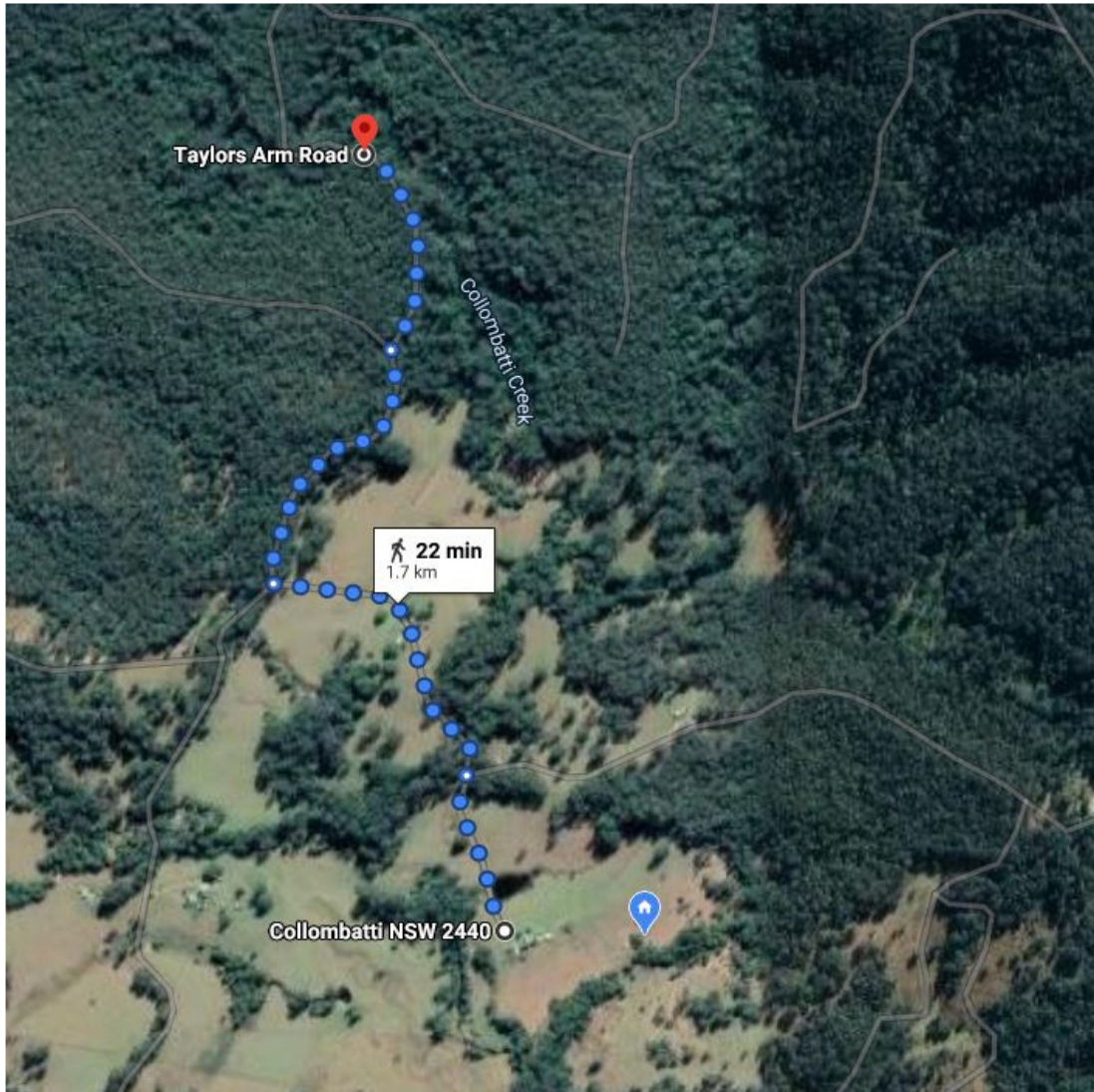
3 Easy Walks



1- Turn right out of the farm gate and when you reach the end of the road turn around & come back the way you came. You will usually see some kangaroos on this walk.



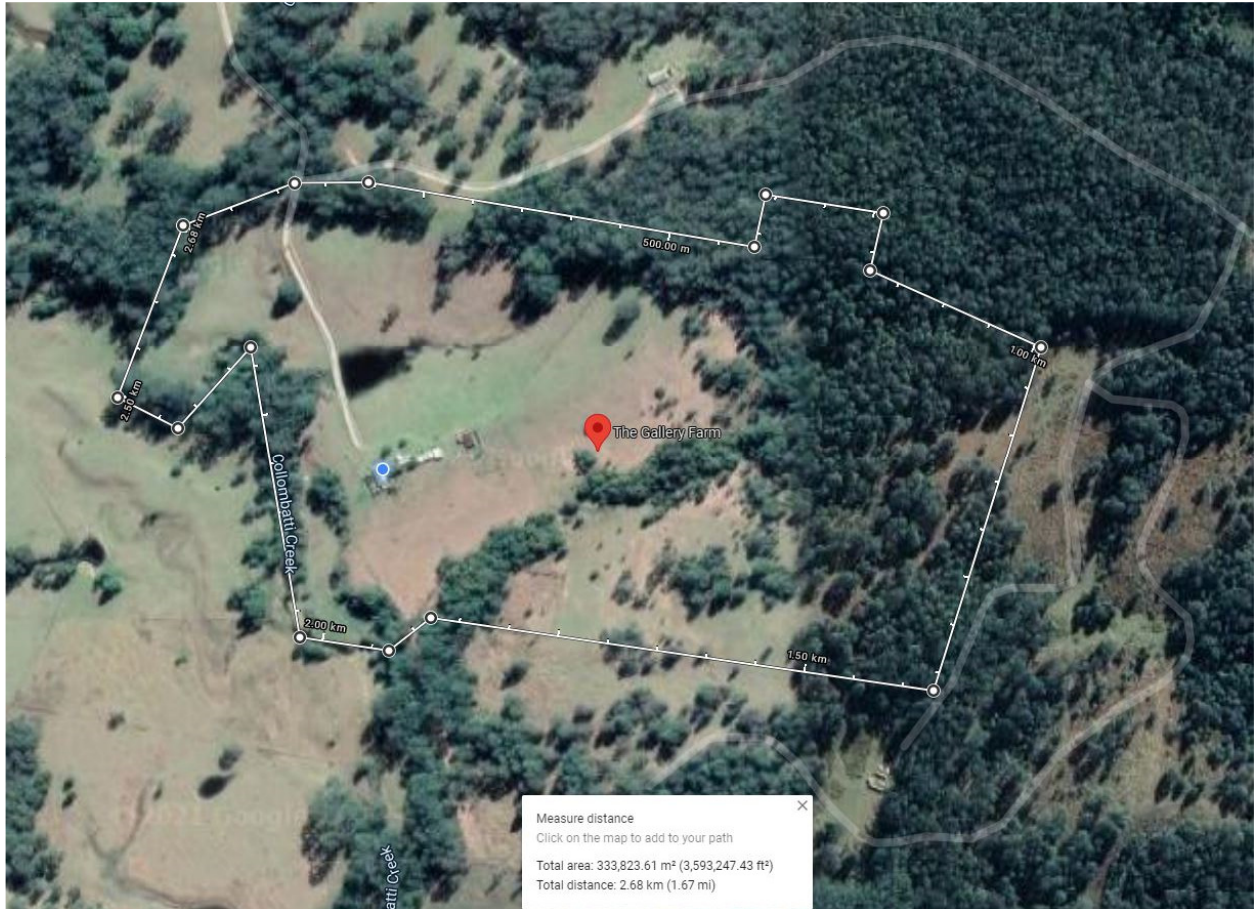
2 – Walk straight ahead out of the farm gate cross the bridge go to the end of Ptolemys Acc then turn left and walk to the top of the hill for a view back over to our farm, once you reach the top turnaround and come back the way you came.



3 - Walk straight ahead out of the farm gate cross the bridge go to the end of Ptolemys Acc then turn right. When you reach a fork in the road keep right and walk until you reach the causeway. Once you reach the causeway if there is not too much water, it is worth walking up or down the creek bed to see some beautiful state forest.

**Of course, there are many beautiful walks on the farm!!!
The top of the hill is a great place to pack a picnic and enjoy the view.**

Farm Boundary Line





Follow Us on

The Gallery Farm

www.thegalleryfarm.com.au

Emergency Numbers

Denise – 0423 546 626

Emergency services – 000

Plumber – Power Plumbers West Kempsey Ph: 1300 635 46

Electrician – Never late Electrical Ph: 6581 5536

Check Out-

Thank you for choosing to stay with us! We hope you had a wonderful time here. As your stay comes to an end, we kindly ask that you keep the following in mind:

- Check out time is before 10am. We know it's tough to say goodbye, but we need to prepare for our next guest!**
- Please help us keep the house beautiful and welcoming for future visitors. Make sure the house is in similar condition to when you arrived.**
- Rubbish should be taken out to the yellow bin in the shed and secured in the provided rubbish bags. We don't have rubbish collection, so please make sure it is bagged securely.**
- All dishes, glasses, and utensils should be clean and put away or in the dishwasher and turned on.**
- When it's time to say goodbye, please leave the keys on the dining table and close the doors behind you. No need to lock up!**

Again, thank you so much for choosing us as your lodging destination. It was an absolute pleasure hosting you.