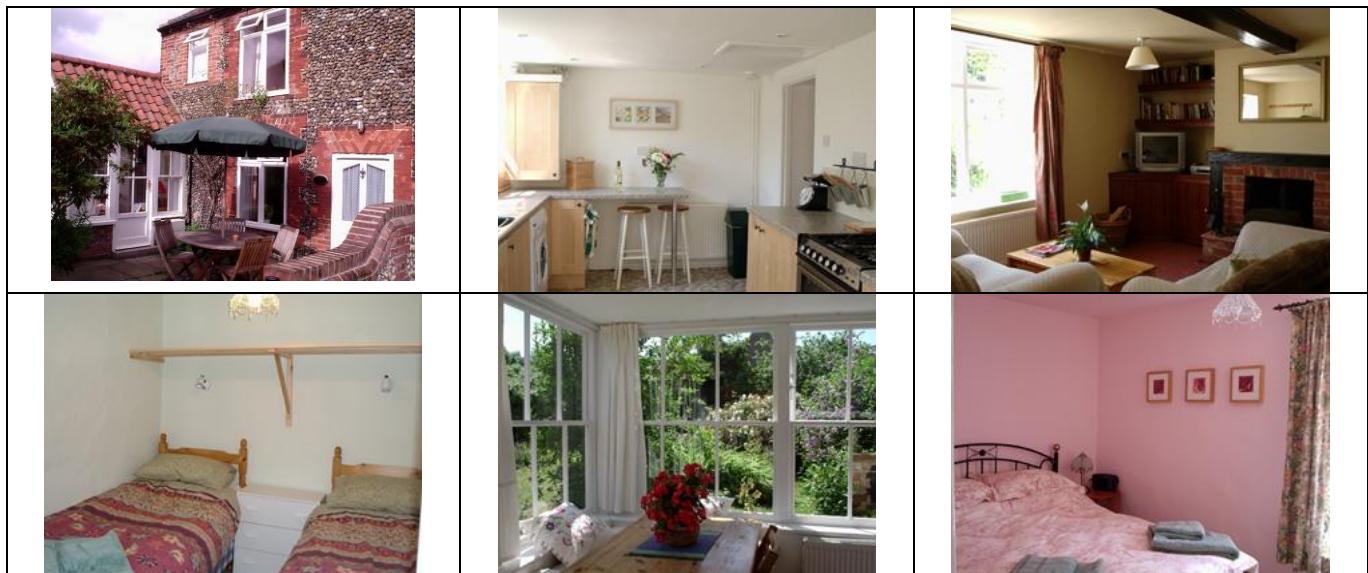




Rose Cottage, East Quay, Wells-next-the-Sea



Rose cottage is a pretty, end-terrace, brick and flint cottage built in 1852 and with an enclosed garden. Access is from the picturesque East Quay via a shared "Yard" and into the garden/patio. There is vehicle access for loading/unloading and, during the high season, when parking is restricted, we provide permits for parking in the nearby town car parks.

On the ground floor there is a comfortable lounge with a wood burner stove, a south-facing sun lounge/dining room and a well-equipped modern kitchen.

The stairs lead up from the living room to the first floor landing, bathroom/toilet, double bedroom and twin bedded room, the twin beds are 2ft 6in wide and may not be suitable for large adults, however, they can be pushed together. Heating is by gas fired central heating.

We manage Rose Cottage on behalf of the owners and we are always on hand to help with local knowledge, advice and, if required, repairs.

About Wells-next-the-Sea - The town with its amenities and shops is a short walk away, the creeks and marshes are at the end of the yard and the beach is a 1 mile journey by foot, boat, bike, train or car.

The East Quay is a quiet extension of the main quay with houses on one side and the main creek on the other. The coming and going of the tide, the movements and antics of the many fishing and pleasure boats and the rich variety of wildlife offer a never-ending, fascinating spectacle.

Wells has a thriving shopping street including a bakery, a greengrocer, a butcher, a delicatessen, a small, but well stocked, supermarket and several gift shops. They are all open 7 days a week and offer a wide choice of good fresh produce. There is a choice of restaurants, cafés and pubs, a library, a health centre, 4 Churches and a Tourist Information Centre.

What's included - Everything except food and drink! We provide bed linen and bath towels (but not beach towels) and there is no charge for heating and light.

What's not included – Please bring your own beach towels.

Booking period - the cottage is normally let for 7 days, Saturday to Saturday, we occasionally offer 3 or 4 day lets out of season. Please phone to enquire. The cottage will be ready for your arrival from 3pm on arrival day. On the day of departure please complete your packing and cleaning by 10am to allow the changeover team enough time to make things ready for the incoming guests. It may be possible to "check-in" earlier but we will require you to keep clear while the changeover team is at work.

Payment & Cancellation - your booking is confirmed upon receipt of a non-refundable deposit of £85, the balance is payable not later than 4 weeks before arrival date. If you have to cancel within 4 weeks of arrival date we will endeavour to re-let the property and will refund such amounts as we are able to recover.

Damage & Breakages - you are required to pay either the cost of replacement or the excess on the insurance claim, whichever is the least.

Parking - there is no parking available at the cottage but you can unload in the shared access yard. During the winter months, October to March, parking is available on the East Quay; in the Summer it is not. To solve this problem in the summer months we provide a free parking permit for all of North Norfolk District Council's long stay car parks, including the long stay car park in town which is less than 5 minutes walk away.

Cleaning & Maintenance - There is a full range of cleaning equipment to help you to keep the cottage clean for your own comfort during your stay and we would be grateful if you could give the cottage a thorough clean before leaving. Should anything require fixing, please let us know, we are 2 doors away, and we will deal with it as soon as possible.

Smoking - Rose cottage is a no-smoking house, we do not allow smoking indoors, there are ashtrays on the terrace where there is ample space, fresh air, and an umbrella.

Pets - Rose cottage is pet-friendly with an escape-proof garden (please ask your pet not to consider this a challenge!) Most pubs, shops and restaurants in North Norfolk are dog-friendly too so we ask you not to leave your pet unattended in the cottage. There is an additional charge of £25 per dog per week.

How to check availability and book:

1. by telephone to Peter or Maddie on **01328 711463**
- or
2. online at www.eastquay.co.uk/rose.htm

To confirm your booking we will require a non-refundable booking deposit of **£85**

If you wish to pay using a card or your PayPal account, we will send you an **e-invoice**

If you would prefer to pay by cheque, please make it payable to "**Peter Rainsford**" and send it to:

Mr P Rainsford
The Old Custom House,
East Quay,
Wells-next-the-Sea,
Norfolk
NR23 1LD

We will then send you a receipt, a confirmation of booking and an invoice for the balance (due no later than 4 weeks before arrival date)

If there's anything else you'd like to know please feel free to ask, just give us a call.

We look forward to welcoming you to Rose Cottage soon!

Peter & Maddie Rainsford

The Old Custom House

East Quay
Wells-next-the-Sea
Norfolk
NR23 1LD

Tel **01328 711463** Fax **01328 710277**

Email: **peter@eastquay.co.uk** Website: **www.eastquay.co.uk**