

## **2 LINGMOOR VIEW, CHAPEL STILE, LANGDALE LA22 9JP**

Sleeps 4  
3 Star rated



### **DESCRIPTION**

This cosy traditional two bedroom Lakeland cottage is beautifully situated in the Great Langdale valley where there are numerous walks to suit all abilities and ambitions. The views of Lingmoor Fell across the valley and the Langdale Pikes further up the valley are spectacular.

The cottage is set well back from the valley road which is reassuring for families with young children. There is a large communal area of grass in front of the cottage below which is the off road parking area with one dedicated parking space for each cottage.

Lingmoor View is no more than a few minutes walk to the centre of Chapel Stile. Elterwater is a little further but still within easy walking distance. There are pubs in Chapel Stile and Elterwater and others in the area all of which serve excellent bar meals.

### **ACCOMMODATION**

A number of original features have been preserved to maintain the charm of the cottage including slate flagged flooring, exposed floor boards and a Victorian cast iron fire place.

There is a double bed with views across to Lingmoor Fell in the front bedroom and two single beds in the back bedroom.

There are night storage heaters in all rooms including the bathroom. Additional electric heating appliances are available in case of need.

There is an open fire and a colour television, video recorder, videos, books and games in the cosy sitting room.

The fitted kitchen / diner is well equipped and incorporates a Bosch oven and hob, microwave and fridge with freezer compartment.

There is a washer-drier machine in the utility area.

The three piece bathroom suite is supplemented by a wall heater, heated towel rail and shaver point. There is an electric shower over the bath.

The Langdale valley is one of the best fell walking areas in the Lake District and is an ideal base for a holiday. Walks lead directly from the cottage onto the fells behind. Windermere, Coniston Water, Grasmere and Rydal Water are only a short drive from the cottage. The other lakes, although a little further afield, are readily accessible.

If you decide to book we have every confidence that you will enjoy your stay as we regularly receive accolades from satisfied visitors.

## **RESERVATIONS**

Provisional reservations can be made by telephone or e-mail pending receipt of a completed booking form and deposit payment. You will find a tariff and booking form on our web site. Alternatively we can send you one by post.

Please make cheques payable to MR J.A. BATHO and send with the completed booking form to: -

Mr J.A. Batho  
High Hollin Bank  
Coniston  
Cumbria  
LA21 8AG  
Tel. 015394 41680  
e-mail [a.batho@virgin.net](mailto:a.batho@virgin.net)  
[www.cottagescumbria.com](http://www.cottagescumbria.com)

## **WHAT'S INCLUDED**

Bed linen, tea towels and a bath mat

A cot / high chair if required

Coal

## **PETS**

Pets are not encouraged but may be allowed on the understanding that owners guarantee their house cleanliness.

## **PARKING**

Parking directly in front of the cottage is only permitted on arrival and departure. Please use the space in the parking area allocated to No 2 at all other times.

## **ELECTRICITY**

A form is provided to enable you to record the electricity meter readings (in the cupboard above the front door) at the start and end of your stay and calculate the cost of electricity used. A cheque in settlement would be appreciated within one week of your departure.

## **TELEPHONE**

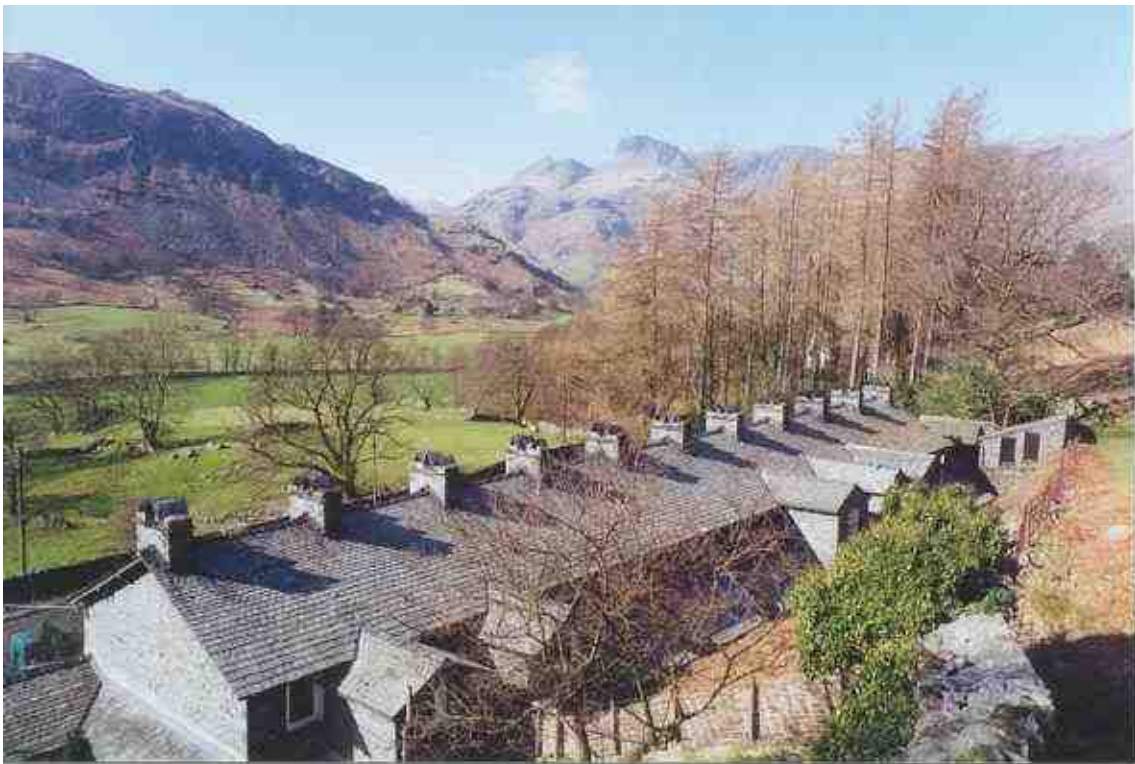
There is a telephone for the convenience of visitors (incoming, local and emergency calls only). We do, however, expect our visitors to add an appropriate amount to the electricity cheque to cover the estimated cost of any calls made.

## **SMOKING**

**WE SHOULD BE GRATEFUL IF VISITORS WOULD REFRAIN FROM SMOKING IN THE COTTAGE.**



2 Lingmoor View backing directly onto the fell side



2 Lingmoor View looking along Great Langdale valley towards the Langdale Pikes.

Lingmoor Fell rises to the left.



Lounge with Victorian open fire place, original wooden doors, two good quality sofas, books, TV and video.



**Kitchen with fitted cupboards, microwave, dining area and detailed Ordnance Survey map**

## 2 Lingmoor View, Chapel Stile, Great Langdale

### 2010 Tariff

Arrival Date	Price per Week		Arrival Date	Price per Week
3 January	£240		3 July	£435
9 January	£255		10 July	£471
16 January	£255		17 July	£471
23 January	£291		24 July	£471
30 January	£291		31 July	£471
6 February	£291		7 August	£471
13 February	£363		14 August	£471
20 February	£291		21 August	£471
27 February	£327		28 August	£435
6 March	£327		4 September	£435
13 March	£363		11 September	£435
20 March	£363		18 September	£399
27 March	£471		25 September	£399
3 April	£471		2 October	£399
10 April	£363		9 October	£399
17 April	£363		16 October	£399
24 April	£363		23 October	£471
			30 October	£327
1 May	£399			
8 May	£399		6 November	£291
15 May	£399		13 November	£291
22 May	£399		20 November	£291
29 May	£471		27 November	£255
5 June	£435		4 December	£255
12 June	£435		11 December	£255
19 June	£435		18 December <b>4n</b>	£175
26 June	£435		22 December	£471
			29 December	£507

The cottage is available each Saturday from 3.30pm and must be vacated by 10.00am the following Saturday. Weekly bookings are preferable but long weekends may be arranged out of season.

## 2 Lingmoor View, Chapel Stile, Langdale Booking Form

Name .....

Address .....

.....

Postcode .....

Telephone No (Home) ..... (Work) .....

E-mail address / Fax .....

Where did you see us advertised? .....

Date Required .....

My booking consists of; No. of adults .....Cot? .....

No. of children < 13 ..... Pets? .....

The deposit is one third of the full tariff

I enclose a deposit cheque (payable "J A Batho") of £.....

I will forward the balance of £..... one month before the date of arrival.

I agree to the booking conditions set out below;

1. Bookings cannot be accepted from persons under the age of 18.
2. Telephone reservations are accepted and the cottage will be reserved for five days, pending receipt of the deposit and booking form.
3. The deposit is one third of the full tariff price with the balance payable one month before the beginning of the holiday.
4. In the case of cancellations, refunds will only be made if the cottage can be re-booked.
5. The client is responsible for damages and breakages.
6. The cottage must be left clean and tidy.
7. The cottage will be available from 3.30pm on the day of arrival and must be vacated by 10.00am on the day of departure.
8. Pets are permitted on the understanding that owners guarantee their house cleanliness.
9. Non smokers only please.

Signed ..... Date .....

Post to; J A Batho, High Hollin Bank, Coniston, Cumbria LA21 8AG [Tel; 015394 41680]