

## **3 TARN COTTAGES, WHITE MOSS, GRASMERE, LA22 9SF**

Sleeps 4  
3 Star rated



### **DESCRIPTION**

This delightful traditional two bedroom Lakeland cottage is idyllically situated in a secluded rural position close to Little White Moss Tarn. The cottage is surrounded by woodland at the rear with stunning views to Rydal Water and Loughrigg Fell from the South facing garden and first floor bedrooms. There are numerous walks to suit all abilities and ambitions some of which start directly outside the cottage.

The cottage is situated in an elevated position on a quiet lane above Grasmere which is reassuring for families with young children. There is a lawned open plan garden in front of the cottage with timber decked seating which is shared with the other two cottages. Adjacent to the garden is the off road private parking area with one dedicated parking space for each cottage.

Tarn Cottages is no more than 10 minutes walk downhill to Dove Cottage and a little further to the centre of Grasmere. Rydal Mount is only one mile away along the bridal way (referred to as the Coffin Route) that starts close by. There are pubs in Grasmere 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 beams and an open fire place.

There is a double bed with views over woodland towards Rydal Water and Loughrigg Fell in the front bedroom. The second bedroom has two single beds and also faces South towards Rydal Water.

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

There is an open fire and a colour television, video recorder and DVD player in the cosy sitting room.

The fitted kitchen / diner is well equipped and incorporates an oven and hob, microwave and fridge with Belfast sink.

There is a small internal cellar leading off the kitchen and a large outside store, being the former washhouse for all three cottages, to the rear.

The three piece bathroom suite is supplemented by an electric shower over the bath and shaver point.

Grasmere and the surrounding 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. Windermere, Coniston Water, Ambleside 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. Non smoking only.

## **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**

Coal, bed linen, tea towels, a bath mat, and a cot / high chair if required

## **PETS**

Pets are not encouraged but may be allowed on the understanding that owners guarantee their house cleanliness. Since the cottage is surrounded by low fell pasture for sheep dog owners must be able to control their pets at all times and adhere to restrictions during lambing time.

## **PARKING**

One off road parking space in the parking area adjacent to the garden, next to White Moss Tarn, is allocated to each cottage.

## **ELECTRICITY**

A form is provided to enable you to record the electricity meter readings 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.

## **CHILDREN**

Children are very welcome but parents with very young children should be aware that the cottage is located next to White Moss Tarn which is not fenced. Visitors are fully responsible for the safety of their young children.

## **TELEPHONE**

There is a pay phone for the convenience of visitors.



3 Tarn Cottages lounge



3 Tarn Cottages view from foot of garden towards Rydal Water and Loughrigg Fell

### 3 Tarn Cottages, White Moss, Grasmere

#### 2008 Tariff

Arrival Date	Price per Week		Arrival Date	Price per Week
4 January	£231		4 July	£396
11 January	£231		11 July	£462
18 January	£231		18 July	£462
25 January	£264		25 July	£462
1 February	£264		1 August	£462
8 February	£330		8 August	£462
15 February	£330		15 August	£462
22 February	£264		22 August	£462
29 February	£297		29 August	£396
7 March	£297		5 September	£396
14 March	£429		12 September	£396
21 March	£429		19 September	£363
28 March	£363		26 September	£363
4 April	£330		3 October	£363
11 April	£330		10 October	£363
18 April	£330		17 October	£429
25 April	£330		24 October	£396
			31 October	£297
2 May	£363			
9 May	£363		7 November	£264
16 May	£363		14 November	£264
23 May	£429		21 November	£264
30 May	£396		28 November	£231
6 June	£396		5 December	£231
13 June	£396		12 December	£231
20 June	£396		20 December	£450
27 June	£396		27 December	£450

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

# 3 Tarn Cottages, White Moss, Grasmere 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, breakages and additional cleaning.
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. Since the cottage is surrounded by low fell pasture for sheep dog owners must be able to control their pets at all times and adhere to restrictions during lambing time
9. Visitors are fully responsible for the safety of their young children. There is a duck pond close by.
10. Non smokers only please.

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

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