

MASONDALE COTTAGE



Masondale Cottage & the Lincolnshire Wolds - an Area of Outstanding Natural Beauty Masondale Cottage sits at the edge of the Lincolnshire Wolds with unrivalled panoramic views of the Vale of Ancholme looking across to the Lincoln Edge or “Cliff” as it is know locally, with Lincoln Cathedral prominent on the horizon.

Absolutely “away from it all” the cottage is situated within Otby Farm, which is close to the villages of Walesby and Tealby (*noted as one of prettiest villages in the county*) and the market towns of Louth and Market Rasen (*with its Race Course*) are nearby. A public footpath that very soon joins the Viking Way passes through the farm.

Contents

Property Information

~ living rooms.....	2
~ bedrooms.....	3
~ general	4
~ what does it cost?.....	5
~ terms and conditions.....	6
~ occupancy rules	7

What is there to do

On~site Leisure Facilities	8
Interesting places to visit.....	9

Local Information

Health services	10
Shopping	11
Restaurants & Public Houses	12
Take Aways.....	13
Local transport.....	14
Church services	15
How to find Masondale Cottage & Contact information	16



Property Information ~ living rooms

Living Room

Television - Freeview channels are available on the flat screen TV. DVD player – A selection of DVDs is provided. Electric fire.

Conservatory /Dining Room

The conservatory doubles up as the dining room and comfortably seats 8 to 10 people.

Kitchen

Twin electric oven; Calor gas hob with extractor fan; Fridge freezer; Microwave and Dishwasher.

All operating instructions for electrical appliances are contained in the blue folder in the kitchen dresser.

Utility

Washing machine (a small quantity of wash powder is provided); Tumble drier; Iron and ironing board; Vacuum Cleaner.

Lobby and Hall

Information desk. Telephone for incoming calls.

Patio & Barbecue

There is a large patio area with picnic bench. A gas barbecue is available for your use.



Property Information ~ bedrooms

Ground floor

Bedroom 1

Twin /double beds, wardrobe and a chest of drawers.

Bathroom 1

Toilet, sink, large walk-in shower and heated towel rail.

Upstairs

Bedroom 2

Twin /double beds, fitted wardrobe and a chest of drawers.

Bathroom 2

Bath, large walk-in shower, sink, toilet and heated towel rail.

Bedroom 3

Twin /double beds, fitted wardrobe and a chest of drawers.

Bathroom 3

Bath / shower, sink, toilet and heated towel rail.



Property Information ~ general information

Arrival

Detailed information and directions will be sent to you prior to your visit.

Having collected your keys, parking is on the area by the old garage in front of the Cottage.

Departures

Please advise if you wish to leave before 10 am on the day of departure and arrange to settle your account for any services provided during your stay.

Telephone and Internet Provision

The telephone in the hall takes incoming calls only. If you wish to be called the number is 01673 838565. There is wireless Internet access.

Central heating and hot water

These are usually set to come on in the early morning and through the evening. Towel rails in the bathrooms are on a different circuit and are set to come on twice a day.

Linen

All bed linen and towels are provided. Please ask if more are needed during your stay.

Smoking Policy

We are a no smoking family and request tenants not to smoke anywhere in the house please go outside on the patio or in the lobby.

Food Packs

Food packs to allow you to get through to your first local shop are available on request. Details are given on our Confirmation of Booking form.

Pets

We regret that pets cannot be allowed. There are unfortunately too many sheep and farm dogs to allow any.

Rubbish disposal and recycling

Our local refuse collectors only collect from one bin but we will be pleased to recycle bottles/glass and cans/foil if you will be good enough to leave such items in the bins provided. We will be grateful if you will place all other rubbish in the dustbin prior to departure.

Road and farmyard

Please note that vehicular access to the Cottage is by our farm track. Otby Lane is a Public Footpath and links with an extensive network of public rights of way, including the Viking Way. Information and leaflets are provided on the stand in the Cottage hallway.

Please also remember Otby is a working farm and that for a variety of reasons we are unable to grant access beyond the farm yard other than for fishing. Tractors and farm vehicles will often be using the yard and access road. Ample passing places are provided!

Please be aware that fishermen visiting Otby Lake also use the same access.

Shoot Days

Shoots take place during the season and the yard can be busy. There is usually very little noise or disturbance around the Cottage during a shoot. You will be made aware of relevant dates with your Booking Confirmation but if you have any particular questions or concerns please do not hesitate to contact the Owners.



Property Information ~ what does it cost?

The exact amounts for any week can be found in the Booking and availability section, but, as a guide weekly prices are:

low season: from £395.00 per week

mid-season: from £450.00 per week;

high-season: from £550.00 per week, and

Christmas and New Year: £650.00 for a 5 night break.

Short breaks of 3/4/5 nights are available from September to March inclusive (except Christmas and New Year). Price on application.



Property Information ~ terms and conditions

1. Weekly tariff:

The tariff week by week is shown under 'Booking and Availability' on the main menu. Other than for Short-Breaks (see below) change-over day is Saturday. You may arrive from 3pm on Saturday and are asked to vacate the property by 10 am the following Saturday.

2. Payment terms:

- (a) payment is required in full on booking if this is within 6 weeks of arrival
- (b) a non-returnable deposit of £100 is required on booking if this is more than 6 weeks prior to arrival. The balance is due 6 weeks before the date of the booking.

3.Cancellation:

- (a) if cancellation is notified in writing more than 6 weeks prior to the date of the booking the balancing payment will be waived.
- (b) if cancellation is notified in writing between 3 and 6 weeks prior to the date of the booking half of the balancing payment will be repaid.
- (c) no refund will be made if cancellation is notified less than 3 weeks prior to the date of the booking.

4.Short Breaks:

3, 4 and 5 night short breaks are available from September to March inclusive (except Christmas and New Year). Price on application. These breaks can begin on any day of the week but must be booked direct, 01673 838530.



Property Information ~ occupancy rules

1. Not to take up occupation of the property on the first day of any vacation period before the time specified and ensure that the property is vacated on the last day of the vacation period no later than the time specified by the managers.
2. To keep the property reasonably clean and tidy and to vacate the property with all the washing up complete.
3. To maintain the property (including its contents) in a reasonable state and condition and to pay the managers on demand the cost of repairing or making good any damages or breakages.
4. To allow access to the owner, worker or workmen for the purpose of any work of repair or maintenance which shall be required to be carried out to the property or its contents during the vacation period.
5. To comply with all arrangements made by the managers for the disposal of refuse and not to deposit any harmful substances or material into the sinks, baths, lavatories, cisterns and drains of the property nor allow anything to be thrown from or to accumulate outside the property.
6. Not to use the property or permit it to be used during the vacation period for any purpose other than holiday accommodation and not to use or permit it to be used for any illegal or immoral purpose.
7. Not to allow the property to be occupied during the vacation period by more than the number of persons for whom beds are provided by the managers.
8. Not to display any notices or signs or external projections on the property or make any additions or alterations to it nor to damage the property or its contents in any way.
9. Not to do or permit anything which may be a nuisance or cause damage or annoyance to any neighbouring owner or occupier and in particular not to make excessive or unreasonable noise inside or outside the property
10. Not to do anything which might invalidate the insurance cover on the property or its contents. In the event of so doing and of any insurance monies not being recoverable in consequence the guest / occupier shall be responsible for making good the amount irrecoverable
11. Not to bring into or store in the property any flammable or explosive substance.
12. Not to bring to or keep in the property any animal or pet without the consent of the managers. The reason for this restriction is to avoid the risk of sheep worrying.
13. Not to deviate from the access road or public footpaths or to go beyond Cottage areas (please see notes on access).
14. To pay to the managers on demand all costs and expenses reasonably incurred in making good any breach of the foregoing obligations and restrictions.



What is there to do ~ On-site Leisure Facilities

Fishing

Trout Fishing – Otby Lake is set in a very peaceful location. It covers 6 acres and lies in a traditionally grazed Wolds valley. There is a comfortable boat house/lodge and the setting and seclusion compare with any of the well-known 'outdoor areas'. The lake is run as a day-ticket fishery. Guests may take advantage of this facility, including the use of a boat, at a cost of £10 per day on a catch and release basis. Fish may be taken at a cost of £3.50 per fish. Equipment is available for hire.

Tennis

The Tennis Court at Otby House is available at all reasonable times by arrangement with the owners. The court can be floodlit. Guests need to bring their own equipment.

Walking

A public footpath that very soon joins the Viking Way as well as other local footpaths passes through the farm. The Wolds Countryside Service, based at Louth, organises an annual walking festival each May around this Area of Outstanding Natural Beauty.

The Viking Way: This walk is 147 miles long and is linear starting at the Humber Bridge and ends at Oakham. The first 14-mile section takes you to Caistor. From here it follows the western escarpment of the Lincolnshire Wolds towards Tealby, passing in full-view of Masondale Cottage. The name of the route reflects the influence of Danelaw in the eastern counties of Britain and throughout its length the Viking Way logo of a Viking helmet appears on waymark signs. This is illustrated by local place names ending in "by", Walesby, Otby and Claxby for example.

Equestrian

DIY livery is available at a cost of £4 per day per horse. This includes the supply of hay and straw and the use of the farm's tack room and sand school. Guests are advised to bring their horse's own hard feed.

The area is good for hacking with our own farm tracks and quiet Wolds lanes as well as extensive woodland between Walesby and Market Rasen.

Bicycles

There is a lockable store in which guests' bicycles may be kept. The long-distance National Cycle Route number 1 Hull to Harwich passes by the farm entrance but there are ample opportunities for both easy and challenging cycling around this Area of Outstanding Natural Beauty.

Beach Chalet

The Coopers have a chalet on the Promenade at Sandilands, Sutton on Sea, which can be hired at a cost of £15 per day. Sandilands is approximately 45 minutes away, and is a sand and sea resort with one shop! The Grange and Links is an excellent hotel that serves good food. The Sunday lunch carvery is exceptional.



What is there to do ~ Interesting places to visit

LINCOLN

Lincoln is a historic city with museums, art galleries, shops and restaurants. The Brayford pool has numerous bars and restaurants and the old quarter of the city (including Steep Hill) has a fascinating mix of architecture from the ancient and modern.

Lincoln Cathedral

is one of the finest medieval buildings in Europe, which towers above Lincoln, a prominent landmark for miles around.

Lincoln Castle

By Norman times, Lincoln was the third city of the realm in prosperity and importance. In 1068, two years after the Battle of Hastings, William the Conqueror began building Lincoln Castle on a site occupied since Roman times. For 900 years the castle was used as a court and prison with many being executed on the ramparts. Many original features still remain and the wall walks provide visitors with magnificent views of the Cathedral, the City of Lincoln and the surrounding countryside.

The Deep

The Deep is one of the most spectacular aquariums in the world. This award-winning Yorkshire family attraction is home to 40 sharks and over 3,500 fish. The dramatic building designed by Sir Terry Farrell is located in Hull on the Humber Estuary, just an hour from the cottage.

Fishing Heritage Centre

Is a multi-award winning museum recreating Grimsby's maritime history. The tour includes a recreation of a 1950s voyage to fishing grounds, through the ship, with authentic aromas and moving deck, and scenes from the street and home life of old Grimsby. The museum also holds a collection of historic vessels in the adjacent dock.

Hemswell Antiques Centre

The largest antiques centre in Europe...

brings together Europe's largest selection of dealers who can offer you the widest possible range of antiques, collectables and antique furniture. Within three separate buildings you will find around 300 display areas, which will keep you enthralled for hours.

Battle of Britain Memorial Flight

The BBMF offers a unique partnership between the Royal Air Force and Lincolnshire County Council and provides the public with a gateway to the home of the BBMF at RAF Coningsby, Lincolnshire. It offers them the opportunity to see the Flight's historic aircraft at close quarters and to observe the BBMF technicians working to maintain them in airworthy condition

Local Market Towns

The market towns of Market Rasen, Louth, Horncastle and Brigg are close by. Louth and Brigg hold regular Farmer's Markets. Information about these locations can be found on the Visit Lincolnshire website.



Health services

Local Doctor

Market Rasen Practice 01673 843556.

This number also gives access to the Out Of Hours service.

Chemist

Boots, Queen Street, Market Rasen,

Boots, Caistor Market Place.

Optician

Greenwood, Market Place, Market Rasen.

Tel. 01673 842265.

Accidents

ALL accidents that occur during your stay must be reported to the Owners at the earliest convenient time. Access to the farm First Aid Kit can be provided at any time by calling 07768 714281.



Local shopping

Market Rasen is the nearest shopping town - four miles away.

The town is centred on its traditional Market Place with St. Thomas' church providing a fine backdrop. There are limited markets on Tuesdays and Fridays where fresh Grimsby fish is usually available. There are excellent local butchers and bakers and Co-op and Tesco supermarkets.

Butchers:

Lancasters, in the main street

Taskers, in the main street

Bakers

Starbucks, Union Street

Co-op

Access opposite the Market Place, or its own car park via John Street. The Co-op stocks local produce

Tesco

Linwood Road

Sunnyside Up Farm Shop

On the roadside between Market Rasen and Tealby sells its own farm reared meat and other locally sourced produce and some ready-made meals.

Other towns

Caistor is a very little further and its attractive, sloping Market Place has good market stalls on a Saturday.

Louth, Brigg and **Horncastle** are bigger market towns each approximately fourteen miles away. All are well worth a visit. Horncastle has a number of Antiques shops.

We are half way between **Lincoln** and **Grimsby**. Our Tourist Information display gives you the basic information needed to organise an enjoyable visit to either.

Farmers Markets

Brigg 4th Saturday in the month

Gainsborough 2nd Saturday in the month

Grimsby 3rd Friday in the month

Horncastle 2nd Thursday in the month

Lincoln

1st Friday in the month – City Square

2nd Wednesday in the month – High Street

4th Friday in the month – North Hykeham

3rd Saturday in the month – Castle Square

Louth 2nd Friday in the month and 4th Wednesday in the month

Post Office

Nearest post offices, Market Rasen and Caistor



Restaurants & Public Houses

Local Public Houses

Clickhem Inn, Swinhope, Binbrook 01472 398 253

Kings Head, Tealby 01673 838 217

Olde Barn Inn, Tealby 01673 838 347

The Ship Inn, Barnoldby le Beck 01472 822 308

Cross Keys Inn, Grasby 01652 628 247

Black Horse, Ludford

The Advocate Arms, Market Rasen 01673 842364

White Hart, Lissington 01673 885205

White Hart, Caistor 01472 851734

Blacksmith Arms, Rothwell. 01472 371300

Bluebell, Belchford Horncastle 01507 533602

Chinese Restaurants

Kar Restaurant, Brigg 01652 650 800

Indian Restaurants

Gate of India, Market Rasen (Also Take Aways)
01673 844 366

Restaurants for 'finer' dining

Winteringham Fields, Winteringham 01724 733096

Magpies Horncastle 01507 527004

Shakesby's Horncastle 01507 526626

This is a list of local facilities none of of which we would recommend above another



Take Aways

Chinese

Panda Palace, King Street, Market Rasen 01673 844
595

Happy Valley, Market Place, Market Rasen 01673
842 849

Fish & Chips

Oxford Street Fish & Chips, Oxford Street, Market
Rasen 01673 844955

Kings Street Fisheries, Market Rasen

Indian Restaurants

Gate of India, Market Rasen 01673 844 366



Local transport

Taxis

Blanchards Taxi, Market Rasen 01673 842205

Trains

There are regular services from Market Rasen to Lincoln and Grimsby with good connections to Newark and the main East Coast line.

National Rail Enquires 08457 48 49 50



Church services

Church of England

St Mary's, Walesby, Services vary, details are published on the notice board outside the church in the village.

Walesby is part of a 7 parish group so services are always available

Catholic Church

Catholic Church, Market Rasen

Catholic Church, Caistor

Methodist Chapel

Methodist Chapel, Market Rasen



How to find Masondale Cottage

Masondale Cottage is situated in Otby.

Otby is a farmstead lying one mile above the village of Walesby, Lincolnshire, close to Market Rasen and Caistor.

Walesby can be reached either from the A46 or the B1125. But please note that access to Otby Lake is not from the village of Walesby.

Access is by a farmtrack at the top of Walesby Hill, close to the B1125.



Contact details

Mr and Mrs Neil Cooper

Otby House
Walesby
Market Rasen
Lincolnshire LN8 3UU
Tel: 01673 838 530