

## Welcome.

*Welcome to The Signal Box.*

This guide contains lots of useful details about the accommodation and local attractions.

Please read through the contents at your leisure. If you wish to find out more please feel free to ask us during your stay.

We wish you a relaxing time in The Signal Box and hope that you thoroughly enjoy your time here.

*Richard & Nikki*

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## What To Do? - A one-page summary

There is so much to do locally: places to walk, historic houses and castles to visit, beaches and moorland to explore plus a fabulous choice of places to eat. Here are just a few suggestions of our favourites:

All details on this page are shown on our website ([www.loddiswellstation.co.uk](http://www.loddiswellstation.co.uk)), where the hyperlinks will take you to relevant websites.

**Walking.** Straight out of the door, or further afield.

The Signal Box is idyllically located within 4 acres of woodland alongside the river with direct access onto the beautiful Avon valley footpath (the former railway track). This simply has to be the best place to explore first. There is a variety of routes to discover, please do ask if you'd like some suggestions.

We are surrounded by the [South West Coast Path](#) - miles of stunning coastline to explore; there are numerous accessible circular walks to choose from, many of which can easily be combined with a stop off at a pub or lovely beach café. [Dartmoor National Park](#) is just 15-20 minutes drive away.

**Beaches.** There are so many to choose from!

Our closest is [Bantham](#), South Devon's premier family and surfing beach (about 10 mins away); plentiful parking plus the renowned '[Gastrobus](#)' for fresh snacks and coffee, also [The Sloop Inn](#) just a stone's throw away in the village for good pub food.

[Bigbury on Sea](#) is next along the coast with the unique Burgh Island linked to the mainland by a sand causeway (when the tide's out) and the sea tractor (when it's not!).

The charming fishing village of [Hope Cove](#) has a harbour wall, two lovely beaches and the convenience of a [pub](#), tremendous [café](#) and village store.

[South Milton Sands](#) and the adjacent Thurlestone Beach is perhaps our favourite. Easy parking (free for National Trust members) a great expanse of sandy beach and rockpools, plus the fabulous [Beachhouse](#) café.

**Eating.**

Our neighbour 200m downstream on the opposite side of the riverbank is the [Avon Mill Garden Centre](#). Alongside a small deli, boutiques and a gallery, it boasts a fabulous café - perfect for a relaxed breakfast or perhaps an afternoon Devon cream tea.

Just under 1 mile away on the Kingsbridge road is the [Aune Valley Farm Shop](#). Here you'll find the Valley View Café which has fabulous views and great coffee and cake.

Local pubs and restaurants that we have enjoyed include the nearby [Church House Inn](#) at Churchstow. [The Winking Prawn](#) at North Sands (Salcombe) and [The Oyster Shack](#) (towards Bigbury) are also well worth a visit.

**Visiting.**

The local town of Kingsbridge is characterful and offers a wide variety of independent shops, boutiques, galleries and cafes, plus the convenience of a small handful of national stores such as Tesco, Morrisons, WHSmiths and Boots. Nearby Salcombe and Dartmouth provide great charm and sea-side atmosphere with excellent places to visit and plenty of ice cream!

Nearby historic houses include Agatha Christie's [Greenway](#), [Saltram](#), and [Overbecks](#). [Dartmouth](#) and [Totnes](#) both have great castles to explore.

## **A short history**

The principal buildings at Loddiswell, along with its sister stations at Avonwick, Gara Bridge and the terminus at Kingsbridge date back to 1893 and the glory days of steam locomotives. They were designed by the renowned Victorian railway architect William Clarke. This Great Western Railway branch line route became affectionately known as the 'Primrose Line' - particularly apt given the abundance of these spring flowers here.

Despite much local opposition, the entire line became a victim of the railway reforms (around the time of Dr Beeching's report) and operations ceased on 16th September 1963; this station had already been downgraded to 'halt' status in 1961. In its short 70 years of service, this station saw a wide variety of activity and there is much history surrounding the area which makes it special.

At the beginning of the 20th Century, the station was used by a group of refugee French Monks who used the railway to transport an entire 'flat pack' monastery which they proceeded to build at nearby Wood Barton. During the Second World War, the line was a strategic transport link and General Montgomery was recorded as passing through visiting top secret preparations for Allied troops before D-Day. Agatha Christie's novel 'Sleeping Murder' appears to feature the station in the guise of 'Woodleigh Barton; the author, along with many other famous celebrities of the era, would certainly have passed through on route to the exclusive Burgh Island Hotel at Bigbury-on-Sea.

Self-catering holidays have featured significantly in the history of Loddiswell Station; throughout the 1950's the station was amongst the first to host Camping Coaches. Old rolling stock was converted to provide basic accommodation and they were parked in the station's siding, with the station's WC facilities being made available for the use of holiday makers.

The station buildings were saved from ruin and converted into a family home in the early 1970's, with further renovations including construction of the present 'Signal Box' building undertaken in the early 2000s. We moved here with our young family in late 2013 converting and updating the building into well-appointed and welcoming guest accommodation.

## Arrival & keys

The accommodation will be ready for you from 4pm on the day of your arrival. Please let us know in advance your estimated time of arrival. To maintain social distancing, we shall unlock the building ahead of time and leave the keys (sanitised) on the kitchen counter.

A second set of keys is available upon request. Please remember to ensure that the building is locked securely each time you leave.

Let us know immediately if you should lose the keys. On your morning of departure, please return them to us at the main house.

## Parking

You are welcome to park directly in front of the garage building adjacent to the white-painted gate.

## Inside the Accommodation

We will happily show you around and familiarise you with everything on offer, but please do ask if there is anything you particularly wish to know.

**Fire safety:** A fire extinguisher and blanket are located in the kitchen/dining area. Guests are reminded that there is **strictly no smoking** in or around the property. When cooking, do not leave items unattended and ensure all appliances are switched off after use. Please do not use/burn candles inside the property.

**First Aid:** There is a small First Aid box in the lounge area cupboards.

**Heating:** The rooms are fitted with electric heaters which have digital controls with built in thermostats. They are pre-programmed to come on automatically early in the mornings and again in the afternoon and evenings. We will show you how to manually adjust the heaters; if you do choose to override the settings, please remember to **return them back to the 'automatic' setting** when you leave the building. The heaters can be turned off at the wall/plug and they will retain their programmed settings.

**Wood burner:** If you are unfamiliar with wood burning stoves please ask and we'll gladly show you how best to light and maintain a fire.

- A single control lever regulates the airflow/burn rate; this has 3 positions: off (fully pushed in), slow burn (first 'click') and maximum burn (fully pulled out).
- Do not place more than a couple of logs on the fire at any one time, you should find that once the fire is well established, just adding a single log or two is sufficient to keep the fire going for a considerable time.
- Always keep the stove door fully closed in normal use and only burn fully seasoned logs.
- Please ensure that a bed of ash remains at the bottom of the stove, never empty it out completely.
- Finally, please never burn any rubbish (food or non-wood items) in the stove.

A large metal fire guard is available for additional safety should you require it (eg. to keep children or pets at a safe distance – please ask). Matches, firelighters and kindling are stored in the adjacent television cabinet. Please supervise young children at all times, especially around the stove when lit.

We provide a complimentary initial supply of logs to all guests. Further nets of seasoned logs of readily available for purchase locally (Avon Mill Garden Centre is the nearest) or directly from us at £4 per net.

**Hot Water:** The domestic hot water is provided from an electric water heater located under the kitchen sink (there is a separate isolator switch for this unit also under the kitchen sink). This heater

supplies hot water on demand both to the kitchen sink and to the bathroom basin. Please do not leave hot taps running for overly long periods as this will damage the heating element. In the event that no hot water flows, please first double-check that the unit is switched on (see the red 'touch' button on the front of the unit).

**Shower:** To use the shower, firstly check that the isolator switch is 'on' (located above the bathroom door alongside switches for the heated towel rail and extractor fan). Press the small round raised 'on/off' button (marked with a power symbol) on the very bottom centre of the unit in the shower enclosure. To get the best output leave the top dial set on 'III', then adjust the centre dial to obtain the desired temperature.

**Drinking water:** Both the kitchen and bathroom tap are supplied directly from the cold mains supply.

**Sewerage:** The property is served by its own septic tank system. Please **do not** flush items such as cotton buds or sanitary goods down the toilet, or wash things like cooking oil, coffee grounds or vegetable peelings down the kitchen sink.

Put very simply: **If you did not 'produce' it, please don't flush it!**

**Appliances - Instruction manuals.** Manuals for all of the appliances, including the heating, are to be found in a separate folder stored in lounge area cupboards.

**Kitchen:** The worktop is made from acrylic. Please take particular care and do not to place hot saucepans etc directly onto the surface - they will melt! **Use the trivets provided.**

**Television/radio:** The television's main 'on/off' button is found on the rear of the screen behind the bottom right corner. All menu/channel selections can then be made through the remote control. The television receives a Freesat signal via the dish mounted on the garage roof; occasionally the satellite picture may pixelate during poor weather (in heavy rain). The Freesat channels available include a wide choice of radio stations.

The small black box below the television set will play blu-ray, DVD and standard audio CDs through the television. A selection of films/CDs can be found in the television cabinet.

**Mobile telephone:** Mobile telephone reception in the valley can be patchy and network-dependent. In case of emergency, you are welcome to come and make use of our landline telephone in the main house.

**Wifi:** Guests have access to complimentary wifi. You can choose from a wired LAN/wifi option (network name: 'Signal Box') or alternatively a wireless access point (network name: 'Loddiswell Station'). The password for either network is '**Devon1548**'.

The property is served by comparatively slow ADSL broadband. We have strived to provide you with the very best possible service, but unfortunately we suffer from the inadequacies of the underlying BT infrastructure - it's a long way over copper wire to our local exchange/cabinet!

Please be aware that the connection speed is mostly adequate for web browsing and receiving/sending email and texts, but often will not support voice calls, or watching 'on demand' television services, etc.

One of the double 3-pin sockets on the kitchen counter has two USB ports which can be used to charge smartphones, tablets, etc.

**Waste collection/refuse:** A small kitchen waste bin is in the under-sink cupboard. Larger bins can be found on the far side of the garage building, please transfer any rubbish you have to the appropriate bin. Each of the bins is labelled for reference. There are many different approaches to recycling nationally, so please do take a moment to double-check which waste goes where and do not mix the rubbish.

**Black bin** is for all non-recyclable material (*landfill*);

**Brown bin** is for all compostable waste;

**Clear sacks** (inside large metal bin) for plastic bottles only (*no other plastic wrappings*) and metal cans/tins;

**Blue sacks** (inside large metal bin) for all paper/cardboard (*strictly no other material*).

Finally, there is a separate open **crate** for all mixed glass and Tetrapak cartons.

**Electricity fuses and water valves:** In the event of any problems with the electricity or plumbing, please let us know! The main electricity distribution board (circuit breakers/fuses and RCDs) along with an additional water stop-cock for The Signal Box are located in the basement storage area of the building (this is locked to guests). In an emergency, and if we are not at home, please call us and we can direct you to a key safe containing a separate key to the basement area.

An external **main water stop-cock** for The Signal Box is located on the wall of the platform edge (just opposite the large 'Loddiswell' station sign - just follow the grey foam-lagged pipe). All appliances and sink/basin taps are fitted with individual service/isolator valves.

**Cleaning:** A few 'all-in-one' detergent tablets for the dishwasher are provided and also liquid capsules for the washing machine. A range of cleaning materials can be found under the kitchen sink. A vacuum cleaner and floor brush/mop are under the spiral staircase.

**Extra bedding:** Spare (synthetic) pillows can be found in the wooden box either in the small bedroom or the downstairs hallway.

**Pets:** **Dogs must not be left unattended in the property at any time** and are not allowed on any furniture (sofas or beds). Please ask if you require towels or anything else pet-related. Please be aware that we have our own friendly Labrador, *Casper*, who will no doubt want to say hello if he sees you outside! Do let us know if you have an aversion to, or children who might be scared of dogs.

## **Outside of the Accommodation**

During your stay please feel free to make full use of the garden and sitting areas surrounding the building. There is a BBQ and utensils available for your use and a secure shed if you wish to lock away bikes, etc, under cover; the combination access code is '4561'.

You are very welcome to wander around and explore the wider garden, woodland and riverside paths around Loddiswell Station. There are laminated maps of the site stored in the lounge cupboards which you could use to get your bearings. Access to the excellent riverside footpath (towards Topsham Bridge) can be gained using the garden gate at the very end of the meadow.

Whilst exploring the grounds please do take care – there is lots of uneven and sloping ground with often muddy or slippery pathways, as well as plenty of things all seemingly bent on tripping you up! We request that you supervise children at all times - especially if using any of the play equipment and always when near the riverbank.

## **The Gardens and Wildlife**

The garden is spread over nearly 4 acres and has several distinct areas: woodland, meadow, riverbank and the more formal garden in the old railway siding. Throughout the site traces of its origins as a railway station, siding, goods yard and embankments can still be seen. Each season brings something new: from snowdrops, carpets of wild primroses and bluebells in the spring, to a wide variety of wild flowers in the meadow and an invasion of 'exploding' Himalayan Balsam by the river in the summer.

As you would expect, the garden is home to a vast array of wildlife: rabbits, pheasants, frogs, toads, slow worms, buzzards and myriad wild birds are all seen (and heard) regularly; occasionally we have spotted owls, bats, grass snakes, deer, newts, wood mice, dormice and once even an otter (further upstream on the river).

The nest boxes seen all around the garden are for dormice, please don't touch these. Dormice are an endangered species and must not be disturbed. There are so many boxes as the site is registered with the People's Trust For Endangered Species (PTES) as part of a national survey scheme (Nikki is trained and licenced in the monitoring and handling of dormice). Other nest boxes belong to owls or bats. 'Pipistrelle' and 'Brown Long-eared' bats roost in the eaves of the buildings and are frequently seen at dusk.

## Emergency Contact Details

If you encounter any problems or difficulty please do not hesitate to speak to us straight away and at any time, and we will endeavour to help you as best as we can. **NB** - *in the case of any emergency, and in the event that you find your own mobile telephone reception unreliable (it varies according to which provider you are with), please do not hesitate to come and use the BT telephone in the main house.*

### COVID-19

Whilst the COVID-19 Coronavirus epidemic remains in general circulation you should follow all appropriate Government advice. In particular, you should not travel and must instead stay at home if you or someone you live with has symptoms of COVID-19. If you develop symptoms during your stay, you should return home immediately. If you develop symptoms shortly after your return home, you should advise us immediately so that we may take necessary quarantine precautions.

### Owner name and contact details:

Richard and Nikki Curzon. Loddiswell Station, Woodleigh, Kingsbridge, Devon, TQ7 4DE  
Tel: 01548 550664 Mobile: 07900 187171.

### Alternative local contact (if we are unavailable in the first instance):

Mr & Mrs D Clowes, Kingsbridge. Tel: 01548 853806.

**Emergency Services** (Ambulance, Police, Fire, Coastguard, etc). Tel: 999 or 112.

### Local Police

Fore Street, Kingsbridge. Tel: 101 (for non emergencies)

### Medical Numbers

NHS Direct - Tel 111 (for urgent, non life-threatening medical help).

Minor Injury Unit - South Hams Hospital. Plymouth Road, Kingsbridge, TQ7 1XT (10 mins).  
Open 7 days a week including Bank Holidays, between 9.00 am - 5.00 pm

Tel: 01548 852349 (It is recommended that you ring first to check that it is appropriate to be treated here).

'A&E' (Emergencies) - Derriford Hospital, Plymouth, PL6 8DH (40-45 min drive via the A38)  
Open 24 hours, 7 days a week. Tel: 0845 155 8155 or 01752 202082

Local Doctors' Surgery - Norton Brook Medical Centre, Cookworthy Road, Kingsbridge, TQ7 1AE. Tel: 01548 853551

Dentist - Kingsbridge Dental Centre (NHS), Ilbert Road, Kingsbridge (adjacent to Texaco garage). Tel: 01548 854216

Chemists - Kingsbridge: Boots, Ilbert Road (opposite Bus station)  
Co op, Ilbert Road (adjacent to Bus station)  
Day Lewis (within Norton Brook Medical Centre)

### Veterinary Surgery

Southmoor Vets, Derby Road, Kingsbridge, TQ7 1JL. Tel: 01548 852766 (24 hours).

## Local Shops and Supermarkets

For daily newspapers, magazines and everyday essentials the **Spar shop** within Loddiswell village can fulfil all of the necessary basics.

Very close to home, the **Avon Mill Garden Centre** (300m away across the opposite bank of the river) is not just a delight for keen gardeners, but also boasts a popular **lovely cafe**, a small boutique and craft shop. The Mill building has a gallery which hosts exhibitions of various art displays. Guests often comment upon just how good the breakfasts are!

For fresh meat, cheeses, vegetables and much more, the award-winning **Aune Valley Farm Shop** is 1 mile away - on the left just up on the main road into Kingsbridge. There you will also find the charming **Valley View Cafe**, which, as the name suggests, has excellent views and serves a great cream tea!

Kingsbridge is certainly well worth exploring; there are a good number of **independent shops, cafes, bakeries and delis** offering a wide variety of choice

There is a mid-sized branch of **Tesco** and **Morrisons supermarkets** both off Cookworthy Road in Kingsbridge.

## Eating Out

There are so many places to try. A variety of leaflets and menus can be found in one of the lounge cupboards. Here's just a few of our favourite discoveries (so far!):

**The Loddiswell Inn** is our 'local' and has recently changed hands. Being just under a mile away it is within easy walking distance, albeit at the top of the steep hill!

If you are heading out and about by car, the **Churchhouse Inn**, Churchstow, and also **The Sloop** at Bantham both are especially good for Sunday roasts. The **Journey's End Inn** at Ringmore is worth a visit, as is the **Tradesman's Arms** in Stokenham. If you head up onto Dartmoor, the **Rugglestone Inn** near Widecome-In-The-Moor is an excellent choice.

In Kingsbridge there is a wide choice: the **Severn Stars Inn** (pub just opposite the Petrol Station), **Maha Bharat Balti House** (Indian) and **The Pantry** (very bottom of Fore St) and **Mangetout** (at the very top of Fore St) - both lovely Cafés/Delis, and **Coasters** (café opposite the town square) all highly recommended.

**The Winking Prawn** (North Sands, Salcombe) is a friendly beach-side 'large glamorous cafe' serving a great selection of sandwiches, soups, cakes and more.

## Places To Visit

Whether you are here for a short break, or an extended stay, this part of South Devon has so much to offer. From the wide variety of beaches and coastal paths, the picturesque villages to the expanse of Dartmoor, there is truly something for everyone.

Amongst several other brochures and leaflets you will find a copy of the **'Hello Kingsbridge'** local guide in the accommodation. This is a great resource to discover more about the wide range of opportunities in this area. The following paragraphs offer just a few choice suggestions of our own favourites, do let us know if you discover your own.

Top of our list of places to visit are the many wonderful **beaches** around this area, there are so many to choose from! **South Milton beach** (15-20 mins by car) has a large car park operated by the National Trust (free to members) and is also home to the **Beachhouse cafe**, great for coffee and ice cream. This beach is home to the iconic 'Thurlestone Rock' and is great for rockpooling at low tide. The closest beach (10-15 mins by car) is **Bantham beach** at the head of the river Avon; here there is

ample (but expensive) parking and a wide expanse of sandcastle-worthy beach with lovely views across to Bigbury and Burgh Island, it is particularly popular with surfers having perhaps the best waves in South Devon. The sheltered sandy beaches at **East Portlemouth** (Mill Bay and Sunny Cove) can be accessed on foot via the passenger ferry from Salcombe or a longer drive around the lanes; at low tide this is a tremendous spot to escape the bustle of the town.

The **South Devon Chilli Farm** (on the B3196 just north of Loddiswell village) has a great cafe, shop and a 'display polytunnel' with everything you can imagine about chillis and more besides. There are several National Trust properties locally, the gardens and house at **Overbeck's** perched on the hillside above Salcombe are particularly worth a visit. Agatha Christie's **Greenway**, and also **Saltram** are both worth visiting.

**Woodlands** (on the main road towards Dartmouth) is the South Hams' very own little theme park and zoo, it's especially good on wet days with a simply enormous indoor soft play area.

**Walking...** Please see the wide selection of walking guides and local maps stored in the lounge cupboards. Straight out of the door, the **Avon Valley** offers numerous opportunities for out-and-back, or a variety of circular walks; many of these are described in the various leaflets provided. Numerous stretches of the **South West Coastal Path** hereabouts are stunning. Please do ask if you'd like further advice or assistance.

## **Tourist Information Centre**

Kingsbridge has an independent Tourist Information Centre located on The Quay (alongside the market square and bus station) in Kingsbridge (TQ7 1HS, Tel 01548 853195). As you would expect, the Centre holds a wealth of information about attractions in the area, along with various maps, guidebooks, postcards and the like.

## **Banks, Cashpoints, Post Office**

Kingsbridge has branches of several of the high street banks along Fore Street. Additionally, cash points can be found outside the Tesco supermarket and the Co Op garage in Town. Loddiswell has a limited Post Office counter service in the SPAR twice a week (Tue & Wed) and also in Kingsbridge.

## **Markets**

Kingsbridge holds markets every Tuesday all year round and also on Thursdays between Easter to December. A local Farmers' Market is held in Kingsbridge town square on the 1st and 3rd Saturday of each month (between 9am to 1pm).

## **Car Boot Sales**

During the summer months there is a car boot sale held at the end of the Quay Car Park in Kingsbridge early on Sunday mornings (normally 20-30 vendors).

## **Fishing**

Guests staying at 'The Signal Box' may make free use of the single-bank fishing (salmon & trout) along the river running through the grounds. Should you wish to explore some of extensive fishing opportunities elsewhere along the river, we are able to loan you our transferable ticket to fish the local fishing association's waters. Further details can be found at: **[www.avonfishingassociation.co.uk](http://www.avonfishingassociation.co.uk)**

## Transport

**Buses:** The 162 Service, run by Tally Ho, links Kingsbridge and Loddiswell Mon-Sat. There are 3 services each day which depart from the bus stop immediately outside of the Loddiswell Inn. Buses into town depart at 1050, 1350 and 1715 hours, with return journeys leaving at 1355 and 1700 hours.

**Taxis:** There are a number of local taxi firms, including A2B Taxis 01548 854050, and One to One 07766 406129.

**Garages and Fuel:** For vehicle repairs, Gillard Motors in Loddiswell are very helpful - 01548 550112. There is a Co Op filling station in the centre of Kingsbridge. Slightly further afield is a BP garage at California Cross and a Shell garage at Wrangaton Cross east-bound on the A38.

## And finally...

### On Departure – before you leave

- Guests are reminded that departure is **no later than 10am** on your last day. A later departure may be possible if we have no guests arriving that same day - please do ask; numerous guests have in the past commented how they've enjoyed the breakfasts at the Avon Mill café as a treat on their way home!
- Please leave the accommodation as you found it: in an overall clean and tidy condition with all rubbish deposited in the appropriate bins. A wide range of cleaning materials and a vacuum and mop are provided for guests use as necessary.
- All items (crockery, glassware, furniture etc) should be replaced in the location where initially found. Please let us know of any breakages (no charge is made for minor breakages and we have duplicate items of most crockery and glassware).
- Please strip the beds of all sheets and pillow cases (leave mattress/pillow protectors in place) and leave these at the foot of the bed.
- Double-check all cupboards, drawers etc for all personal belongings, clothes, food, etc.

We hope that you enjoy your stay and find everything to your satisfaction. We welcome any feedback so please do bring to our attention anything you feel would help improve the quality of your stay.

Finally, please leave the keys to The Signal Box building on the kitchen counter before you depart.

Thanks for your visit,

Richard & Nikki

## **Booking Terms and Conditions - A Reminder**

### **RESERVATION AND PAYMENT**

A completed booking form and receipt of deposit is required in order to secure the dates requested.

We acknowledge all emails received and will send you a confirmation email upon receipt of your booking form, deposit and final balance payment.

The balance of your payment is due eight weeks before your holiday starts. Non payment of the balance by the due date shall be construed as a cancellation of the contract.

### **CANCELLATION AND INSURANCE**

If any unforeseen circumstances cause you to cancel your holiday at 'The Signal Box' you must inform us immediately in writing; we will then make every reasonable effort to re-let the cottage. In the event of a cancellation, refunds of amounts paid for the accommodation will only be made if we are able to re-let the property. Any expenses or losses incurred by us in so doing will be deducted from the amount refunded. We strongly recommend that you take out appropriate cancellation and travel insurance for your holiday.

In the interests of safety or for any other reason beyond our control, we reserve the right to cancel or alter arrangements made for you. In this unlikely event we will notify you immediately and will return to you in full any and all payment/charges (including the deposit) made by you.

### **LIABILITY**

As the owners of 'The Signal Box', we shall not be liable for death or any personal injury to you. No liability is accepted for any other damage, injury, loss, expense accidental or otherwise or inconvenience to you or any member of your party and/or your or their belongings, damage by or to any third party or for damage to any motor vehicle or its contents which may be suffered, incurred, arise out of or in any way connected with the holiday howsoever caused. The terms of the Contracts (Rights of the Third Party) Act 1999 shall not apply to this booking.

### **WIFI / MOBILE TELEPHONE**

A broadband internet service (both wireless and by LAN) to 'The Signal Box' is supplied free of charge, connectivity should not be relied upon nor used for business use. Please be aware that connection speeds may not support video streaming, online gaming or watching 'on demand' television services. Given our rural location, mobile telephone reception locally is poor in places. Guests are welcome to make use of our landline telephone in emergencies.

### **CARE OF THE PROPERTY**

You and the members of your party are responsible for taking good care of the property during your stay. On departure, all equipment and contents must be left clean and tidy as found (except linen and towels to be laundered). Any damages or breakages in the property are the joint responsibility of you and the member(s) of your party that have caused the damage or breakage. The repair/replacement cost is payable upon demand and, subject to any incurred losses, not limited to loss of rental and other consequential charges as may be directly incurred by us as the owners of 'The Signal Box'. Minor breakages (eg glasses and crockery) will not usually be charged for being reasonable wear and tear but you must report any breakages, damage or loss before departure.

'The Signal Box' is strictly a non-smoking property throughout. In the event of any member of the party not complying with this a charge may be made for additional cleaning and any redecoration required.

All keys to the property must be returned at the end of your stay. Failure to do so will incur a charge for replacement keys/locks.

A security deposit/damage bond of £150 per week is to be paid at the time of full balance payment. Subject to you having taken all reasonable care as described, this deposit will be refunded to you in full within 7 days of the end of your holiday. You will be asked to provide further details in order to refund this deposit.

### **GUEST NUMBERS**

Under no circumstances may more than 4 persons occupy 'The Signal Box'. Names and addresses of all people staying at the property need to be given at the time of booking. We reserve the right to refuse or revoke bookings from parties which may in our opinion prove unsuitable as a result of the guest's behaviour or otherwise towards/in/at the property. You and each one of the members of your party are responsible for acting in a responsible manner during the holiday period.

### **RIGHT OF ENTRY**

We reserve the right to enter the property at any reasonable time for the purpose of emergency repairs should they become necessary. We will respect your right to privacy and confidentiality and accommodate any reasonable request as to timing or arrangements in this. The property must be securely locked when you and the members of your party are out and care taken not to expose the property to any risk such as fire, flooding or water damage. We reserve the right to retake possession of 'The Signal Box' at any time for any reasonable reason and in particular where serious misconduct has arisen in or around the property.

### **INCLUDED IN YOUR RENTAL**

Electricity, water and an initial basket of logs for the wood burner are all included in the hire charge. This is a self-catering property, but we do provide a range of complimentary items to make your stay more enjoyable. In the kitchen we provide a starter pack containing: coffee, tea, fresh milk and sugar amongst a few other 'welcome' treats. Also provided is a full range of cleaning materials including: washing up liquid, dish cloths, multi-purpose cleaners, kitchen roll, foil and cling film. For the bathroom we provide a couple of toilet rolls, toilet cleaner and air freshener.

Beds are made up ready with feather duvets and a couple of feather pillows per person (synthetic pillows are available on request). Cotton bath towels, hand towels, bath mats, and tea towels are provided and can be changed weekly for a two-week stay. A travel cot with bedding and highchair can be provided on request. Please note that due to the layout and fabric of the building the use of fixed stair gates is not possible.

### **DOGS**

Well-behaved, fully house trained dogs over 12 months of age are very welcome by prior arrangement (usually a maximum of 2 large dogs). Please note as detailed in the property description 'The Signal Box' has reverse level accommodation with the living area on the first floor accessible by two different staircases – an internal spiral staircase plus an external galvanised metal straight flight of steps.

Dogs must not be left unattended in the property for any period and are not permitted on any furniture (including sofas, chairs and beds) at any time.

Please bring with you any necessary pet bedding, crate and towels/rugs for drying your dog(s) when required and ensure that the dog(s) are clean and dry before entering the building. A council-provided dog waste bin is conveniently located on the forecourt of the Station buildings; please make use of this and promptly pick up after your dog(s) on each and every occasion.

### **AND FINALLY ...**

If you have any concerns or questions, either before or during your visit, please do not hesitate to contact Richard or Nikki on telephone: 01548 550664 or 07900 187171 or by email: [loddswellstation@outlook.com](mailto:loddswellstation@outlook.com)