

# PENNY POT COTTAGE

## GUEST VISITOR GUIDE



## WELCOME TO PENNY POT COTTAGE

Free WiFi is available throughout:

Select wireless network: PennyPot

Password: PennyPot123@





# GUEST INFORMATION PACK

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## **WELCOME TO PENNY POT COTTAGE**

Thank you for choosing to stay at Penny Pot Cottage, 3 Consitone Road, Kettlewell.

The post code for sat nav users is BD23 5RE.

We hope you have a wonderful holiday. We have put this welcome pack together to help you make the most of your stay in our cottage in the beautiful village of Kettlewell in the Yorkshire Dales.

We have tried to make the cottage as comfortable and well-appointed as possible. We are Emma and Jonathan Shepherd and we live in Kettlewell and have done so for 10 years now.

The cottage has recently undergone a complete refurbishment project from top to bottom and we hope you are as impressed with it as we are. Although small in size, we think perfectly formed!

Whilst we do employ professional cleaners, please try to keep the cottage in a clean and tidy condition during your stay.

We do understand that accidents can happen so please let us know if you damage anything so we can take appropriate action. We would not normally charge for minor breakages, but may invoice for repair or making good if the damage or breakage is significant.

We ask that you consider occupants of the other properties nearby by keeping noise to reasonable levels.

Should you need to contact us for anything, please call Emma on 01756 761 689, 07904 124 276 or email [info@pennypotkettlewell.com](mailto:info@pennypotkettlewell.com)

Please let us know if you think we have missed anything from this welcome pack.

**Instruction manuals** are provided in a supplementary folder.

Full Terms and Conditions are provided at the back of this pack.

**Please note that all the information in this pack is correct as of March 2026.**



## **PARKING AT PENNY POT**

There is free off-street parking outside the front of the cottage on a gravelled driveway, along with on street parking on the opposite side of the road in front of the cottage should you have a second vehicle. You can also park additional cars in the car Yorkshire Dales National Park car park (behind the garage as you enter the village) but please ensure that you obtain the correct parking ticket.

## **ON ARRIVAL**

Penny Pot is terraced cottage located on the edge of the village.

On arrival in Kettlewell, from the Grassington side of the village, turn right past &Then Deli and café and follow the road signposted towards Conistone. You will pass the Maypole roundabout. The cottage is the third property on the left in a row of white painted terraced houses.

Guests are requested to arrive no earlier than 3pm at the start of your stay to give our cleaners time to get the cottage ready for you.

The keys to the cottage are located in a key safe on the right-hand side of the front door as you look at it. You will be given the code once your booking is confirmed and paid for.

One key will open the front door. This is the key marked "Ultion". The back door key is also with the front door key and is a yale lock key. We strongly recommend that you keep the keys in the key safe whilst you are out and about during your stay. Please lift the door handle up before you try and lock the door.

## **DEPARTURE**

On your departure day it would be most helpful if you could leave any used towels on the floor in the bathroom and strip any used beds of duvet covers, sheets and pillow cases. Please kindly leave the pillow and mattress protectors for the cleaners to deal with.

Please remember to empty all the bins and put the rubbish out. There is a timetable in the supplementary folder showing when the bins will be collected. The green bin is for normal household waste and the blue bin is for your recycling. Please see the details on the rear of the timetable as to what can be put in the recycling bin.



Please ensure that the doors are locked, windows are closed and the keys returned to the key safe on your departure and that the code is scrambled and covered up.

You should be ready to leave the cottage by 10am unless other arrangements have been made.

### **INSIDE THE COTTAGE**

The cottage offers two bedrooms, one bathroom, an open plan kitchen and dining room and a spacious living room with a woodburning stove. We also have a small enclosed rear garden and an open front garden. Please note that there is a right of way, on foot only, around the rear of No 4 but this needs to be opened from Penny Pot's side of the gate. Please be mindful of any residents in No. 4.

Free WiFi is available throughout. Select wireless network **PennyPot** and password: **PennyPot123@**

#### **The Kitchen:**

The kitchen is fully equipped, including a fridge-freezer, slim line dishwasher, oven with four ring hob and extractor hood over, a microwave oven, toaster and kettle and a washer/dryer.

We have tried to provide all that you could need to cater for cooking at home.

There are plenty of plates, bowls, side plates, cups and saucers, mugs and glasses in the cupboards.

You will find pans and lids, along with baking trays and a roasting tin in the cupboard on the right of the oven. Kitchen utensils, kitchen knives and plenty of cutlery in the top two drawers. There is also a grater and two deep sided glass casserole dishes, a mixing bowl, tea pot, cafetiere and a milk jug.

We try to ensure there is tin foil and cling film in the cupboard under the sink along with tea bags, coffee pods and salt and pepper in the cottage on your arrival.

There is also a Nespresso coffee making machine with an integrated milk frothing appliance. Two coffee pod capsules are provided for each guest.

We can provide additional sleeves of 10 given a week's notice at a cost of £4.50 per sleeve, though you will find it a little cheaper to bring your own – these can be ordered from Nespresso.com or most supermarkets sell compatible equivalents.



There is plenty of cupboard space for your non-perishable food items, juices, condiments etc.

**Instruction manuals** for the appliances are provided in a supplementary folder which will be waiting for you at the cottage.

Downstairs in the large cupboard under the stairs you will find a few cleaning items including a mop and a vacuum cleaner. There is also an ironing board, an iron and a clothes airer. A wall mounted coat rack and shoe rack is also located in this cupboard, along with several umbrellas which you are welcome to use.

#### **The dining area of the kitchen:**

Located on the left-hand side of the kitchen with a table, two chairs and a bench, seating for four people. Place mats are on the kitchen table or in the kitchen drawers. Feel free to pull the table away from the wall and reposition as you wish.

#### **The living room:**

The alcove on the right-hand side of the fireplace has the TV, additional storage in the cupboard under the TV.

In the alcove on the left of the fire place, is a side board. You will also find a smart radio and few books to read on the shelves. We have put a few board games, should you wish to use them in the storage of the coffee table. You will find a selection of games including monopoly, scrabble, chess and draughts and a domino set.

We have also left a couple of OS maps in the drawer of the side board of the local area to help with planning any walking routes. Please leave these in the cottage on your departure for the benefit of other guests.

The Smart TV is connected to the internet, the external digital aerial, giving you access to a choice of terrestrial, Freeview and internet TV Channels. The main TV remote will give you the main channels you need. It uses an Amazon interface. If you have an account with them you can log in as you would at home.

If you would like to watch a movie, select the Netflix button and log into your account. Alternatively, if you don't have an account you can use ours. Simply click "sign in", then enter when prompted, enter email address [info@pennypotkettlewell.com](mailto:info@pennypotkettlewell.com) and password: Jack011214. Finally, select Penny Pot as your profile then choose the programme/film you would like to watch



Mobile reception in Kettlewell can be patchy although usually pretty good reception is to be had at Penny Pot. We would however, recommend (if you have an App on your phone such as WhatsApp) connecting your device to the internet or use internet calling from your phone.

In understairs cupboard in the kitchen you will find a small shoe rack. Please help us to keep the cottage tidy by removing your shoes when inside the property.

### **The bedrooms:**

The bedrooms are located on the first floor and the main bedroom has a double bed and a small TV. The TV can access terrestrial, Freeview and internet-based channels via the remote control handset.

Double sockets can be located behind both bedside tables.

The second bedroom has a “zip and link” bed system and so can be set up either as two single beds or a king-sized double bed.

Following confirmation of your booking, should you wish to use this room, please advise us of your preference as soon as possible.

The TV in this bedroom, is connected to the digital aerial and can receive both terrestrial, Freeview and internet-based channels via the remote control handset.

Double sockets can be located behind the beds.

There is a hair dryer in the drawer of the dressing table in the main bedroom and one in a drawer in the chest of drawers in the second bedroom.

TV manuals can be found in the folder of manuals.

### **Heating:**

The Cottage is heated through electric wall mounted radiators. The living room radiator is located under the window, the kitchen/dining room by the dining table. The main bedroom radiator is under the window. The second bedroom radiator is also under the window.

The radiators are set to 18 degrees to keep the cottage at a comfortable temperature for the time of year of your visit. However, you can turn these up and down to suit your needs by using the buttons on the top panel of the individual heaters.

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Simply press the up and down arrows to change the temperature. Please note these radiators will sense if a door or window is left open and will shut off. To re-set simply leave the radiator for a few minutes or press and hold the menu button for 10 seconds. Please revert to the manual in the equipment folder.

You can switch the radiators off by using the wall switch at the back. Should you decide to do this, please ensure you switch them back on before you leave.

We have a log burning stove in the fireplace of the cottage, along with a set of fire irons. You can bring your own logs and firelighters or buy them from the local Garage or the Village Shop.

Alternatively, should you wish to order a net of logs and kindling from us, we will be happy to load the log basket in the living from with any surplus placed in the log store by the back door. The cost for this is £7.50 per net, with a box of firelighters available for an additional £1.50. Please let us know at least 72 hours ahead of the start of your holiday and we will send you a payment link.

Please try to ensure that the fire is cleared out as much as possible. There is a metal dustpan and brush in the log store for this purpose. Hot ashes should be put in the metal ash bin and the bin placed outside until cool. Please do not put hot ashes in any of the wheelie bins.

Please only burn logs on the fire. **Please do not use coal.**

## **Hot water:**

The hot water is run from a hot water tank located in the corner cupboard in the main bedroom, next to the fire place.

When you arrive at the cottage, please open this cupboard where you will see two switches on the inside left of the door. If the switches are off, turn the left hand switch on throughout the duration of your stay.

The left switch will heat the water tank enough for a shower, whilst also providing hot water for the kitchen sink.

If you would like more than one shower, or a bath there is a booster switch in the, kitchen, located on the wall above the washing machine. This will heat a secondary tank and give more than enough water for baths and washing. Please only use this switch if you need to and switch off as soon as you have used the water you require.

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An hour should be sufficient to heat the secondary tank. Please note, when you arrive it will take up to an hour for the water to heat up completely.

Please switch the kitchen booster switch off when you leave at the end of your stay, but leave any switches in the corner cupboard on. Our cleaners will turn these off if necessary.

## **The bathroom – heating and operation:**

The bathroom has a wall mounted towel rail radiator which can be switched on from the wall switch outside the bathroom door next to the light switch. Please use as required but please try to ensure that it is turned off on your departure.

The extractor fan is operated when the light in the bathroom is turned on and will automatically shut off when turned off.

The shower is over the bath and the shower screen is hinged so it can be moved out of the way whilst you turn it on.

Please ensure the shower screen is relocated once the shower is switched on. To turn the shower on, please run the bath taps to get the desired water temperature then move the central handle between the bath taps to the right to move the water flow to the shower head.

**Please be careful with the hot water, the immersion tank is new and the water can be very, very, hot whilst it self-regulates to the optimum temperature.**

## **Baby/Pet gates:**

There are two retractable baby/pet gates in the cottage; one at the top of the stairs and another at the bottom of the stairs. The gates will be set to the open position when you arrive. Should you need to use them, please familiarise yourself with their operation. It is your responsibility to ensure safe and correct usage.

**Instruction manuals** for the appliances are provided in a supplementary folder.

## **Dogs:**

You are welcome to bring one well behaved dog into Penny Pot Cottage. We ask that you bring their bed with you, restrict him/her to the ground floor living area and do not let him/her on the furniture.

Please note any damaged caused by your dog must be paid for.

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**Refuse:**

There is a kitchen bin beneath the kitchen worktop. A further bin can be found in the bathroom.

Please ensure that all rubbish is removed from the cottage before you leave at the end of your stay. There is a green wheelie bin for general waste and a blue wheelie bin for your recycling in the front of the house. A note of the bin collection dates can be found at the back of this information pack. Please kindly ensure that the correct coloured bin is left on the roadside on Monday evenings so it can be emptied. The bins are emptied on a Tuesday and need to be outside by 7.30am. One week will be the green general waste the following will be the blue recycling bin.

**Fire extinguishers and fire blankets:**

There is a fire extinguisher and fire blanket on the wall, between the windows in the kitchen of the cottage. Please familiarise yourself with the location of these when you arrive at the cottage.

The cottage has smoke detectors each floor, and a heat detector in the kitchen. All are hired wired with battery back-up. There is also a CO2 monitor in the living room.

Please familiarise yourself with the fire risk assessment provided at the back of the welcome folder, detailing evacuation procedures and actions to take in the unlikely event of fire.

**First Aid:**

You will find the First aid box in the cupboard under the sink. Please let us know if you need to use any of the supplies so that we can replace these for future guests. You will find a torch in the cupboard under the sink.

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## **OUTSIDE AREA**

The small rear garden provides a great place to enjoy al fresco dining and a few drinks in the evening sun or a tranquil setting for perusing the Sunday papers. There is a picnic table at the end of the garden, We also have two chairs and a small table at the front of the house to enjoy watching the morning sun coming up over the hills and up the valley.

We also have a barbeque in the back garden. Charcoals and firelighters can usually be purchased from The Village Store or the SPAR at Thresfield garage, near Grassington.

If you do use the barbecue, please dispose of the ash responsibly when the heat has lapsed completely.

The rear garden is fully enclosed for added privacy and to provide extra security for young ones and pets.

## **IN CASE OF EMERGENCY & GENERAL SAFETY**

In the event of a medical emergency, you can dial 111 for non-life threatening situations or 999 from your mobile.

### **Fire:**

In case of a fire, please vacate the cottage by the nearest safest exit. A key for the back door is kept on the hook next to the back door.

We do have smoke detectors in the property. It is advisable that you use the cooker hood vent when you are cooking in the property and that bathroom doors are kept closed when showering as the heat and steam from these can set the alarms off.

They are simply reset by pressing the central buttons on the detectors as you would at home.

### **Hospitals:**

Airedale Hospital is the nearest hospital with an A & E department. You can call them on 01535 652511. The address of the hospital is Skipton Road, Steeton, Keighley BD20 6TD. It is approximately 40 to 50 minute's drive away.

### **Doctors:**

There is a GP surgery in Grassington. Tel: 01756 752313. It is open weekdays 8am to 6pm. The address is 9 Station Road, Grassington, BD23 5LS



**Dentist:**

There is a dentist in Grassington, in the same building as the GP surgery. Tel: 01756 753782.

**Pharmacy:**

There is a chemist located on the ground floor in the same building as the doctors and dentist in Grassington. Tel no: 01756 752338.

**Vets:**

There are a number of Vets in Skipton (25 mins drive away). Ashlands Veterinary Centre tel no: 01756 636999 on Cavendish Street Skipton (near Tesco) or Kingsway Veterinary Group tel no: 01756 793224 at 73 Otley Road, Skipton.

**Electrical emergency:**

Please call Northern Electric on 0800 66 88 77.

**Water emergency:**

Yorkshire Water on 0845 1 24 24 24.

**Police:**

The nearest Police Station is in Grassington, located at 3 Wood Lane. Please note that this is only a part time station. Please dial 101 from any phone if it's not an emergency!



## **GENERAL INFORMATION**

### **Banks, Cashpoints, Post Offices:**

There is a cash point at The SPAR and garage at Thresfield on the B6160. There is a Post Office in Grassington on the High Street. For additional cash points, banks and post offices you will need to go to Skipton, approximately 25 mins drive from Kettlewell.

### **Tourist Information Centre:**

This is located in the Yorkshire Dales National Car Park in Grassington. It holds a wealth of information regarding the local area and we would recommend a visit.

### **Shops:**

There is a local shop in Kettlewell supplying general supplies. Please check out the door of the shop for opening times. Generally it is open from 8.30am to 4.30 pm apart from Sunday when it closes at 12 noon.

From the cottage turn right at the maypole roundabout and walk up to The Kings Head pub and turn left. The shop is located over the bridge on your left-hand side.

The nearest supermarket and filling station is located in Threshfield, about 5 miles towards Grassington. The SPAR is open 7 days a week from 7am until 10pm.

There are also a number of shops in Grassington itself.

## **PLACES TO EAT IN KETTLEWELL**

### **Pubs & Restaurants:**

Kettlewell is host to three pubs; The Blue Bell Inn serving fine food, wines, spirits and real ales, including beers from the local Wharfedale Brewery. We would highly recommend booking a table to eat as it does get very busy between Easter and October. Tel no is 01756 760230. They also do take away fish and chips, please ask at the bar for further information. There is also The Kings Head pub just round the corner from Penny Pot, again serving good pub food and Wharfedale Brewery beers. It is recommended to book a table if you do wish to eat. Tel no: 01756 860 086. The third pub is The Racehorses Hotel located on the main road opposite The Blue Bell Inn. Tel no is 01756 317996. This pub serves food each day and will also do take aways.

All three pubs are child and dog friendly.

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Please check with the pubs on food serving times, especially out of season, if you would like to dine with them.

&Then Deli and café is located in the centre of the village and does have a couple of tables to eat in and a small courtyard to sit out when the weather allows. They do sell toasted melts (an open toasted sandwich) along with locally made cakes and sweet treats and lovely coffee. They have a licence to sell alcohol, so you can enjoy some Yorkshire beers or wine in the deli or back at the cottage There is also the Tea Rooms café opposite the garage in the village. It has under cover outdoor seating.

There are of course, any number of places to try slightly further afield.

## **Takeaways:**

Other than the pubs, there are no stand alone take away outlets in Kettlewell. There is a fish and chip shop and a curry house (Rozis Tandori) in Grassington. Please note that they do not deliver and you will need to collect any order from them.



## **TWELVE THINGS TO DO IN KETTLEWELL**

There's an abundance of things to do for everyone in Kettlewell. Whether you fancy a relaxing time by The River Wharfe, a day out hiking in the hills, a few hours entertaining the children in the local park, you will find something new to do every time you visit this beautiful pocket of the Yorkshire Dales National Park. Whilst by no means exhaustive, we have put together a list of twelve things you might like to do during your holiday here.

### **Relax by the river:**

Sit and relax on the banks of the River Wharfe with a picnic, glass of wine or an ice cream. Have a paddle in the water and hunt for crayfish – there are lots and lots or see if you can spot a trout.

### **Go fishing at Kilnsey Park:**

Kilnsey has a trout farm where you can go fishing and bring home the catch to cook for dinner. They also have a lovely nature trail, alpaca's, sheep, occasionally pigs and goats and they help with the red squirrels and often have a few in an enclosure to view. There is fishing for the kids too and you can feed the fish as you wander around this lovely site. Perfect for the kids and grown ups alike. There is a café and shop on site too.

### **Take a walk along The Dales Way:**

Kettlewell is on the Dales Way walking route from Bowness-on-Windermere to Ilkley. Part of the trail can be accessed from the doorstep of Penny Pot Cottage. Turn right out of the front door head down toward &Then deli and walk past the garage. Walk over the bridge, across the river and turn right and follow the river along to Starbotton, the next village up the dale. You can enjoy a pint and a sandwich at the Fox & Hounds for lunch then walk back along the other side of the valley back to Kettlewell; a fabulous 4 mile round trip and an easy walk. Please note there are a few stiles to climb over so not suitable for push chairs or those with limited mobility.

If you fancy a longer walk, the Dales way route from Kettlewell to Grassington offers amazing views from the top of the fell. Turn left from Penny Pot Cottage and follow Conistone Road past Scargill House, then follow the footpath signs left up the side of the fell. Grassington is approximately 6 miles away. There is a limited bus service so if you time it right, walk to Grassington in the morning have a look round, grab some lunch and bus it back!

**Star gazing:**

The dark skies in the National Park is perfect for star gazing. Simply wrap up warm and head outside with a pair of binoculars and look up.

Check out [www.yorkshiredales.org.uk](http://www.yorkshiredales.org.uk) for more information. There is a dark sky festival on this year from 10<sup>th</sup> to the 26<sup>th</sup> February. Please see the website for more information.

**Visit a traditional agricultural show:**

There are any number of these close by, through August and September usually including the famous Kilnsey Show which takes place opposite Kilnsey Cragg on the Tuesday after the August Bank Holiday Monday. Please check out the Yorkshire Dales website for further information. (link above)

**Fancy an adrenaline rush:**

Contact Vertical Skills, an Adventure Activity company nestled in the picturesque town of Ingleton, perfectly located to enjoy the beautiful Yorkshire Dales. They are a well-established company taking people caving, canyoning, ghyll scrambling, climbing & abseiling. There is something for everyone from our fun introductory activity to full on extreme, not for the feint hearted adventure. They can be contacted on 07884260815/07909223819 [www.vertical-skills.co.uk](http://www.vertical-skills.co.uk)

**Visit Stump Cross Caverns:**

Stump Cross Caverns is a limestone cave system located between Wharfedale and Nidderdale, near Harrogate. Visit [www/stimpcrosscaverns.co.uk](http://www/stimpcrosscaverns.co.uk) for more information.

**Discover the Creamery:**

Take a trip to Hawes and visit the famous wensleydale cheese makers. They will take you through a tour of the process of making the famous crumbly cheese and there is a shop to buy the produce to take home and enjoy. Please check out [www.wensleydale.co.uk](http://www.wensleydale.co.uk) for opening times and further information.

**Visit a local museum or 2:**

If you want to learn a little more about the history of the beautiful Yorkshire Dales, there is a small museum in Grassington on the town square. There is also a larger museum in Hawes run by the Yorkshire Dales National Park Authority.

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## **Take a walk on the wild side:**

There are any number of amazing walks from the doorstep of Penny Pot Cottage – way too many to list here but we would strongly advice getting out and into nature to blow away the cobwebs, breath some beautiful fresh air and get some much needed vitamin d! You can take it easy and follow the river up dale or challenge yourself and climb Great Whernside and/or Buckden Pike.

## **Visit the local stores for all your holiday shopping:**

The Village Store for every day essentials or the &The deli for beers wines deli cold cuts cakes and sweet treats.

## **Eat, drink and be merry at the pubs and cafes:**

In and amongst the cafés, lies The Blue Bell Inn, The Racehorses Hotel and The Kings Head pubs in the heart of the village. Further details are given in the previous section.

## **Two of our favourite walks: approximately 2 hours for the 1<sup>st</sup> and 2-3 hours for the second.**

This was super difficult to write as there are so many from the doorstep which we are lucky enough to be able to do regularly!

There are any number of walks, the most notable of which is The Dales Way National Trail, which winds its way 80 miles from Ilkley in West Yorkshire to Bowness-on-Windermere.

One of our favourite walks takes you up the fell to Great Whernside and then down the hill from Hag Dyke to Providence Pot and back to the village alongside the beck. From Penny Pot Cottage, turn right and right again and walk up the road past The Kings Head pub. Follow the road uphill keeping the beck on your left hand side.

At the top of the village follow the road as it turns into a track and keep walking. You will come to a bridge over the beck and will see a sign post heading right to Hag Dyke – this is where you will return to on the way home.

Keep left and follow the track up hill, walking past the Smelt Mill field on your left (a remnant of the lead mines of yesteryear). Follow this track to the gate at the top. Go through the gate and turn right and follow the rough track up through a number of fields until you get the Hag Dyke, a hostel owned by Ben Rhydding Scout Group in Ilkley and used as an outdoor centre for camping etc for youth groups.

Great Whernside's summit is located up behind Hag Dyke and is a short climb up if you want to see the top!! Standing in front of Hag Dyke looking back towards Kettlewell you will see two footpaths; one straight down and one off to the left.

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If you take the left path this will take you down a steep slope to the beck and to the top of Providence Pot (a famous pot hole and covered entrance).

There is a path following the beck back down to the village. This part of the walk (from this point back to the village) has a couple of ladder stiles to clamber over. You will arrive at the small bridge over the beck and you are home.

The second walk takes you up over the ridge between Kettlewell and Littondale. From Penny Pot Cottage head towards the garage and walk past this over the main bridge over the River Wharfe.

Stay on the right hand side of the bridge and walk to the next gate on the right. This is the Dales Way footpath. Walk past this and head up the rubble track to the right of the Dales way, through the gate into the next field.

Follow this part way through this field and then you will see sign posted the footpath leading you up the side of the valley. Follow this all the way up through, what we call, The Slit! This walk is well sign posted.

Please don't be fooled there are a number of false summits and its quite a climb, but so worth it for the views. Keep following the footpath and head over the style and keep climbing. You will get to a second style. Head over this and then follow the footpath straight down the other side of the ridge into Hawkswick.

You will walk past an old shooting hut about half way down the valley side. Walk right, through Hawkswick, then over the footbridge (on your left) over the River Skiffare and then head right on the other side of the river and you will come out in Arncliffe. Time to stop at The Falcon Pub for a drink and a sandwich!

When you are done you can now head back down the river side path to Hawkswick. Walk through Hawkswick and then follow the footpath/bridleway left as you are almost out of the village and slowly wind your way back up the side of the valley. It will take you slowly back up to the top of the ridge and bridge you out further south on the ridge then you climbed up initially.

The footpath brings you out and walks down through the wooded area on Kettlewell side of the ridge. The path will bring you back to the bridge over the River Wharfe.



## **OTHER PLACES TO VISIT**

When you visit Kettlewell, you are literally on the door step to everything and well within the boundaries of the Yorkshire Dales National Park. Here is a by no means exhaustive list of places to visit, all within an hour's drive. Pop the places into google on your phone or other internet enable device for further details.

### **Grassington:**

This a lovely small town, full of lovely pubs, café's and small shops. A museum, bike repair shop, hardware shop and a couple of gift shops. There is also a fabulous book store – The Stripey Badger, well worth a visit if you love books.

Also home to the fictional town of Darrowby in the recent series of All Creatures Great and Small. It's been wonderful having the cast and crew in and around the area. We have had no end of fun recognising the locations on the show.

Grassington also hold a number of weekend events, one of which is the Christmas Market usually the 1<sup>st</sup> and 2<sup>nd</sup> weekends of December. There are also 1940's weekends usually held in September each year. Please check out

[www.discoverygrassington.co.uk](http://www.discoverygrassington.co.uk)

### **Kilnsey Show**

The largest agricultural show in the Dales celebrates local farmers, livestock, horse riding event, a vintage tractor procession and hosts of market stalls of local producers along with a fell run up and over Kilnsey Crag. A great day for all the family with lots going on for young and old. The show takes place on the Tuesday immediately following the August Bank Holiday Monday.

### **Bolton Abbey:**

The Abbey ruins are quite spectacular. There are some beautiful wheelchair friendly walks around the grounds. This is the home of the Yorkshire estate of the Duke of Devonshire. To visit or book tickets please visit [www.boltonabbey.com](http://www.boltonabbey.com)

### **Hawes:**

Located Northwest of Kettlewell. A small town, jam packed full of interesting places to visit. Wensleydale Creamery, home of the famous wensleydale cheese is a great visit and you will learn how the cheese is made.

There is an 18<sup>th</sup> century water-powered cotton spinning mill, or visit the beautiful Semerwater, a glacial remnant lake feeding the River Bain.



**Take a trip on the steam railway:**

Embsay and Bolton Abbey Railway. A great one for young and old alike - enjoy a trip on a steam train. Check out [www.embsayboltonabbeyrailway.org.uk](http://www.embsayboltonabbeyrailway.org.uk) for more information.

**Skipton:**

There is plenty to do in Skipton from a cinema and bowling alley, to a beautiful part of the Leeds Liverpool canal. You can do a boat trip on the canal and it's well worth trip. There is also Skipton castle at the top of Skipton high street. Plenty of shopping and of course your traditional Yorkshire pubs, restaurants and cafes.

**Wensleydale Creamery:**

The home of the famous Wensleydale cheese and fantastic visitor centre. Go see how the cheese is made sample a few of the cheeses and shop in the visitor centre shop. For more information visit [www.wensleydale.co.uk](http://www.wensleydale.co.uk).

**Malham Cove, Gordale Scar and Janets Foss:**

The cove is a huge 260 foot high curved vertical cliff formed of limestone. The top of the cove is a large area of rare limestone pavement. There is also the Julia Bradbury Malham Cove walk, check out this link [Julia Bradbury Malham Walk - Malhamdale](#) for more information but this is on her list of best walks with a view!

Gordale Scar is a hidden gorge and this impressive sight was on the Middle Craven Fault. Believed to have been formed thousand and thousands of years ago by glacial meltwater and successive ice ages carving the gorge deeper and deeper. There is now an accessible walk to the foot of the bottom of the gorge.

Janet's Foss, another stunning waterfall accessed via a scenic woodland trail. A magical place and a lovely place for a dip if the fancy takes you!

**How Stean Gorge near Harrogate:**

Full of natural coves rocks to climb along with high wire adventure should the fancy take you. Visit [www.howstean.co.uk](http://www.howstean.co.uk). There are caves to explore and flowing ravines to walk through. Grab a hard hat at the entrance but go prepared in wellies!!

**Pen-y-ghent:**

One of Yorkshires' three peaks. Close to Settle the post code to find it is BD24 9PW. Beginner friendly walks with wonderful views.



**Kilnsey Trekking Centre:**

Located just 3 miles away. Tel 01756 752861 for more information or see [www.kilnseyriding.com](http://www.kilnseyriding.com). Pony trekking, trail rides and lessons

**Linton Falls:**

Just a short stroll from Grassington stand on the bridge and admire the waterfall or stop for a picnic or an ice-cream. A beautiful spot.

**Parcevall Hall Gardens:**

A renowned plantsman's garden hidden at the head of a valley in the heart of Wharfedale and enclosed in 24 acres of formal and woodland gardens. Parcevall opens on the 1<sup>st</sup> April 2023. Please check out this link for further information. [www.parcevallhallgardens.co.uk](http://www.parcevallhallgardens.co.uk).

**Coniston Archery Centre:**

Located in Coniston Cold Skipton, learn to hold and shoot with bow and arrow. Check out this link for more information or to book a session. [www.conistonshootingground.co.uk](http://www.conistonshootingground.co.uk).

**Information Leaflets:**

There are a number of information leaflets at the back of the welcome pack folder. Please keep them there for the benefit of other guests and feel free to add any more if you think we've missed something.



## **PUBLIC TRANSPORT**

### **Buses:**

The Wharfedale Venturer ([www.upperwharfedale.com](http://www.upperwharfedale.com)) runs a regular 16 seater minibus service from Buckden to Grassington, through Kettlewell, Monday to Saturday, linking with Transdev buses to and from Skipton. On Sundays and Bank Holiday Mondays, Dales Bus ([www.dalesbus.org](http://www.dalesbus.org)) run larger buses service from Grassington to Buckden and onto Hawes in the summer months.

### **Trains:**

The nearest mainline railway station is Skipton, connecting to Leeds and other mainline stations.

### **Taxis:**

There is 1 local taxi operating in the area. This must be pre-booked. Please call Frank Innocco on 07940753524. He has a 6 seater taxi. Other options will involve calling a taxi from Skipton and they will charge to come and collect from Kettlewell, whilst Uber operate in the area now, especially at the weekend, so worth a try.



## **BOOKING TERMS & CONDITIONS**

### **PENNY POT COTTAGE, CONISTONE ROAD, KETTLEWELL BD23 5RE**

Thank you for choosing to book One Becksides. In booking direct with the owners, you are entering into an agreement with us and legal requirements oblige us to draw your attention to certain terms and conditions.

### **CONTRACT FOR HOLIDAY LET**

This contract is between the hirer (the Guest) and Emma and Jonathan Shepherd (the Owners). Holiday rental is subject to confirmation by the Owners to the Guest. The hirer must be at least 18 years of age at the time of booking of One Becksides (the Property).

### **BOOKING & ACCEPTANCE**

A booking will exist if either:

- a) 30% deposit has been paid; the completed booking form has been received and acknowledged by the owners; and the balance has been paid no less than 8 weeks before the start of the rental period.

**OR**

- b) the payment of the full rental amount if the booking is made within 8 weeks of the start date; and the completed Booking Form have been received and acknowledged by the Owners.

Once full payment has been received the Owners will forward a confirmation and further information including directions to the Property, arrangements for entry and local contact point in the event of problems.

Please note for direct bookings, we only accept payment in GBP pounds sterling via bank transfer or credit card via paypal.com upon request at a 3.5% surcharge.



## **INSURANCE**

The Guest is expected to arrange a comprehensive travel insurance policy (including cancellation cover) and to have full cover for the party's personal belongings, public liability etc since these are not covered by the Owners' insurance. Please note that the Owners neither act for, nor do they recommend, any particular provider of travel insurance.

## **GUEST CANCELLATION**

By making your booking, this agreement is a legal contract. If for some reason the holiday cannot be taken the Guest must notify the Owners by telephone, followed by written confirmation. If the Property cannot be re-let, the Guest is still liable to pay for the booking in full, even if the Owners have not received the balance.

Should the Owners succeed in re-letting the Property, the Guest is no longer liable for the balance, which will be refunded if already paid, less any costs or losses incurred.

Please note that the deposit is not refundable under any circumstances. The Owners strongly recommend that you take out cancellation insurance to cover this cost.

## **OWNER CANCELLATION**

The Owners would only cancel the Guest's holiday if the Property was unavailable for reasons beyond their control. They would then refund all monies paid by the Guest for the holiday. The Owners' liability would not extend beyond this refund.

## **PRICES**

The price of the accommodation includes the following:

Bed linen, towels, electricity, heating, hot water, cleaning and occupancy for up to 4 persons.



## **PETS**

One small, well behaved dog is permitted by prior arrangement only at no additional cost. However, the Guest is required to restrict him/her to the ground floor kitchen and lounge area only. Dogs are not allowed on the other floors, on beds or furniture and he/she must not be left unattended in the Property.

Please bring your own dog bed/blanket as these are not provided.

If the Guest or any members of the party has a pet allergy, please be aware that no guarantee can be made as to whether or not a dog has not stayed in the Property previously and the Owners cannot accept any responsibility for any subsequent health reaction.

## **CHILDREN**

The Owners welcome children of all ages. Please note, the staircase is quite steep and narrow. Retractable baby/pet gates are provided at the top and bottom of the staircase. .

## **PEOPLE WITH DISABILITIES & MOBILITY PROBLEMS**

The cottage is unfortunately not suitable for wheelchair users. People with walking difficulties may find the staircase problematic,

## **MAXIMUM OCCUPANCY**

The maximum number of people to stay in the Property must not exceed the advertised capacity of four.

## **SMOKING POLICY**

The Owners operate a strict no smoking policy throughout the Property. The Guest may smoke outside in the garden.

## **ARRIVAL & DEPARTURE TIMES**

The Guest can arrive at the Property at any time after 4pm on the start date of your rental period (unless the Owners tell you otherwise, for example on your confirmation or in the key collection details the Owners send you).

Any delay or inaccessibility incurred due to detrimental travel or weather conditions is not the responsibility of the Owners.

The Guest should be ready to leave the Property by 10am on the last day of your rental period (unless otherwise arranged with the Owners). The rental period cannot be extended without permission and The Guest will be liable for any cost whatsoever incurred as a result of unauthorised extension.



### **ALTERATIONS TO BOOKINGS**

The Guest shall notify the Owners in advance of arrival of any changes to the names of people staying in the Property.

### **GUEST RESPONSIBILITIES**

The Guest is responsible for keeping the Property and all furnishings, fixtures and fittings in the same state of repair as at the commencement of the holiday.

The Guest is responsible for leaving the cottage in a clean and tidy condition. Should the Guest leave the Property in an unacceptable condition, the Owner reserves the right to invoice for the additional cleaning costs.

The Guest shall report to the Owner without delay any defects, breakdown of equipment or appliances in the Property, upon which arrangements for repair and/or replacement will be made as soon as possible. The Owners do not normally charge for minor breakages, but may invoice for repair or making good if the damage or breakage is significant.

The Guest agrees not to act in any way that would cause disturbance to people in neighbouring properties.

The Owner/representative has the right to reasonable necessary access to the Property, and access in the event of any emergency.

### **OWNER LIABILITIES**

The Owners do not accept any liability for any damage, loss or injury to any Guest or any vehicles or possessions, unless proven to be caused by a negligent act by themselves or their employees or contractors whilst acting in the course or employment.

The Owners shall not be liable to the Guest for any temporary defect or stoppage in the supply of services to the Property, nor in respect of any equipment or appliances in the Property or any loss, damage or injury as a result of adverse weather conditions or such matters beyond the control of the Owner.

The Owners reserve the right to replace furniture and furnishings as necessary and as such they may not exactly be as shown in the Property photos.

### **WIFI PROVISION**

WIFI is provided free of charge but do not form part of the booking contract.



There shall be no liability on the part of the Owners to be responsible for the quality, speed or failure of the system as this is beyond their control.

For emergency calls, knock on a neighbour's door and ask to use their land line if your mobile doesn't work.

#### **DATA PROTECTION**

Any data collected during the course of this booking will be stored on the Owners' computer/s and/or in their personal manual filing system. With the Guest's permission the Owners may, from time to time, contact you with promotional offers for rebooking our cottage. Should the Guest prefer this not to happen, please inform the Owners. The Owners will not share the Guest's details with any third party.

#### **CARING FOR YOUR SAFETY**

The well-being of our guests is extremely important to us and we will at all times endeavour to make your holiday as enjoyable as possible. Please remember that when you stay in unfamiliar surroundings, you must take special care of yourself and your family.

Check the layout of the holiday cottage so that in an emergency you can get out quickly and easily. Check for the fire extinguisher and fire blanket, read the instructions on their use familiarise yourself with the fire risk assessment and evacuation procedures in the unlikely event of a fire.

Do read the house welcome folder as it contains important information about the Property and safety.

**A warm welcome awaits you at Penny Pot Cottage.**

**Have a great holiday in Kettlewell!**

***Emma & Jonathan Shepherd***

**Tel:** 01756 761 689 / 07904 124 276

**Email:** [info@pennypotkettlewell.com](mailto:info@pennypotkettlewell.com)



## **FIRE RISK ASSESSMENT**

### **Fire Risk Assessment Address of Property Assessed**

Penny Pot Cottage, 3 Coniston Road, Kettlewell Skipton BD23 5RE.

### **Persons Undertaking the Assessment**

Mrs Emma Shepherd and Mr Jonathan Shepherd; joint owners

**Date of Assessment:** March 2026

### **Step 1 - Identify Fire Hazards and Fire Risks**

#### **1.1 Sources of Ignition**

- a) Electrical - Wiring and Appliances
  - 1. Periodic inspection of electrical installations (due every 5 years), next due November 2027
  - 2. All portable appliances are subject to an annual inspection, next due March 2026
- b) Cooking – electrical equipment
  - 1. Full Instructions for electric oven and hob, microwave and all other electrical appliances are provided in a supplementary folder.
  - 2. All appliances are cleaned on a regular basis
- c) Electrical appliances – general
  - 1. Turn off all appliances at the plug socket at night
- d) Laundry equipment – washing machine filters are cleaned regularly
- e) Heating – electric radiators and log burning stove – no gas, no oil. The log burner is cleaned between each guest and checked.
- f) Furniture and Furnishings. All furniture and mattresses conform to the Furniture and Furnishings (Fire Safety) Regulations 1988

# PENNY POT COTTAGE

- g) Domestic Waste Bin – green wheelie bin for general household waste and a blue wheelie bin for recycling for glass tin paper cardboard and plastic located outside in the rear garden.
- h) Other items:
  - 1. Any flammable agents (eg furniture polish) are stored in a locked the cupboard in the main bedroom.
  - 2. Paint and paint-related articles are safely and securely stored in the cupboard in the main bathroom which is kept locked.

## **1.2 Activities that might cause a fire, including work processes/procedures**

- a) Risk from cooking - but not more than normal
- b) Children playing with matches - no matches are provided
- c) Candles left unattended. Candles are not provided but visitors are advised that if they bring their own, they should be nowhere near flammable material such as curtains or furniture and are not be left unattended. Candles are kept out of the reach of children and placed in holders that shield the naked flame.
- d) Smoking - Smoking is not permitted on the premises
- e) Disposable barbeques. Barbeques are not supplied. Should visitors provide them, they are to be used in the rear garden only, using the metal stands supplied and placed on the ground only. They are not to be left unattended and should be disposed of responsibly.

Each of the above depends on care exercised by visitors



## **Step 2 - Identify Persons at Risk**

- a) Visitors to the cottage, including children and the elderly. The cottage is equipped for four guests
- b) Anybody performing domestic work or with access to the cottage for maintenance

## **Step 3 – Reduce and Minimise the Risks**

### **3.1 Situation of property and means of escape**

- a) Type of property: Holiday cottage, terraced, brick built, timber roof with pantiles
- b) Number of exit doors and where they are:
  - 1. Exits: the front door and back door on the ground floor is the primary escape route.
- c) If you cannot fight a fire with the extinguishing materials provided please follow this procedure:
  - 1. Shout a warning/raise the alarm
  - 2. Evacuate the building through the escape route/s
  - 3. If safe to do so, close the doors behind you to minimize the spread of fire
  - 4. Account for all occupants
  - 5. Call the Fire Brigade



### **3.2 Fire alarm and fire detection**

There cottage has a smoke detector between the bedrooms and bathroom on the first floor, another on the ground floor in the living room and a heat detector in the kitchen. All are hard wired with battery back up and tested monthly.

### **3.3 Fire fighting equipment**

- a) There is a fire blanket in the kitchen, next to the window, subject to annual inspection (next due October 2026)
- b) There is a 1 kg dry-powder fire extinguisher next to the window in the kitchen on the ground floor. All are subject to annual servicing.

### **3.4 Carbon monoxide detection**

There is a monitor on the side of the chimney breast in the living on the ground floor. Should the alarm sound, please open windows and doors and leave the building.

**E- Signature:** *Emma and Jonathan Shepherd*

**Next assessment/review due: March 2026**