

The Shieling @
Trostrie Cottage
Twynholm
Kirkcudbright
Dumfries and
Galloway
DG6 4PS



Welcome to glorious Galloway -
Make yourself at home in our peaceful
country hideaway

Welcome to The Shieling @ Trostrie Cottage Twynholm

Make yourself at home in our peaceful country hideaway. The Shieling is your ideal choice for a quality pet friendly self catering holiday accommodation for two near Kirkcudbright, Galloway.

Please note due to it's age, location and internal configuration the Shieling is unsuitable for guests in wheel chairs or if they need to use a support frame. If in doubt please ring us or view the access statement.

Whatever holiday you are planning, The Shieling will provide the perfect home from home with our self-catering accommodation. Whether you are seeking a relaxing break away from the stresses of city life (but free **WiFi** is available) or looking to enjoy some of the many exhilarating activities on your doorstep, The Shieling offers you the perfect location, surrounded by stunning scenery, for a Scottish holiday. Prices start at £305 per week in the low season and rise to £455 in the high season for 2017. Small well behaved dogs are always welcome (please ring if more than one). We also offer short breaks outside the high season. **The Shieling Apartment operates a non-smoking policy throughout.**

Like to book or just find out a little more information? Get in touch – 01557 860349 or email stay@the-shieling.co.uk The booking form is at the end of this document. To check availability <http://www.the-shieling.co.uk>

Details of the Shieling

Locality

The Shieling is set in a tranquil secluded location, midst rolling farmland. The village of Twynholm (2.1 miles away) and the harbour town of Kirkcudbright 6 miles drive away.

Whilst the Shieling is an ideal base for a relaxing and restful holiday, if you feel like something a bit more challenging there is lots available locally including, sailing, windsurfing, kayaking, horse-riding, climbing, golf, fishing, walking, archery, horse riding, mountain biking, laser tag and zipwire to name a few. Maybe more challenging to your waistline! The Cocoabean Chocolate Factory at

Twynholm or Cream of Galloway Ice Cream Centre near Gatehouse of Fleet. For those who like to potter we have Castles, Museums, Art Galleries & Craft Centres and many beautiful Gardens to explore. Also to aid day to day life, several supermarkets, garages, post office, banks, pubs, and eating places are to be found locally.



Quality Accommodation

The single story one-bedroomed annex offers quality accommodation with free **WiFi**, in an historic cottage, parts of which date back to the mid 1700's. There has been a settlement at Trostrie Cottage for many centuries. The name is thought to mean "farm at crossing place" Parts of the current building date from the early 1700s, with the main building dating from the late 1800s, when it was the Trostrie farm house. It is listed in the 1891 Scottish Census when the Lidderdale family lived there. Frequent visitors to the apartment's grounds are deer and red kites. The views are extensive; Scree and Bengairn and over to the Cumbrian Fells distinguished by the peaks of Skiddaw and Blencathra. The Shieling is a ground floor apartment that has been created out of the old kitchen for the cottage. Trostrie has around an acre of formal garden and orchard along with one acre of rough paddock and vegetable garden (being developed) and wildlife pond (that is being restored). This is a **No Smoking** property so please do not smoke in the holiday apartment.

Garden

The patio overlooking the garden is great for barbecues in the summer.



Living Room

The living room has two sofas and comfortable chairs, plus a TV and DVD player.



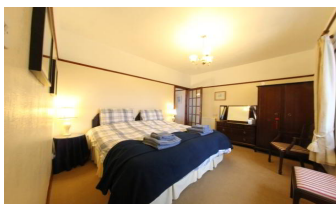
Kitchen

The modern kitchen, with dishwasher and automatic washing machine, has everything you need.



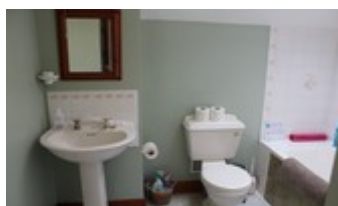
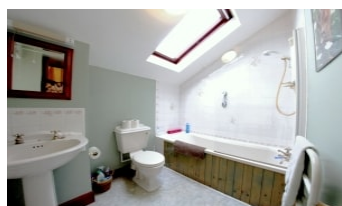
Bedroom

The bedroom with a bed that can either be two singles or a king size double depending on your preference.



Bathroom

The bathroom has a bath with a shower over it, W.C. and basin



The apartment has full central heating as well as a stove effect fire making it ideal for holidays in all seasons.

Pets - Small well behaved pets are welcome. The pet must not be allowed in the bedrooms, nor be left unaccompanied in, or around, the property. Guide dogs are always accepted.

Arrival and Departure Information

Preferred arrival time: After 3 pm

Preferred departure time: No later than 10am

Briefly - Other Useful Information

Bank and Cash Machine – The location of the nearest bank and cash machine is at Kirkcudbright (6 miles away)

Shopping for essentials - The village shop at Twynholm (2.1 miles away) stocks most essentials. There are 2 small supermarkets in Kirkcudbright (6 miles away), with bigger ones in Castle Douglas (12 miles away)

Nearest Petrol – The garage 01557 860240 at Twynholm (2.1 miles away) is the nearest.

Taxi - Kirkcudbright Taxis-01557 331177, or Allans Taxi Service-01557 331663 Kirkcudbright.(6 miles away)

Village Church – Church of Scotland Twynholm (2.1 miles away) – Service at 11.30am. There are also other places of worship locally in Kirkcudbright and Castle Douglas (12 miles away)

Nearest Train Station – Stranraer (48 miles away) or Dumfries (30 miles away)

Nearest Airport – Glasgow Airport (95 miles away)

Places to eat and Drink

Locally places to eat –

- The Star – Twynholm (2.1 miles away) , The Burnbank – Twynholm (2.1 miles away) , The Selkirk Arms – Kirkcudbright (6 miles away), The Gordon House – Kirkcudbright (6 miles away), The Masonic Arms – Gatehouse of Fleet (8 miles away), The Ship Inn – Gatehouse of Fleet (8 miles away)

Take Away -

- Polarbites – Fish and Chips in the Harbour Square Kirkcudbright (6 miles away), Canton

House - Chinese food, St Mary Street, Kirkcudbright (6 miles away)

Local produce shopping -

There are lots of local shops selling local produce but probably the best is Castle Douglas ."the Food Town" - Just 12 miles down the road, with its selection of Deli's, award winning butchers, coffee shops.

Things to do -

Some places you may want to visit –

Kirkcudbright. "the Artists Town" - is a picturesque harbour town, with a variety of art galleries and shops. Established as a Royal Burgh in 1455, it is known as The Artist's Town and has attracted painters for generations due to the scenic landscape and the exceptional quality of light. The town plays host to lots of events throughout the year from the colourful jazz festival, Scottish nights, the brilliant tattoo, Spring Fling and the artists' trail. (6 miles away)

Castle Douglas "Scotland's Food Town", with a good range of small local shops, cafes with its selection of Deli's, award winning butchers, coffee shops, and craft galleries. It has the delightful Carlingwark Loch, and also the Scottish National Trust famous Threave Gardens, and the ancient ruin of Threave Castle is a short ferry trip across the river away (11 miles away)

Gatehouse of Fleet is a quaint small town at the heart of the Fleet Valley National Scenic Area. It boasts a kilt-making centre and old mill centre housing cafe, shops and exhibitions (8 miles away).

Newton Stewart is a medieval county town, on the banks of the River Cree. It offers a variety of small shops and a local cinema, and hosts an annual walking festival (24 miles away).

Beautiful beaches nearby - Carrick Bay (10 miles away), Mossyard (12 miles away), Brighthouse Bay (12 miles away)

Gardens (there are numerous but to list a couple) - Threave Gardens (SNT) (11 miles away), Logan Botanic Gardens (54 miles away but worth the drive)

Historic Houses and Castles (some that should not be missed) - Broughton House (SNT) (6 miles away), Threave Castle (SH) (11 miles away), Drumlanrig Castle (46 miles away), Castle Kennedy and Gardens (53 miles away)

DARK SKY PARK - The area has been awarded Dark Sky Park Status - "The UK's First Dark Sky Park and the first place outside the US to be named one of the best places in the world to gaze at the stars."

Golf Courses – There are numerous golf courses in the area, with the highly regarded 18 hole Kirkcudbright Golf Club around 6 miles away. Visitors are welcome. Phone: 01557 330314.

Mountain biking - Two world class 7stanes courses lie within the Galloway Forest Park, (16 miles away) and there are over 400 miles of track and road waiting to be explored.

Local wildlife – Too numerous to list in detail but the Galloway Red Kite Trail is all around, and golden eagles have been sighted over the property.

Walks from The Shieling – There are miles and miles of walks in the area, be it along the coast or inland. The more adventurous can catch a bus and then walk back to The Shieling. There are several books on walks in the property.

THE SHIELING APARTMENT BOOKING FORM

Please complete this booking form for the Shieling Apartment @ Trostrie Cottage and sign it then send it by post with your deposit (or full payment) to: Pauline and Tim Fuller, Trostrie Cottage, Twynholm, Kirkcudbright, Dumfries & Galloway DG6 4PS email: stay@the-shieling.co.uk

Please note due to it's age, location and internal configuration the Shieling is unsuitable for guests in wheel chairs or if they need to use a support frame. If in doubt please ring us or view the access statement.

Name of the Hirer: _____

(This is the person taking responsibility for the booking, signing the form below and staying in the Shieling.)

Address 1: _____

Address 2: _____

Town: _____

County: _____

Post Code: _____

Country: _____

Email: _____

Telephone Number Daytime: _____

Mobile/Evening Number: _____

Name /address of Guest 2: _____

How do you want the bed made up? (It is made up as a double if not specified) :Double ___ or twin___

Any other relevant information (e.g. dog staying if more than 1 please ring us): _____

How did you hear of us: _____

Arrival date: _____ Departure Date: _____

Total Holiday Price £ _____

Less any promotional discount (voucher code _____) £ _____

Holiday Total £ _____

Less Deposit (to be paid with booking form) £100

Balance due at least 6 (10 over Christmas period) weeks before arrival £ _____

Please send cheque made payable to **Pauline & Tim Fuller** with booking form.

All bookings please complete : **Declaration : I am over 18 years old. I have read and I agree that this booking is made according to the Booking Terms and Conditions**

Signature: _____ Date _____

Print Name: _____

BOOKING TERMS AND CONDITIONS

LEGAL DISCLAIMER

The Contract entered into is between Pauline & Tim Fuller and the person making the actual booking (who must be over 18 years old) and all the other members of your party as notified by you. This contract is for short term holiday let only. The contract is only effective once the completed signed booking form is received with the required payment and written confirmation of acceptance has been sent by Pauline & Tim Fuller. You are required to check the confirmation carefully upon receipt. The Contract is subject to Scottish Law and the jurisdiction of the Scottish Courts.

PAYMENT

A deposit of £100 of the cost of the holiday booking is required and is to be paid with the booking form. The balance is due 6 weeks (10 weeks over Christmas period) before the start of your holiday. For bookings made less than 6 weeks before arrival, **full payment is required on booking**. This must be at least two working days before booking commences. We accept payment by Direct Bank Payment, and cheque. **Pauline & Tim Fuller reserves the right to cancel a holiday booking where full payment has not been received in accordance with these terms.**

CANCELLATION

We understand that things happen, which may mean the holiday has to be cancelled. We always recommend that you have appropriate cancellation and travel insurance for your holiday. If you are forced to cancel the holiday booking due to unforeseen circumstances you must inform us of any cancellation immediately. In the first instance we will always try to fit you in with an alternative date, or at our other property, but if you do need to cancel our terms are as follows for bookings made directly through us and not via an agent (they have their own terms). The booking is assumed to have started when payment has been made and accepted. If your booking is through us and not an agent and you need to cancel please contact us by phone in the first instance asap:-

Cooling off period - If there are less than 15 days since the booking is accepted and the holiday has not started, then in compliance with the consumer contract regulations 2013, a full refund of all monies paid towards the holiday being cancelled will be made. Thereafter with more than 90 days to go to the start of the holiday -75% returned of amount paid. The amount retained is to cover our admin fees as we don't charge a booking fee and will normally mean just £25 if just the deposit has been paid. Less than 91 days and more than 60 days to go to the start of the holiday- 60% returned of amount paid. The amount retained is to cover our admin fees and potential loss of holiday booking and will normally mean just £40 if just the deposit has been paid. 60 days or less to go to the start of the holiday-50% returned of amount paid. The amount retained covers our potential loss of income for that holiday period.

1-60 days to start of holiday	50% payment returned	Greater than 90 days to start of holiday	75% payment returned
61-90 days to start of holiday	60% payment returned	Cooling off period 0-14 days from booking	100% returned provided holiday has not started

LIABILITY

Pauline & Tim Fuller shall not be liable for death or any personal injury. 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 let. The terms of the Contracts (Rights of the Third Party) Act 1999 shall not apply to this contract.

GUEST NUMBERS

Under no circumstances may more than the maximum number of persons, as stated by Pauline & Tim Fuller occupy the Shieling Apartment. Names and addresses of all people staying at the Shieling Apartment need to be given at the time of booking. Admittance may be refused if this condition is not observed. The Owners also reserve the right to refuse or revoke bookings from parties which may in its opinion prove unsuitable as a result of their behaviour or otherwise for/in/at the Shieling Apartment. All payments/charges will be refundable in full on a daily basis, less, if applicable, the full cost of all repairs or replacements of any item in or to the Shieling Apartment.

BOOKING ALTERATION

Pauline & Tim Fuller reserves the right, in the interests of safety or any other reason beyond their control to cancel or alter arrangements made for you. In this unlikely event we guarantee to return to you any payment/charges made in full including the deposit. If we have a request from you to change the dates of the booking after confirmation has been issued, subject to the change being requested more than 6 weeks prior to the commencement of the holiday and have availability for those new dates there will be no charge for the change in booking.

CARE OF THE PROPERTY

You and the members of your party are responsible for taking care of the property during your stay. All equipment and contents must be left clean and tidy on departure (except linen/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 cost is payable upon demand and, subject to any incurred losses, not limited to loss of rental, interest, and other consequential charges as may be incurred by Tim and Pauline Fuller. Minor breakages are not usually charged for being reasonable wear and tear but the hirer must report any damage before departure. **The Shieling Apartment operates a non-smoking policy throughout.** In the event of any member of the party breaching the smoking policy Tim and Pauline Fuller will make a charge for additional cleaning and damage caused as a result. A £50 charge will be levied if keys are taken from the property on departure this is for replacements and inconvenience.

RIGHT OF ENTRY

The Owners of The Shieling Apartment reserves the right to enter the property at any reasonable time for the purpose of emergency repairs should they become necessary. They will obviously 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 fire risk or other risk such as flooding. You and each one of the members of your party are responsible for acting in a responsible manner during the holiday period. The Owners reserve the right to retake possession of The Shieling Apartment at any time for any reasonable reason and in particular where serious misconduct has arisen in or around the property.

DESCRIPTIONS

The Owners of the property oversee the management of The Shieling Apartment and make every effort to describe it fairly but also anticipate possible changes. All information in our brochures and on the web site is given in good faith and is correct at the time of publication but the Owners cannot be responsible for changes beyond their control or which may become known after publication without reasonable opportunity for updating the website.

COMPLAINTS PROCEDURE

You must inform the Owners immediately if a problem arises and every effort will be made to rectify it as soon as possible so that you enjoy the rest of your holiday. In the event of breakdown of domestic appliances, plumbing, wiring, or any unforeseen occurrence or circumstance the Owners will not be required to pay any compensation, expenses of any kind.

PET POLICY

Small well behaved pets are welcome, but we are located in working farmland and dogs must be kept on a lead at all times. The pet must not be allowed in the bedroom, nor be left unaccompanied in, or around, the property. Guide dogs are always accepted. Pets must be declared on the booking form.

DATA PROTECTION

You hereby consent to the processing and storing of personal details as recorded on this form as defined in the Data Protection Act.

Last updated 12/06/2017 ver1.61