

The Station Master's House – Terms & Conditions

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Please Note:
Station Master's House and
Ribblehead station buildings
and platform areas are
strictly **No Smoking**

Availability and booking

Short breaks and longer holidays

The Station Master's House is available for holidays of **one week**, i.e. 7 days from Friday to Friday. It can also be booked for a **long weekend** of 3 days (Friday to Monday) or a **midweek break** of 4 days (Monday to Friday). The house is also available for 14 nights.

Arrival on the first day of your booking is not before **15.00** (3.00pm) please, and departure is not later than **10.00** (10.00am) on the last day of your booking – thank you.

A small supply of complimentary tea, coffee, milk and sugar are provided. Bed linen and towels are also provided for you.

Because the house is near to a working station and a goods yard on a busy mainline railway, **all children should be closely supervised** whilst staying at the Station Master's House. There are stairs to the first floor rooms and so the property is not suited for people who are mobility impaired. Please note that we cannot guarantee that the property is suitable for those suffering from pet or other allergies.

Up to two dogs are allowed at the Station Master's House for an extra fee of £20. Please let us know when you make your booking if you are bringing a dog/s. No other animal is permitted. Please do not allow your dog on any furniture or leave it alone in the cottage at any time.

The leader of your party must be aged at least 18 and only those persons stated as guests upon booking are permitted to stay at the house. The house is let only for the purpose of holiday accommodation: any commercial use, or sub-letting, is not permitted, and would render the booking agreement invalid.

Rates and dates available.

Please click on the Rates & Dates button **on our website** for the dates when the Station Master's House is available for rental, together with the cost. There are no booking fees or any other 'hidden extras'. Bookings of longer than one week have a discount of 10%.

How to book.

To reserve your holiday at the Station Master's House, please either email us from the Rates & Dates page link with **'SMH' your name and the dates you would like to reserve, or give us a call on 01768 800 208.**

We will then confirm that the property is available for your stay and let you know how much is needed in immediate payment, (please see the section below) and how you can pay.

How to pay.

A non-returnable deposit of £150 is required on booking, and the full amount is payable 8 weeks before the start of your holiday. Bookings made less than 8 weeks before visiting must be paid in full at the time of booking. Once payment has been received we will confirm both your reservation (with balance of payment outstanding and date by which payment is due) and booking by email or post.

Payment can be made by cheque or bank transfer, details of this will be included with your booking details.

Changes, cancellation and liability.

If for whatever reason you wish to amend or have to cancel your booking, please tell us as soon as possible (and confirm in writing, email acceptable). If this is done 8 weeks or more in advance of your holiday, and if you wish, we will transfer the booking to another time without charge. If in the period 2-8 weeks in advance of your visit, a cancellation fee of 50% of the holiday cost applies; and if less than a fortnight in advance no refund can be made.

You are advised to take out your own holiday cancellation insurance.

If Settle - Carlisle Railway Railway Properties Ltd has to cancel your holiday (and we will of course make every effort to avoid this), then we will inform you of this as soon as is reasonably practicable. We will endeavour to find you a suitable alternative time, or, if this is not possible, refund you in full. Settle - Carlisle Railway Properties Ltd cannot be held liable for changes beyond our control, including the consequences of events that could not be foreseen even with due care having been exercised - such as extreme weather, health epidemics etc. Neither can Settle - Carlisle Railway Properties Ltd be liable for any associated costs you may occur for the holiday, such as travel tickets, boarding kennels etc. And of course we cannot be held responsible in any way for the train service at the station!

Unless due to our negligence, Settle - Carlisle Railway Properties Ltd has no liability for any death, injury or damage loss of personal property. You must take all reasonable steps to safeguard the members of your party and your personal property. On no account can you go onto the tracks or private railway land: if any of your party does trespass you will all be asked to vacate the house immediately, without compensation.

Please note that we, as landlords, reserve the right of access in an emergency or if there is a serious problem.

If in doubt about any aspect of your booking, do please get in touch, we will be only too pleased to help.

Please do...

- Remember that when venturing onto Ribbleshead station to take extra care as this is a working station, and heavy freight trains travelling at up to 30mph pass through 24 hours a day.
- Keep clear of the platform edge when watching trains, and **never** go off the platform ends or onto the tracks.
- Abide by the 'no smoking' rule - this applies to the anywhere on the station, as well as in the Station Master's House itself.
- Note that Network Rail engineers may be on the platform, track, or in the Goods Yard at any time night or day.
- Keep the Station Master's House clean and tidy, and leave the property in the same condition as you found it.
- Bring plenty of warm clothes and wet weather gear for going outdoors - the weather can be a bit fresh up here in the Yorkshire Dales!

- Report promptly any damage to the property or breakages of fixtures & fittings (if you have caused it, you will be liable for the cost)
- Please ask us if you have questions.
- And above all, have a great stay!

Please note that Broadband and other internet services and connections are usually available, but this is not guaranteed and may not be working or available for use.

On arrival

Please let us know sometime in the week before your holiday approximately what time you intend to arrive at Ribbleshead Station, so that we can be ready to welcome you. If you come by car, drive to the Station Master's House, there is additional car parking at the rear of the station building. The entrance to the Station Master's House is directly in front of you.

Once you close the door behind you all you have to do is put the kettle on and relax... The property will have been thoroughly cleaned for you, bed linen and towels are provided along with tea towels, tablets for the dishwasher, washing up liquid and toilet rolls.

Ingleton is the nearest town and has a range of cafes, pubs and restaurants, plus a small Co-op superstore.

The main public transport link is the Leeds-Skipton-Settle-Kirkby Stephen-Appleby-Carlisle train service. From Easter to October, there is a Sunday bus service to Hawes, with links to other services.

The Facilities at the Station Master's House:

Ground level – Free Wi Fi is available to guests and details can be found in the house.

Kitchen & Utility: Electric cooker, fridge, freezer, microwave, kettle and toaster

Washing machine, tumble dryer, general cooking and eating crockery, pans and utensils

Vacuum cleaner and other cleaning items, iron and ironing board

Cloakroom: Toilet and washbasin

Dining Room: Table and 6 chairs and sideboard

Sitting Room: TV with digital freeview access, DVD and DVDs (Rail and non-rail), CD player along with a selection of CD's, coffee table, 2 settees (one is a double sofa bed for use when 6 guests are staying), and an arm chair

Cupboard with selection of rail and local books as well as general reading

First Floor

Bathroom: Bath, shower, hand basin, toilet, mirror, towel rail, hand / bath towels, electric shaver point

Bedroom 1: King size bed with duvet and bed linen, bedside tables with reading lamps

A wardrobe with hangers, a set of drawers, hairdryer and mirror

Bedroom 2: Two single beds with duvets and bed linen, bedside tables with reading lamps

Wardrobe with hangers, a set of drawers, hairdryer and mirror

Heating: There is a powerful central heating system, with radiators in all rooms. In addition the sitting room has an open fire, (some coal will be provided), perfect for those frosty winter nights.

PLEASE DO NOT USE THE FIRE PLACE IN THE DINING ROOM – Thank you