

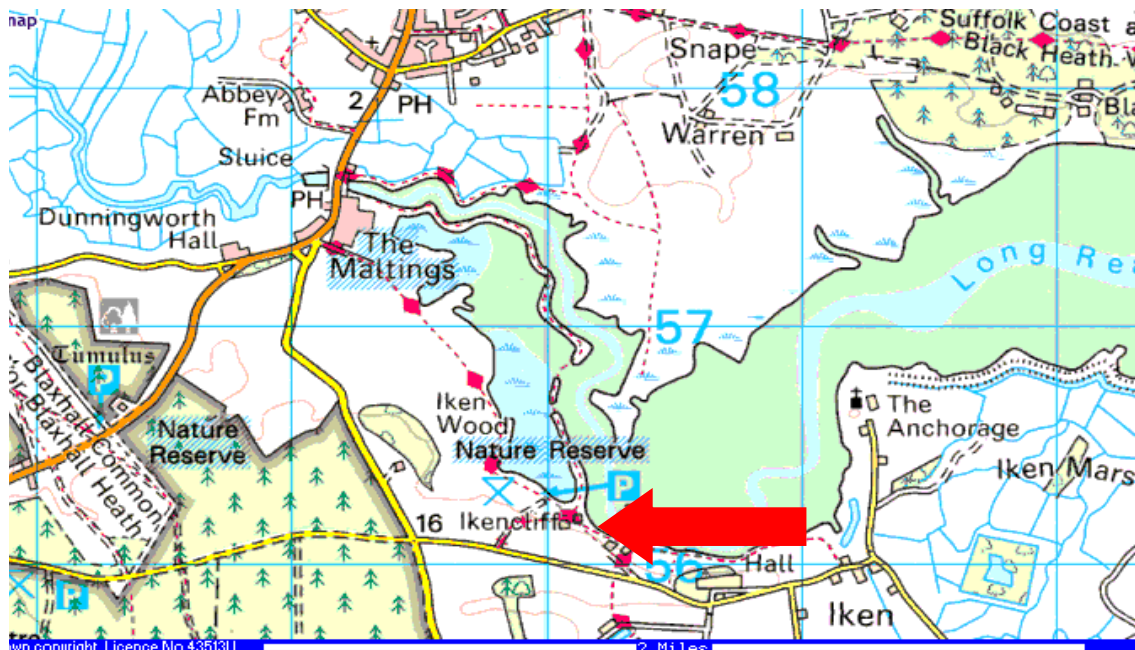
Cliff Cottage

— Iken —

-- CLIFF COTTAGE -- IKEN, NEAR WOODBRIDGE, SUFFOLK, IP12 2EN
(OS Sheet 156 Grid: TM 403562)

DIRECTIONS

Leave the A12 on the A1094 signed to Aldeburgh. After 2 miles, turn right at the crossroads by Snape Church onto the B1069. Go through the village of Snape and fork left just beyond the Maltings, signed to Orford and Iken. After one mile, turn left at the first crossroads, signed to Iken. After 150 yards, pass the sign to the Picnic Site on your left and, after another 200 yards, turn very sharp left down a sandy track, signed "Footpath" with the estuary now on your right. After passing River House & Cottage on your right, Cliff Cottage is at the very end of this track.



ACCESS

Cliff Cottage will be ready for you by 2 pm on Friday. The front door key is secured in a mini key safe beside the front door. To open: put in the combination 1950 and press the cover (any problem, apply combination 0000, press and try again). To close: replace the cover and change it to a random combination. The remaining house keys live on the inside of the front door. Please safeguard all the keys carefully and lock up whenever the cottage is empty. (The veranda key is stiff and needs pulling in as the key is turned!) Various private cupboards remain locked.

CARETAKER

Our Caretaker, Natasha Payne (natashapayne1969@gmail.com) can be contacted on 01728 603207 or 07833 745645. She checks the cottage before and after each tenancy.

PLEASE READ CAREFULLY!

TELEPHONE AND INTERNET

There is good cell phone coverage for most networks. There is also a private telephone (01728 688550). We rely on your honesty so please pay us for any calls other than local (01728 numbers) that you make. There is (slow) wireless internet, details below.

Username: mline70160@businessisp.net

Password: RXmeTnf1yR

RUBBISH

We have colour-coded recycle wheelie bins:

- Grey = general rubbish.
- Blue = loose recycle paper, plastic, cans, etc. (but NOT glass!).
- The different bins are collected by the Council from the road on alternate Tuesday mornings. The appropriate bin(s) will be taken there by one of our neighbours' children on Monday evening or Tuesday morning, so please transfer your rubbish to the appropriate wheelie bin by the shed in good time. Please take your bottles to one of the nearby bottle banks (in the car parks of the Golden Key pub in Snape or Kings Head, Orford) – or take them away with you. As individual bins are only collected every two weeks, please crush plastic bottles and tins and burn cardboard and paper in the incinerator. Garden waste goes down the bank.

Do not leave any rubbish at the cottage – other than in the correct bin (we particularly do not need your old newspapers, weekly magazines, boxes or bottles please!)

GENERAL CLEANLINESS

Please avoid bringing any sand or mud into the house, as the carpets stain easily. Please leave outside footwear in the veranda or utility room. To help keep the flies out in the summer, keep the fly-screen doors closed and use the electric UV fly killers at night.

ELECTRICITY

Electricity is included in the prices. Please economise and save the planet! Particularly, please minimise the use of the day-time (high rate) immersion heaters, under-floor heating and lights.

WATER

The cottage is on mains water and there is a water softener. Please use water sparingly. The hot water tank in the en-suite bathroom serves the main bedroom, the kitchen, utility room and outside shower; the other one does the family bath room. In both cases, use of the cheap-rate (off-peak) lower switches should be sufficient. If additional hot water is required through the day, the normal (peak) rate heaters (the top half of the tank) can also be switched on as required. The best drinking water (unsoftened) comes from the cold tap in the utility room.

PLEASE READ CAREFULLY!

DRAINS

The drains (particularly the downstairs loo) block easily! Please limit the amount of water that goes to waste and, most importantly, do not allow any oil, fat or grease down the sink (hot fats and oils are best disposed of into newspaper or sealed containers and put out with the rubbish). Apart from loo paper, nothing to go down the loos that has not already been eaten! If the outside shower is used, please remove all mud with the hose first!

BEDDING

There is one king-size and one double bed, each requiring a king-sized duvet cover, four pillowcases and a bottom sheet. There are also three single beds, each requiring a single duvet cover, bottom sheet and two pillowcases. Duvets, pillows and blankets are provided – but not linen or towels.

COOKING

There is a new Belling electric range cooker with ceramic hob. There is also a microwave, a built-in 2-ring electric hob and an outside barbecue.

HEATING

There are night storage heaters in the hall and bedrooms. They should not need adjustment; merely turn them on at the respective wall switch in those rooms you plan to use. The kitchen/dining room, the living room and the en-suite bathroom have under-floor heating, adjusted by a switch and thermostats; (the switch for the towel rail in the en-suite bathroom is in the cupboard beside it). There is also an open fire that can burn either wood or coal. Please do not use our private wood supply and, most importantly, please guard the fire very carefully.

LOCAL

There are plenty of good shops, pubs, restaurants and places of interest nearby. Local information is displayed in the utility room.

BOATS

The estuary is tidal up to Snape and is navigable for large boats at high tide. Small boats can be launched from the foreshore immediately below the cottage at high water (there is also a small private jetty). Larger boats can be launched at Aldeburgh or Orford. At low tide, the river is best left for the birds. Normal safety precautions for inland waterways apply.

OUTSIDE FURNITURE (and clothes pegs)

Apart from a picnic table that stays out permanently, there are also folding chairs and a trestle table that can be used outside. They all suffer, however, if left out over night or in the rain. Please, therefore, put all wooden furniture (and clothes pegs!) away each evening or when rain is threatened.

PLEASE READ CAREFULLY!

DOGS

Dogs are not allowed anywhere in the house other than the utility room. Please discourage other dogs from visiting and clear up any messes yours may make in the garden.

GARDEN

The lawn is mown every other Friday during the summer months. If you are prepared to water the hedge (particularly the recently replanted right hand end), and the rose bush in dry periods, we would be very grateful.

DAMAGE

Please try not to damage anything! We would be grateful if you could replace anything that accidentally gets broken and advise us accordingly.

BOATHOUSE

We have a boathouse in the old quarry at the far end of the property. If we or our family are using it, those involved have strict instructions to park at the very end and not to disturb occupants of the cottage.

NEIGHBOURS

The River House is owned by Mr and Mrs Kilburn, who also own the track from the main road; they rent out canoes, if you are interested. Jumbo's Cottage, beyond our boathouse, is currently being refurbished and extended. We hope you will not be disturbed.

LIABILITY

There is a steep bank down to the river, with both nettles and brambles - and the steps can be slippery. The river and mud also hold obvious dangers. The owners can accept no liability for any accidents, however caused.

DON'T FORGET TO BRING

Sheets and duvet covers, pillowcases, towels, drying-up cloths, washing-up liquid, dishwasher powder, firewood or coal in the winter, loo paper, candles and binoculars! If you have any problems, call us or Rachel Jolly.

FINALLY

Please leave the Cottage clean and tidy – exactly as you found it – and vacate by 10 am on the Friday. Ensure you have put your rubbish in the correct wheelie bin and your glass in a bottle bank. Leave the house keys on the back of the front door and the front door key secured in the mini safe.

Thank you!