

Deluxe King 'Canvas Cottage'

Our Canvas Bell Tents are located in our wooded, riverside hotel garden.

Beautifully furnished & warmed by log burning stoves, these are for guests who love camping in comfort. Fall asleep to the sounds of the river & our resident owls and wake up to the birds chirping in the trees. Staying in our luxurious tents is a very romantic experience, peaceful and calming.

The garden is a 'quiet zone' so no need to worry about noisy neighbouring tents as our canvas cottages can only be hired to couples (dogs welcome), small adult family groups & children by arrangement only, and only when hiring all three tents together.

Our larger tent has a king size bed 'proper bed with Egyptian cotton duvet bedding' comfortable seating, log burning stove, solar & candle lighting and tea/coffee making facilities, outdoor fire pit, garden games & much more.

Guests can enjoy the full facilities of our Award Winning Inn, full Cumbrian breakfast is included in the price and dinner can be taken in our bar, restaurant or garden.

We have three tents, sharing a rustic, quirky, wooden composting toilet cabin, for use when the hotel is closed for the evening and also a 'back to nature' outdoor hot shower in the woods! Towels provided

Please note there is no electricity in the tents, guests should bring appropriate warm sleeping clothes for chilly nights and wet weather clothes & footwear for rainy days (you never know in Cumbria!)

Double 'Canvas Cottage'

Our Canvas Bell Tents are located in our wooded, riverside hotel garden.

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The garden is a 'quiet zone' so no need to worry about noisy neighbouring tents as our canvas cottages can only be hired to couples (dogs welcome), small adult family groups & children by arrangement only, and only when hiring all three tents together.

We have two double tents one is furnished with a full size king bed & sofa futon & the other has a convertible double futon sofa bed, which can be used as a sofa during the day and dropped into a bed in the evening with Egyptian cotton bedding & duvet provided, log burning stove, solar & candle lighting and tea/coffee making facilities, outdoor fire pit, garden games & much more.

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We have three tents, sharing a rustic, quirky, wooden composting toilet cabin, for use when the hotel is closed for the evening and also a 'back to nature' outdoor hot shower in the woods! Towels provided.

Please note there is no electricity in the tents, guests should bring appropriate warm sleeping clothes for chilly nights and wet weather clothes & footwear for rainy days (you never know in Cumbria!)

NEW & EXCITING! Our three 'Canvas Cottage' Bell Tents.

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The garden is a 'quiet zone' so no need to worry about noisy neighbouring tents as our canvas cottages can only be hired to couples (dogs welcome), small adult family groups & children by arrangement only, and only when hiring all three tents together (not available to book on-line – please call or e.mail to make a reservation for more than two guests per tent).

Guests can enjoy the full facilities of our Award Winning Inn, full Cumbrian breakfast is included in the price and dinner can be taken in our bar, restaurant or garden.

We have three tents, sharing a rustic, quirky, wooden composting toilet cabin, for use when the hotel is closed for the evening and also a 'back to nature' outdoor hot shower in the woods!

Please note there is no electricity in the tents, guests should bring appropriate warm sleeping clothes for chilly nights and wet weather clothes & footwear for rainy days (you never know in Cumbria!) We do not provide cooking facilities in the garden and guests should not prepare their own food as we have no kitchen facilities in the garden. It's the best of both worlds, the romance of sleeping under the stars, with all the comforts of our hotel & dining facilities!

TENT Ts&Cs & PRE-STAY INFORMATION; We know the list seems extensive, we are not 'rule freaks', we just want you to understand what we offer, enjoy your stay safely and ensure all neighbouring guests do also.

Please ensure you read and agree to the following Ts&Cs by sending us an acknowledgement e.mail. We cannot confirm your reservation with us until we have received your written acceptance.

1. **ELECTRICITY** – there is none! You will not be able to use a hairdryer/straighteners so if you have bad hair, bring a hat/scarf!!! You can charge mobile phones in the hotel.
2. An **OUTDOOR SHARED SHOWER** is available along with a **SHARED COMPOST LOO**. Its better than it sounds! The shower is enclosed for privacy (Robes provided) and is a great experience and the toilet is really cute! Guests can use the hotel toilets during opening hours.
3. **CLOTHING** - guests should bring appropriate warm sleeping clothes for chilly nights and wet weather clothes & footwear for rainy days (you never know in Cumbria!) We can pop wet clothes in our tumble dryer if needed.
4. **ALL BEDDING, BEDDING, TOWELS & ROBES** are provided for your use during your stay.
5. **NOISE** - Our garden is a **QUIET ZONE** after 10pm, please respect nature and neighbours. Noise travels in the quiet of the night and is always louder than you think! Our aim is to provide a relaxed, romantic environment for all to enjoy. We do not accept group reservations. Our aim is to provide a tranquil, romantic stay in what we describe as our 'garden hotel rooms'.
6. **FOOD & DRINK** – all of our tents are rented on a Bed & Breakfast basis, breakfast is enjoyed in the bar area of the hotel each morning. There is **NO COOKING** in the tents or garden, we do not have the appropriate and necessary facilities. All meals can be taken in the bar/restaurant. The stove is the only means of heating water for hot drinks. We provide a kettle and everything you need for making your own hot Beveridge but this can only be done when the stove is on. Otherwise hot drinks can be purchased in the hotel from a full selection. Fresh water is supplied in a large container for washing/drinking.
7. **PRIVACY** – only Bell Tent residents are permitted beyond the marked area in the garden to preserve your privacy, the peace and quiet and security. If you have any problems during your stay with non-resident guests, please inform a member of staff.
8. **FIRES** – no fires to be had at any time – it will send sparks up into the trees, which can catch fire to the surrounding trees & foliage.
9. **FIRE IN THE TENT!** - BE VERY, VERY CAREFUL!!!! It is essential that the stove is closely monitored at all times and the instructions followed, so as not to 'overheat' the stove/flue. The door must be kept shut & the fire allowed to die down when leaving the tent – PLEASE DOUBLE CHECK WHEN DEPARTING FOR THE DAY.

Ensure that caution is taken when using candles – for ease, candles should be lit using the gas lighter provided & ensure that all candles are extinguished, using the 'damper' provided, before sleeping & leaving the tent. **FIRE BLANKETS & EXTINGUISHERS** are provided in each tent for **EMERGENCY** use, along with a full **FIRST AID KIT** – Please **DO NOT** use the fire extinguisher unnecessarily and only in emergencies

10. THE STOVE IS VERY HOT – an oven mitt is provided for opening & closing the door of the stove and for use of the kettle on top of the stove. The outside of the stove gets very, very hot as does the flue rising up through the tent roof. DO NOT TOUCH IT with your bare hands, or any other part of your body. We can provide a 'guard' for use when young children are in residence. YOU HAVE BEEN WARNED! We take no responsibility for burns from the stove, we have tried and tested the stoves and they are very safe if used correctly and caution is taken as with any fire. The stove is the only means of heating water for hot drinks. We provide a kettle and everything you need for making your own hot Beverage but this can only be done when the stove is on. Otherwise hot drinks can be purchased in the hotel from a full selection
11. SECURITY – padlocks are provided to secure your tent, but we cannot take any responsibility for loss of valuables left in the tent, please take anything of value with you.
12. BIN YOUR RUBBISH & TIDY UP – please respect your beautiful surroundings and put any rubbish in the indoor or outdoor bins provided & tidy up games etc after use and return to the storage provided.
13. TRIP HAZARDS – please take great care when in the garden and when walking when it is dark at night – use the torches provided when leaving your tent in the dark. Whilst some lighting is provided it is easy to trip or slip in your natural surroundings. Avoid the riverbank at night and supervise children at all times. Drinking alcohol, dark nights and water are not safe! No responsibility can be taken for falls or accidents whilst in our garden. When making a reservation with us, you are taking full responsibility for your own safety.
14. CARBON MONOXIDE alarms are provided in each tent for your own safety. DO NOT remove the batteries and if the alarm should ring, leave the tent immediately and report to a member of staff.
15. DOGS – Please keep them clean when in the tent – Dog towel provided. DO NOT allow dogs on the futon, beds or furniture and please make sure their muddy/wet paws are dried before entering the tent and walking on the rugs. Additional charges will be made if dogs have soiled furniture, bedding etc. DOG POO – clean it up – anywhere in the garden. Ensure your dog is friendly with other resident dogs before taking them off their leads and check with other residents that they are happy for you to do so. If the garden gate is closed after you, the garden is enclosed except for the river crossing at the very bottom of the garden where the fire pit is located. If your dog likes to cross water, it can escape the garden here and this leads directly onto the road.
16. IN CASE OF EMERGENCY AFTER HOURS, telephone 07812741874 or 07966702640. If you do not have a working mobile phone reception, or need personal help, please exit the garden via the bridge, turn left and keep going left down the lane to the left, over the little stone bridge and call at the first house on the left – Green Gate, Eelands.
17. ADVERSE WEATHER – our tents are rented on a seasonal basis, but we know that Cumbria can have winter weather and storms at any time of year. Our woodland trees are checked by a professional tree surgeon periodically for safety but in cases of very high winds and

rain, when the river can get dangerously fast & high, we have to make sensible decisions regarding the safety of our guests. We therefore **reserve the right to cancel any reservation pending adverse weather forecasts**. We will endeavour to re-house our guests in the hotel or in other local establishments during these times. Our tents are Professional/Commercial 'all year' tents and are totally rain-proof, so no need to worry about those rainy days – wrap up warm, stoke up the fire, have a game of scrabble or, better still, pop over to the pub and have a pint!