

# MASONDALE COTTAGE



## Masondale Cottage & the Lincolnshire Wolds - an Area of Outstanding Natural Beauty

Masondale Cottage offers a 3 bedroom (as doubles or twins), 3 bathroom self-catering holiday cottage with a hot tub on the edge of the Lincolnshire Wolds.

It has unrivalled panoramic views with Lincoln Cathedral prominent on the horizon.

Absolutely “away from it all” the cottage is situated within Otby Farm, which is close to the villages of Walesby and Tealby. Tealby is noted as one of prettiest villages in the county and with a great pub. So, whether it’s with old friends, work colleagues or family Masondale Cottage offers the perfect base to explore the Lincolnshire Wolds and surrounding area.

We have been providing families, friends and colleagues with the perfect place to stay for over 10 years. If you are looking for a place to relax and get away from it all Masondale Cottage has everything that you need.

The cottage is completely secluded and provides space to relax and recharge. We have tried to give you a flavour of all the lovely things you can do in the local area including walks, places to eat and places to entertain the children. Please get in touch if you have any questions. We pride ourselves on providing you with a truly memorable stay.

We look forward to welcoming you.

***Neil and Freda***

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## Property Information ~ Living Rooms

### Living Room

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Television - Freeview channels are available on the flat screen TV. DVD player – A selection of DVDs is provided. Electric fire.

### Conservatory /Dining Room

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The conservatory doubles up as the dining room and comfortably seats 8 to 10 people.

### Kitchen

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Twin electric oven; Calor gas hob with extractor fan; Fridge freezer; Microwave and Dishwasher. All operating instructions for electrical appliances are contained in the blue folder in the kitchen dresser.

### Utility

Washing machine (*a small quantity of wash powder is provided*); Tumble drier; Iron and ironing board; Vacuum Cleaner.

### Lobby and Hall

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Information desk. Telephone for incoming calls only.

### Patio & Barbecue & Games Room

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There is a large patio area with picnic bench. A gas barbecue is available for use and Table Tennis and Darts are available in the games room.



## Property Information ~ Bedrooms

### Ground Floor

#### Bedroom 1

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Twin /double beds, wardrobe and a chest of drawers.

#### Bathroom 1

Toilet, sink, large walk-in shower and heated towel rail.

### Upstairs

#### Bedroom 2

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Twin /double beds, fitted wardrobe and a chest of drawers.

#### Bathroom 2

Bath, large walk-in shower, sink, toilet and heated towel rail.

#### Bedroom 3

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Twin /double beds, fitted wardrobe and a chest of drawers.

#### Bathroom 3

Bath / shower, sink, toilet and heated towel rail.



## Property Information ~ arrival & departure general information

### Arrival

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Arrival is generally from 3pm. Detailed information and directions will be sent prior to your visit. Having collected the keys from the main house, parking is on the area by the old garage in front of the Cottage.

### Departures

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By 10am on day of departure. Please arrange to settle your account for any services provided during your stay.

### Telephone and Internet Provision

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The telephone in the hall takes incoming calls only. The number is 01673 838565. There is wireless Internet access.

### Central heating and hot water

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These are usually set to come on in the early morning and through the evening. Towel rails in the bathrooms are on a different circuit and are set to come on twice a day.

### Linen

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All bed linen and towels are provided. Please ask if more are needed during your stay.

### Smoking Policy

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We are a no smoking family and request guests not to smoke anywhere in the house please go outside on the patio.

### Food Packs

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Food packs to allow you to get through to your first local shop are available on request.

### Pets

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We regret that pets cannot be allowed. There are unfortunately too many sheep and farm dogs to allow any.

### Rubbish disposal and recycling

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Our local refuse collectors only collect from one bin but we will be pleased to recycle bottles/glass and cans/foil if you will be good enough to leave such items in the bins provided. We will be grateful if you will place all other rubbish in the dustbin prior to departure. Bins can be found in the outhouses.

### Road and farmyard

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Please note that vehicular access to the Cottage is by our farm track. Otby Lane is a Public Footpath and links with an extensive network of public rights of way, including the Viking Way. Information and leaflets are provided on the stand in the Cottage hallway.

Please also remember Otby is a working farm and that for a variety of reasons we are unable to grant access beyond the farm yard other than for fishing. Tractors and farm vehicles will often be using the yard and access road. Ample passing places are provided!

Please be aware that fishermen visiting Otby Lake also use the same access.

### Shoot Days

Shoots take place during the season (September – January) and the yard is busy around 9pm and 3pm on these days. There is usually very little noise or disturbance around the Cottage during a shoot. You will be made aware of relevant dates with your Booking Confirmation but if you have any particular questions or concerns please do not hesitate to contact the Owners.



## Property Information ~ terms and conditions

### Weekly tariff

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The tariff week by week is shown under 'Booking and Availability' on the main menu. Other than for Short-Breaks (see *below*) change-over day is Saturday. You may arrive from 3pm on Saturday and are asked to vacate the property by 10 am the following Saturday.

### Payment terms

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- (a) payment is required in full on booking if this is within 6 weeks of arrival
- (b) a non-returnable deposit of £100 is required on booking if this is more than 6 weeks prior to arrival. The balance is due 6 weeks before the date of the booking.

### Cancellation

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- (a) if cancellation is notified in writing more than 6 weeks prior to the date of the booking the balancing payment will be waived.
- (b) if cancellation is notified in writing between 3 and 6 weeks prior to the date of the booking half of the balancing payment will be repaid.
- (c) no refund will be made if cancellation is notified less than 3 weeks prior to the date of the booking.

### Short Breaks

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3-night weekend and up to 4 night mid-week breaks are available during off peak season. Prices are shown on the booking page. Weekend breaks begin on a Friday and 3 or 4 night (*mid-week*) breaks can begin either on Monday or Tuesday. These must be booked direct by calling 01673 838530.



## Property Information ~ occupancy rules

1. Not to take up occupation of the property on the first day of any vacation period before the time specified and ensure that the property is vacated on the last day of the vacation period no later than the time specified by the managers
2. To keep the property reasonably clean and tidy and to vacate the property with all the washing up complete.
3. To maintain the property (*including its contents*) in a reasonable state and condition and to pay the managers on demand the cost of repairing or making good any damages or breakages.
4. To allow access to the owner, worker or workmen for the purpose of any work of repair or maintenance which shall be required to be carried out to the property or its contents during the vacation period.
5. To comply with all arrangements made by the managers for the disposal of refuse and not to deposit any harmful substances or material into the sinks, baths, lavatories, cisterns and drains of the property nor allow anything to be thrown from or to accumulate outside the property.
6. Not to use the property or permit it to be used during the vacation period for any purpose other than holiday accommodation and not to use or permit it to be used for any illegal or immoral purpose.
7. Not to allow the property to be occupied during the vacation period by more than the number of persons for whom beds are provided by the managers.
8. Not to display any notices or signs or external projections on the property or make any additions or alterations to it nor to damage the property or its contents in any way.
9. Not to do or permit anything which may be a nuisance or cause damage or annoyance to any neighbouring owner or occupier and in particular not to make excessive or unreasonable noise inside or outside the property
10. Not to do anything which might invalidate the insurance cover on the property or its contents. In the event of so doing and of any insurance monies not being recoverable in consequence the guest / occupier shall be responsible for making good the amount irrecoverable
11. Not to bring into or store in the property any flammable or explosive substance.
12. Not to bring to or keep in the property any animal or pet.
13. Not to deviate from the access road or public footpaths or to go beyond Cottage areas (please see notes on access).
14. To pay to the managers on demand all costs and expenses reasonably incurred in making good any breach of the foregoing obligations and restrictions.



## What is there to do ~ On-site Leisure Facilities

### Fishing

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Trout Fishing – Otby Lake is set in a very peaceful location. It covers 6 acres and lies in a traditionally grazed Wolds valley. There is a comfortable boat house/lodge and the setting and seclusion compare with any of the well-known ‘outdoor areas’. The lake is run as a day-ticket fishery. Guests may take advantage of this facility, including the use of a boat, at a cost of £10 per day on a catch and release basis. Fish may be taken at a cost of £3.50 per fish. Equipment is available for hire.

### Tennis

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The Tennis Court at Otby House is available at all reasonable times by arrangement with the owners. The court can be floodlit. Guests need to bring their own equipment.

### Equestrian

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DIY livery is available at a cost of £4 per day per horse. This includes the supply of hay and straw and the use of the farm’s tack room and sand school. Guests are advised to bring their horse’s own hard feed.

The area is good for hacking with our own farm tracks and quiet Wolds lanes as well as extensive woodland between Walesby and Market Rasen.

### Cycling

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There is a lockable store in which guests’ bicycles may be kept. The long-distance National Cycle Route number 1 Hull to Harwich passes by the farm entrance but there are ample opportunities for both easy and challenging cycling around this Area of Outstanding Natural Beauty.

### Walking

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A circular public footpath from Walesby Village that very soon joins the Viking Way as well as other local footpaths passes through the farm. The Wolds Countryside Service, based at Louth, organises an annual walking festival each May around this Area of Outstanding Natural Beauty.

The Viking Way: This walk is 147 miles long and is linear starting at the Humber Bridge and ends at Oakham. The first 14-mile section takes you to Caistor. From here it follows the western escarpment of the Lincolnshire Wolds towards Tealby, passing in full-view of Masondale Cottage. The name of the route reflects the influence of Danelaw in the eastern counties of Britain and throughout its length the Viking Way logo of a Viking helmet appears on waymark signs. This is illustrated by local place names ending in “by”, Walesby, Otby and Claxby for example.

### Beach Chalet

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The Coopers have a chalet on the Promenade at Sandilands, Sutton on Sea, which can be hired at a cost of £25 per day. Sandilands is approximately 55 minutes away, and is a sand and sea resort with one shop!



## What is there to do ~ Interesting places to visit

### **Lincoln Cathedral**

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Lincoln is a historic city with museums, art galleries, shops and restaurants. The Brayford pool has numerous bars and restaurants and the old quarter of the city (including Steep Hill) has a fascinating mix of architecture from the ancient and modern.

Lincoln Cathedral is one of the finest medieval buildings in Europe, which towers above Lincoln, a prominent landmark for miles around.

### **Lincoln Castle**

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By Norman times, Lincoln was the third city of the realm in prosperity and importance. In 1068, two years after the Battle of Hastings, William the Conqueror began building Lincoln Castle on a site occupied since Roman times. For 900 years the castle was used as a court and prison with many being executed on the ramparts. Many original features still remain and the wall walks provide visitors with magnificent views of the Cathedral, the City of Lincoln and the surrounding countryside.

### **Fishing Heritage Centre**

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Is a multi-award winning museum recreating Grimsby's maritime history. The tour includes a recreation of a 1950s voyage to fishing grounds, through the ship, with authentic aromas and moving deck, and scenes from the street and home life of old Grimsby. The museum also holds a collection of historic vessels in the adjacent dock.

### **Hemswell Antiques Centre**

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The largest antiques centre in Europe ... brings together Europe's largest selection of dealers who can offer you the widest possible range of antiques, collectables and antique furniture. Within three separate buildings you will find around 300 display areas, which will keep you enthralled for hours.

### **Theatres & Concert Venues**

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Theatre Royal, Lincoln  
Grimsby Auditorium  
Hull Truck Company  
The Engine Shed

### **Battle of Britain Memorial Flight**

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The BBMF offers a unique partnership between the Royal Air Force and Lincolnshire County Council and provides the public with a gateway to the home of the BBMF at RAF Coningsby, Lincolnshire. It offers them the opportunity to see the Flight's historic aircraft at close quarters and to observe the BBMF technicians working to maintain them in airworthy condition.



## What is there to do ~ Interesting places to visit /cont....

### **Doddington Hall**

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The five acre gardens of the Elizabethan mansion, Doddington Hall, just south of Lincoln and about 35 minutes' drive from Masondale Cottage are definitely worth a visit, maintaining the original Elizabethan layout. There are formal gardens, a wild garden and a 2-acre walled kitchen garden.

Visit the cafe or restaurant for refreshment and browse the Farm Shop for produce grown in the Kitchen Garden and in the local area.

### **The Deep**

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The Deep is one of the most spectacular aquariums in the world. This award-winning Yorkshire family attraction is home to 40 sharks and over 3,500 fish. The dramatic building designed by Sir Terry Farrell is located in Hull on the Humber Estuary, just an hour from the cottage.

### **Market Rasen: Races**

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Market Rasen Racecourse, which is part of The Jockey Club, stages over 20 jump racing fixtures each year and is a leading conference and events centre in the East Midlands. The venue is one of the friendliest places in the country to watch jump racing, with events held throughout the year. The beautiful track, in a lovely rural setting where it has been since 1924, is best known as a premier summer jumping racecourse.

### **The Lincolnshire Showground**

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The Lincolnshire Tourism Website is full of useful information about Lincolnshire and the Wolds. Well worth a look to help plan your visit.

### **Market Rasen: Golf**

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Market Rasen Golf Club celebrated its Centenary in 2012 and is one of the premier Clubs in the county Of Lincolnshire.

### **Local Market Towns**

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The market towns of Market Rasen, Louth, Horncastle and Brigg are close by. Louth and Brigg hold regular Farmer's Markets. Information about these locations can be found on the Visit Lincolnshire website



## What is there to do ~ with children

### **Hall Farm Park**

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Hall Farm Park at South Kelsey, set on the edge of the Lincolnshire Wolds is a small family run park which opened in 2006. More than a decade later the sense of “family” and customer care are still the most important aspects.

A quiet rural backdrop, a real working farm and lots of things to see and do all add to the unique experience.

### **Rand Farm Park**

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Rand Farm Park is set in the heart of rural Lincolnshire, just a few miles from the Lincolnshire Wolds, an area of Outstanding Natural Beauty.

We are located near the main A158 Lincoln to Skegness road, about two miles north on the Lincoln side of Wragby. Clearly signposted off the A158, you can't miss us.

### **The Pink Pig**

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Almost 20 years ago, Sally and Andrew Jackson decided to open a small farm shop and 24-seater cafe. A small farm trail with some outdoor play was added soon after. A brand new indoor playbarn was built in February 2014 and the toyshop was opened in 2016, together with a complete re-landscaping of the welcome areas and car parks.

We continue to work really hard building lovely bespoke imaginative play areas like Piggy Tail Lane, and our new additions – HUGE jumping pillows and ride-on tractor area with repair workshop, filling station, tunnel and bridge. The Pink Pig Farm is still serving up delicious, authentic food from the farm and offering lots of family fun.

### **Hartsholme Country Park**

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Hartsholme Country Park is situated in the southwest of Lincoln, adjacent to Swanholme Lakes Local Nature Reserve, approximately three miles from the city centre. The site comprises Victorian landscaped gardens, a large reservoir, woodlands and grasslands. Many features, both natural and built, survive from the original landscaping of the 1860s. We manage the park to maintain the existing habitats and access routes, deliver education and interpretation and provide.

### **Whisby Nature Park**

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Whisby Nature Park is a beautiful landscape near Lincoln, full of wildlife, walks and trails. Once barren and lifeless, this amazing place now abounds with wildlife. The park was created by quarrying for sand and gravel, but nature has reclaimed the pits and bare sand, creating habitats for many species.



## Emergency Information: Health Services

### **Local Doctor**

Market Rasen  
Practice  
01673 843556.

This number also  
gives access to  
the Out Of Hours  
service.

### **Chemist**

#### **Boots**

Queen Street,  
Market Rasen.

#### **Boots**

Market Place,  
Caistor

### **Optician**

Greenwood  
Market Place  
Market Rasen.  
Tel. 01673 842265.

### **Accidents**

ALL accidents  
that occur during  
your stay must  
be reported to  
the Owners at the  
earliest convenient  
time. Access to the  
farm First Aid Kit  
can be provided at  
any time by calling  
07768 714281.



## Local shopping

### Market Rasen is the nearest shopping town - four miles away.

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The town is centred on its traditional Market Place with St. Thomas' church providing a fine backdrop. There are limited markets on Tuesdays and Fridays where fresh Grimsby fish is usually available. There are excellent local butchers and bakers and Co-op and Tesco supermarkets.

### Butchers

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Lancasters, in the main street

Taskers, in the main street

### Bakers

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Starbucks, Union Street

### Grocery Stores

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Co-op

Access opposite the Market Place, or its own car park via John Street. The Co-op stocks local produce

Tesco

Linwood Road

Sunnyside Up Farm Shop

On the roadside between Market Rasen and Tealby sells its own farm reared meat and other locally sourced produce and some ready-made meals.

### Post Office

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Nearest post offices, Market Rasen and Caistor

### Other Towns

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Caistor is a very little further and its attractive, sloping Market Place has good market stalls on a Saturday. (9am – 2pm)

Louth, Brigg and Horncastle are bigger market towns each approximately fourteen miles away. All are well worth a visit. Horncastle has a number of Antiques shops.

We are half way between Lincoln and Grimsby. Our Tourist Information display gives you the basic information needed to organise an enjoyable visit to either.

### Lincolnshire produce

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Tealby Village Shop - [Link to website](#)

Sunnyside Up - [Link to website](#)

Uncle Henry's - [Link to website](#)

### Farmers Markets

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**Brigg:** 4th Saturday in the month

**Gainsborough:** 2nd Saturday in the month

**Grimsby:** 3rd Friday in the month

**Horncastle:** 2nd Thursday in the month

### Lincoln:

1st Friday in the month – City Square

2nd Wednesday in the month – High Street

4th Friday in the month – North Hykeham

3rd Saturday in the month – Castle Square

Louth: 2nd Friday in the month and 4th Wednesday in the month

The nearest local producers are Mary and Michael Davenport who produce award-winning cheese from their own herd. Cote Hill Blue and Lincolnshire Yellow Belly have a growing reputation and can be supplied on request.



## **Where to Eat: Restaurants & Pubs**

**The Advocate Arms**, Market Rasen 01673 842 364

**March Hare**, Market Rasen 01673 842 076

**The Olive**, Market Rasen 01673 844 931

**Kings Head**, Tealby 01673 838 347

**The Ship Inn**, Barnoldby le Beck 01472 822 308

**Bottle and Glass**, Normanby by Spital 01673 878 378

**Clickh'em Inn**, Swinhope, Binbrook 01472 398 253

**Hope Tavern**, Holton-le-Moor 01673 838 217

**Old Barne Inn**, Tealby 01673 838 304

**Cross Keys Inn**, Grasby 01652 628 247

**The Red Lion**, Redbourne 01652 648 302

**Butchers Arms**, North Kelsey (No Food)

**White Hart**, Lissington 01673 885 205

**White Hart**, Caistor 01472 851 734

**The Blacksmith Arms**, Rothwell 01472 371 300

**Marrowbone & Cleaver**, Kirmington 01652 688335

**The New Inn**, Great Limber 01469 569 998

## **Chinese Restaurants**

**The Chinese Royal Restaurant**, Brigg 01652 650 800

## **Indian Restaurants**

**Gate of India**, Market Rasen (Also Take Aways) 01673 844 366

## **Restaurants for 'finer' dining**

**Winteringham Fields**, Winteringham 01724 733096

**Magpies** Horncastle 01507 527004

**Shakesby's** Horncastle 01507 526626

**This is a list of local facilities none of which we would recommend above another**



## **Take Aways**

### **Chinese**

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Panda Palace, King Street, Market Rasen  
01673 844 595

Happy Valley, Market Place, Market Rasen  
01673 842 849

### **Fish & Chips**

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Oxford Street Fish & Chips, Oxford Street,  
Market Rasen 01673 844955 (Open Friday  
and Saturday)

King Street Fisheries, Market Rasen (Open  
every day)

### **Indian Restaurants**

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Gate of India, Market Rasen 01673 844 366



## Local transport

### Taxis

Tealby Taxi, Tealby (*Based from the Kings Head Pub*) - 07779 562 982 / 01673 838 347

Pols Taxi, Middle Rasen - 01673 847 092

### Trains

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There are regular services from Market Rasen to Lincoln and Grimsby with good connections to Newark and the main East Coast line.

### National Rail Enquiries

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08457 48 49 50



## Church Services

### **Church of England**

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St Mary's, Walesby, Services vary, details are published on the notice board outside the church in the village. Walesby is part of a 10 parish group so services are always available.

### **Catholic Church**

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Catholic Church, Market Rasen

Catholic Church, Caistor

### **Methodist Chapel**

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Methodist Chapel, Market Rasen



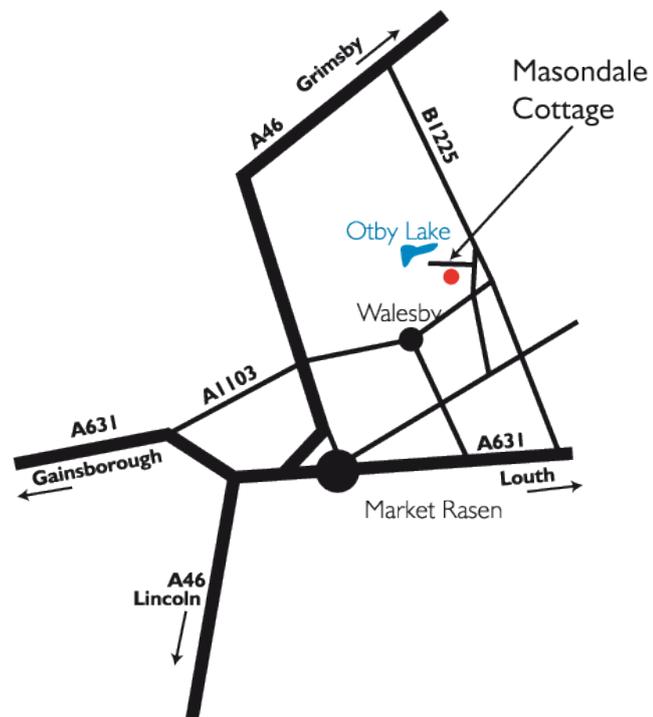
## How to find Masondale Cottage

Masondale Cottage is situated in Otby.

Otby is a farmstead lying one mile above the village of Walesby, Lincolnshire, close to Market Rasen and Caistor.

Walesby can be reached either from the A46 or the B1125. But please note that access to Otby Lake is not from the village of Walesby.

Access is by a farmtrack at the top of Walesby Hill, close to the B1125.



## Contact details

Mr and Mrs Neil Cooper

Otby House  
Walesby  
Market Rasen  
Lincolnshire LN8 3UU  
Tel: 01673 838 530  
Tel: 07768 714 281