

# Brook Cottage [www.brookcottage.com.au](http://www.brookcottage.com.au)

## Location

Brook Cottage is located on the property known as Brook Lodge, approximately 5 km along the Old Coach Road at Cranbrook. The Old Coach Road turn-off is on the northern side of Cranbrook, on the left hand side of the Tasman Highway (while travelling north), just past the Gala Cellar Door and is signposted Royal George/Avoca. This is a gravel road and has a speed limit of 80km/hour – please take extra care travelling along this road as it can sometimes be slippery and other road users do not always stick to the speed limit! Brook Cottage is on the right hand side of the road, is well signed and has ample parking on the northern side of the cottage. Google maps can assist navigation if you have any difficulties finding us but please use the address 494 Old Coach Road, Cranbrook.

## Check-in

Self check-in is available if you are going to arrive late or if you just wish to avoid people! A lock box with the back door key is located adjacent to the back door and the code will be given to you with your booking. If you have any problems accessing the box, please call in at the main house across the road or call 0400 692 208 for assistance.

## How many people can the cottage sleep?

Brook Cottage sleeps 4 comfortably with a queen bed in the master bedroom and 2 single beds in the 2<sup>nd</sup> bedroom. We have a single fold-away bed for an extra guest and a comfortable couch to squeeze that last person in if necessary. As the cottage is small, we don't accept more than 6 guests to ensure your safety in the unlikely event of an emergency.

## What is included in the cost?

The cottage cost is for a 2 night minimum and includes all bedding, linen and towels, a full kitchen, BBQ, Telstra mobile phone booster, WiFi, comfortable lounge, air-conditioning for heating and cooling and full washing facilities including a heat pump dryer. We have a fire pit in the back garden which overlooks the river flats and is a great place to unwind and relax.

If you would like to access a less expensive nightly rate, we offer a "self-catering" option which **excludes** the bedding, linen and towels. We do not charge an additional cleaning fee so ask that the cottage and facilities are left in a clean and tidy state on check-out, this helps to keep our costs lower and we can pass this on to our customers. We reserve the right to charge a cleaning fee if the property is not left in a satisfactory state.

## Is there mobile phone signal?

Brook Cottage has a Telstra mobile phone booster installed as mobile phone coverage is patchy in our area. If you are with another carrier you can connect to the WiFi in the property to access communication. We also have a Telstra booster at the indoor arena to boost mobile phone signal at the farm.

## What time is check-out?

Check-out is 10am unless pre-arranged with management. Please ensure you have left the cottage in a tidy state as we don't charge an additional cleaning fee – any unreasonable cleaning or damage will attract additional fees.

## Are dogs permitted?

We have a no dogs policy to protect the bio-security of our own dogs and livestock.

## What else isn't permitted?

**No shoes inside the cottage** please, no smoking or vaping in any buildings and please don't approach any of the farm livestock or animals without prior approval of management.

## How far is the closest town and shops?

Swansea is located 21km from the farm which is about 20 minutes by car – you will find groceries, restaurants and bottle shop sales as well as a post office, bank and pharmacy. Bicheno to the north is approximately 25 minutes drive and has similar services. Please ensure you check opening and closing times before driving to either Swansea or Bicheno as these can change and do not have the same long hours as city services.

## What can we do while we are here?

Brook Cottage is located in the heart of the East Coast Wine Trail, close to some of Tasmania's most beautiful beaches and national parks. For full details on what is available to see, access the East Coast Tasmania app from the App Store or Google Play or go to [eastcoasttasmania.com](http://eastcoasttasmania.com).

## How do we book?

We have accommodation booking via our website [www.brookcottage.com.au](http://www.brookcottage.com.au) where you can book the cottage accommodation directly and see what dates are available. If you wish to bring your horse along for your stay, the facilities will need to be booked separately, this includes agistment for your horse, camping for clinic groups and facility hire. We can tailor a package to suit your individual needs and we are happy to invoice this separately to ensure you only pay for the services you require. Please message if you are unsure but these can be booked directly on the website. PLEASE NOTE: all equestrian facility users are required to complete a waiver of liability PRIOR to arriving at the farm. We have included a waiver with the information pack – these can be completed and emailed back to us or completed on-line via the website.

If you are still unsure, please contact me and I can process the booking for you. Payment for accommodation is required to secure your booking, equestrian facility fees can be paid closer to your stay.

Full Service Nightly Fee: \$220/night including GST - 2 night minimum, 2 guests - \$35/person each additional guest

Self-Catering Nightly Fee: \$165/night including GST – 2 night minimum (not available on-line, please call or email)

