

Welcome



CLOVER COTTAGE

13 Wharf Road, Stamford
Lincolnshire, PE9 2EB

Evacuation Procedure

- IN CASE OF AN EMERGENCY, PLEASE EXIT BY THE NEAREST EXIT.
- EXITS ARE FRONT AND REAR OF PROPERTY, PLEASE ENSURE ALL GUESTS ARE FAMILIAR WITH THE LAYOUT.
- ALERT NEIGHBOURING PROPERTIES IF SAFE TO DO SO.
- CALL 999 - 13 WHARF ROAD, STAMFORD, PE9 2EB
- DO NOT STOP TO COLLECT PERSONAL BELONGINGS
- FIRE BLANKET LOCATED IN KITCHEN AREA

Meet your host ❤️

Hello and welcome.


I am Danny of Belmont Places and your host during your stay. I am professional, attentive, and welcoming. I take pride in providing a comfortable and hassle-free experience for my guests.

From the moment you arrive, I am there to greet you warmly and ensure you have everything you need for a pleasant stay.

I am committed to making my guests feel at home, and I am always available to answer any questions or address any concerns you may have.





Wi-Fi 

NETWORK
Clover Cottage

PASSWORD
Bookdirect2save

Check-In

CHECK-IN TIME AT 3:00 PM

We can sometimes arrange an early check-in so please contact us if you will arrive early and we'll do our best to accommodate.



Check-Out

CHECK-OUT TIME AT 10:00 AM

To allow our house keeping team to prepare the property for other guests, may we please ask that this check-out requirement is adhered to.



About the house

Built in the 1800s and last used as a private house, Clover Cottage was fully stripped back and renovated in 2025,

The house is tastefully dressed to provide comfort and the home from home feeling.

CONTACT INFORMATION

☎ 07494230932

✉ Danny@BelmontPlaces.co.uk

EMERGENCY INFORMATION

Hospital: Peterborough A&E, 01733 678000

Police: 999 or 101

Directions

OFFICIAL ADDRESS:

13 Wharf Road, Stamford,
Lincolnshire,
PE9 2EB

Click the below links for directions.

What3words



House Rules

01

NO SMOKING

Strictly no smoking within the property. If there is evidence of this then a £100 additional charge will be enforced.

02

PET RULES

Pets are welcomed within the property however may we please kindly ask that your furry friend remains off the sofa and out of the bedrooms.

03

REGISTERED GUESTS

Only registered guests are to stay at the property. Additional costs will apply for each guest staying as per the terms and conditions.

04

NO NAKED FLAMES

Strictly no naked flames or candles to be used within the property..

05

NO PARTIES

Strictly no parties to be held within the property.

Getting here

CHECK-IN TIME AT 3:00 PM

A combination key box is located at the front entrance. The code will be provided prior to check in.

A meet and greet service can be provided for your convenience, please request this at least 24 hours prior to your check-in.



Appliances & Electronics

COFFEE MACHINE

Coffee machine is available to be used along with drink pods.

TELEVISION

Each TV has smart capabilities, please use your credentials to log in.

CLOTHES WASHING

The house is equipped with washing facilities in the utility room.

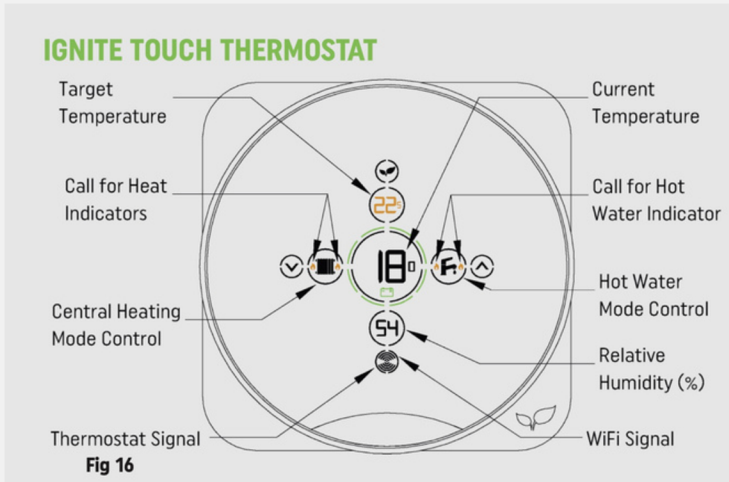


Appliances & Electronics

CENTRAL HEATING

There is a smart thermostat located in the kitchen/dining area controlling the house central heating which follows a preset schedule.

In the event you require a BOOST in heat, please touch the stat to enable this. Then follow the diagram on this page.



Please consider the environment when using the central heating facilities.



Getting Around

TAXI

ABC Taxis - 01780 252525
www.stamfordtaxi.com

TRAINS

We understand that some of you will be traveling without a vehicle. In this case finding us is pretty simple!

If arriving from the train station, you are only a 5-7 minute walk away.

PARKING

Parking is available within the Wharf Road public car park which is reasonably adjacent to the property. Prices and times do vary.

There are other other car parks and on road parking within the town.

[Carpark website](#)

Sundays are free



Things to do

BURGHLEY HOUSE

This historic Elizabethan house (circa 1587) features a serpentine park that was designed by Lancelot Brown and a gothic greenhouse and stables.

www.burghley.co.uk

STAMFORD CORN EXCHANGE THEATRE

The Theatre can accommodate up to 400 people in comfortable luxurious seating.

www.stamfordcornexchange.co.uk

BURGHLEY PARK

Designed in 1754, these graceful serpentine gardens feature a gothic greenhouse, stables, and a picturesque summerhouse beside a scenic lake.

www.burghley.co.uk

FLAG FEN

Flag Fen Archaeology Park sits in the midst of a unique Bronze Age landscape that has revealed a mysterious timber causeway and platform made by people 3,500 years ago.

www.flagfen.org.uk



During your stay

RUBBISH AND RECYCLING

Waste collection is every Wednesday 0600 hrs and alternates between black (household waste) and grey (recyclables).

Please place the relevant bin Tuesday evening to the front of the property for successful collection by the local refuse team.

NEIGHBOURS

We understand you want a pleasant and fun stay which we also want for you. Please may we ask that respect is given to your neighbours.

BREAKAGES

We understand that sometimes accidents happen! Should you break anything please let us know immediately - if it's minor we usually won't charge. If it's a larger issue (e.g. the TV screen!) we would like to agree the cost with you before you leave to avoid any issues later. Thank you!



Best restaurants



GEORGE HOTEL

The George of Stamford, in various guises, has offered 'food and drink' to those who entered its doors for over 1,000 years.

LAMBERTS

Offering a welcoming and comfortable environment we pride ourselves on our freshly prepared seasonal food that is locally sourced where possible.

COSY CLUB

Stamford Cosy Club is located in the former delivery office to the town's main Post Office.

PIZZA DA MARIO

Serving traditional Italian foods.

Bars & Wineries

LORD BURGHLEY

Relaxing atmosphere
serving food and drinks
daily.

LONDON INN

Great food and drinks with
a nice atmosphere.

MAMA LIZ`S

Drinks, food, music, three
floors – welcome to the
legendary Mama Liz's &
Voodoo Lounge!

WILLOUGHBYS

Bar & nightclub





Before you go

- ✓ **DISHES**
Please wash all dishes and cutlery
- ✓ **USED FOOD**
Empty and dispose of used foods items in fridge
- ✓ **WASTE & RECYCLING**
Remove waste and recycling and place in the bins outside
- ✓ **WINDOWS & LIGHTS**
Ensure all windows are locked and lights are turned off
- ✓ **KEYS**
Please return keys to their original location
- ✓ **PERSONAL BELONGINGS**
Don't forget your personal stuff
- ✓ **TOWELS & LINEN**
Please place all used towels in the showers. If possible please strip used bed.

Thank you! ♥

Anything else

There are plenty of easily accessible walks on your door step, bringing you back to nature, including Burghley Estate, the Meadows and Ferry Meadows Country Park is also a short drive away.

In need of a dog walker or doggy daycare, we can highly recommend a fantastic local service.

Danni Dolittle Dog Walking and Pet services.
Please quote Belmont Places when booking.

07841120850

www.dannidolittle.co.uk



Terms and Conditions

This Agreement and Contract (the "Agreement") is a legally binding agreement made and entered into as of the Reservation Date written below by and between the undersigned person(s) or company (the "Guest") and the undersigned owner, manager or agent ("Rental Agent"), pursuant to which the Guest has agreed to rent the residence described below (the "Property"), for the duration of the Rental Term for the Total Rental Fee and other good and valuable consideration as described herein.

OCCUPANCY

Guest agrees that no more than the agreed persons shall be permitted on the Property at any time during the Rental Term, all of whom shall comply with the conditions and restrictions imposed upon Guest under this Agreement.

CONDITION AND USE OF PROPERTY

The Property is provided in "as is" condition. Rental Agent shall use its best efforts to ensure the operation of all amenities in the Property, such as internet access, satellite or cable TV access or hot tubs, fireplaces as applicable. Rental Agent shall not be held responsible for such items failure to work, but will make every effort to correct any issues as reported as quickly as possible. Guest acknowledges that use of amenities such as hot tubs, pools, spas, fireplaces, decks, and the like may be potentially dangerous and involve potential risks if improperly used, particularly with regard to children and such use is at the Guest's own risk.

Guest shall use the Property for residential purposes only and in a careful manner to prevent any damage or loss to the Property and keep the Property in clean and sanitary condition at all times. Guest and any additional permitted guests shall refrain from loud noise and shall not disturb, annoy, endanger, or inconvenience neighbours, nor shall Guest use the Property for any immoral, offensive or unlawful purposes, nor violate any law, association rules or ordinance, nor commit waste or nuisance on or about the Property.

DEFAULT

If Guest should fail to comply with the conditions and obligations of this Agreement, Guest shall surrender the Property, remove all Guest's property and belongings and leave the Property in good order and free of damage. No refund of any portion of the Total Rental Fee shall be made and if any legal action is necessary, the prevailing party shall be entitled to reimbursement from the other party for all costs incurred.

ASSIGNMENT OR SUBLEASE

Guest shall not assign or sublease the Property or permit the use of any portion of the Property by other persons who are not family members or guests of the Guest and included within the number of and as permitted occupants under this Agreement.

Terms and Conditions

RISK OF LOSS AND INDEMNIFICATION

Guest agrees that all personal property, furnishings, personal effects and other items brought into the Property by Guest or their permitted guests and visitors shall be at the sole risk of Guest with regard to any theft, damage, destruction or other loss and Rental Agent shall not be responsible or liable for any reason whatsoever.

Guest hereby covenants and agrees to indemnify and hold harmless Rental Agent and their agents, owners, successors, employees and contractors from and against any costs, damages, liabilities, claims, legal fees and other actions for any damages, costs, attorneys fees incurred by Guest, permitted guests, visitors or agents, representatives or successors of Guest due to any claims relating to destruction of property or injury to persons or loss of life sustained by Guest or family and visitors of Guest in or about the Property and Guest expressly agrees to save and hold Rental Agent harmless in all such cases.

RELEASE

Guest hereby waives and releases any claims against Rental Agent, the Property owner and their successors, assigns, employees or representatives, officially or otherwise, for any injuries or death that may be sustained by Guest on or near or adjacent to the Property, including any common facilities, activities or amenities. Guest agrees to use any such facilities or amenities entirely at the Guest's own initiative, risk and responsibility.

ADDITIONAL TERMS TO THE RENTAL AGREEMENT

In addition to the standard terms included herein, Guest acknowledges and agrees that the following additional terms and conditions apply to the Guest's rental of the Property:

1.1 You must be 18 years or over when you book your accommodation. Your booking is made as a consumer and you acknowledge that no liability can be accepted for any losses suffered or incurred by you.

1.2 We reserve the right to refuse to accept any booking for whatever reason.

1.3 You may arrive at your accommodation after 3pm (except if it is stated different) on the start day of your booking and, unless otherwise agreed, you must leave by 10am on the last day. If you fail to arrive by midnight on the day of the start date and do not advise us of a late arrival we may treat the booking as being cancelled by you.

1.4 If the number of people permitted to occupy a property is exceeded (which would be in breach of Health and Safety Regulations) we reserve the right to move excess occupants and charge for additional apartments or require the excess occupants to vacate the property.

1.5 Should payment not reach us within the required time we reserve the right to cancel any bookings made and any deposit paid will be forfeit.

Terms and Conditions

1.6 Card details to cover breakages and damages are required. These can be charged up to five (5) working days after the guests stayed in the property. Charges are only applied provided the following provisions are not met:

- No damage is done to property or its contents.
- No charges are incurred due to illegal activity, pets or additional services rendered during the stay.
- All debris, rubbish and discards are placed in rubbish bin, and soiled dishes are cleaned.
- All keys are left in the keybox/letterbox (or same place as the guest collected them from) and the accommodation is left locked.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- NO early arrival or late departure
- NO smoking within the building.
- The guest/s is not evicted by the owner (or representative of the owner) or the local law enforcement.

1.7 We expect the property to be left in a reasonable state on departure. If, at our discretion, additional cleaning is required on departure, the cost of this cleaning will be charged as an additional charge.

1.8 Where there is evidence of guests smoking within the apartment, we reserve the right to charge £100 for specialist cleaning.

1.9 Pets are not permitted in our rental units unless prior agreements have been made.

2.0 If cancelled or modified up to 14 days before date of arrival, no fee will be charged except if it is stated any different at the time of booking. If cancelled or modified later or in case of no-show, the total price of the reservation will be charged.

2.1 Unless otherwise agreed, the owners will issue to the client or guest one set of keys to the property. If at any time the client or guest loses the keys, they must notify us as soon as possible and we will instruct a locksmith to change the lock/key(s) and charge the client or guest.

GENERAL PROVISIONS

This Agreement contains the entire agreement between the parties with regard to the rental of the Property, and any changes, amendments or modifications hereof shall be void unless the same are in writing and signed by both the Guest and the Rental Agent. This Agreement shall be governed by the laws of the United Kingdom. The words "Rental Agent" and "Guest" shall include their respective heirs, successors, representatives. The waiver or failure to enforce any breach or provision of this Agreement shall not be considered a waiver of that or any other provision in any subsequent breach thereof. If any provision herein is held invalid, the remainder of the Agreement shall not be affected. Any notice required to be given under this Agreement shall be in writing and sent to the contact information included herein. This Agreement may be signed in one or more counterparts, each of which is an original, but taken together constitute one in the same instrument. Execution of a digital signature shall be deemed a valid signature.



Thank you!

PLEASE ENJOY YOUR STAY

BELMONT PLACES