



# Brooklinn Mill

## Holidays

### The Jute Store House Information

Here is some information which we hope will help you get the best from the Jute Store. If there is anything we haven't covered or you are not sure of please don't hesitate to ask; we really don't want you to go away at the end of your stay saying "I wish they'd...." Anyway, here we go in roughly alphabetical order!

Back-yard	<p>The back-yard is accessed via the basement from the living room. It makes a wonderful place from which to enjoy the view of the rivers and woods surrounding the mill. It is space shared between all the properties at Brooklinn Mill so please feel free to make use of this space during your stay.</p> <p>We have provided garden furniture and a barbecue for your use. If you want a more private area in which to barbecue or eat out there is a lovely spot at the end of the Jute Store building overlooking the weir.</p> <p>Please supervise children whilst in the back-yard as the rivers are very close by.</p> <p>Take care on the step at the basement door as the surface can be slippery in wet conditions.</p>
Barbecue	<p>The barbecue is stored in the basement and can easily be taken out to the backyard.</p> <p>With the variable weather and damp environment it is better if it is stored inside so we are always very grateful to guests who take this extra bit of care and put it back. (When it has cooled down of course!)</p> <p>There are barbecue tools provided which are stored in the kitchen drawers.</p>
Bed linen	<p>Each bed has a duvet and two pillows. We try to make sure that the duvet provided is appropriate to the time of year. However we know that what is warm to one person is cold</p>

	<p>to another. With this in mind the beds have throws which also double as blankets. During the winter we also provide hot water bottles. There is one for each bed.</p> <p>Please do not take your bedlinen, blankets or cushions outside. If you would like to borrow blankets for picnic/ outdoor use please ask and we can find you some suitable spares.</p> <p>If you are staying for more than one week we will change your bedlinen on the middle Friday of your stay.</p>
Books	Please feel free to browse the shelves in the book-room, but please return the books after use for other guests to enjoy.
<b>Camping gas &amp; flammable liquids</b>	<b>Please do not store camping gas or any flammable liquids such as petrol in the Jute Store or the basement area. Please store these items in your car at all times.</b>
<b>Candles</b>	<b>Please note: we do not permit the use of candles as we feel they present too great a risk of fire. Please use the tea-lights and holders provided.</b> Spare tea-lights are in the sideboard.
Cleaning on departure	<p>Please leave the house in a clean and tidy state. Time is limited on changeover day and we really appreciate guests who have cleaned out the fridge, washed their dishes, taken out the rubbish and put away things where they found them. In fact, we love to have them back!</p> <p>There are cleaning materials and equipment in the utility room.</p>
Check-out time	Check-out time is 1000 on the morning of departure.
Cleaning materials	<p>We have provided a selection of cleaning materials which are stored in the cupboard in the utility room. As we have a septic tank the range of cleaning materials is slightly restricted and therefore we ask that only those we have provided are used.</p> <p>Where possible we provide green options, however we believe they also have to work well, so in some cases have opted for the more conventional product.</p>
Cooker	The cooker is all electric and has a ceramic hob. It is easy to keep clean by wiping it with a damp cloth especially if spills are cleaned up quickly. Please use "Cif" and a soft

	<p>cloth provided with the cleaning materials should it need a little more tlc. <b>Please do not use anything abrasive on the cooker. It will scratch.</b></p> <p>The manual for the cooker is in the appliances file.</p>
<b>Cooking – Deep-fat frying</b>	<b>Please note: we do not permit deep-fat frying under any circumstances as we feel it presents too great a risk of fire.</b>
Covered area	<p>You may have noticed that at the end of the main mill building there is a covered terrace with a couple of picnic tables.</p> <p>This is a very useful space in which to barbecue and eat outdoors if the weather is looking a bit unpromising. We are happy to share this space with you, but please check with us first as we may be planning to use it.</p>
Dishwasher	The dishwasher is under the counter and next to the sink in the kitchen. Dishwasher tablets are stored under the kitchen sink. We don't use salt as the water is so soft here. The manual for the dishwasher, should you need it is in the appliances file.
Dogs	<p>If you have brought your dog please remember that dogs are not allowed on the furniture or beds. If your dog is prone to chewing or other destructive behaviours please do not leave it unattended in the house.</p> <p>There is a public right of way which passes by Brooklinn Mill which means that dogs do need to be kept under control.</p>
Drying washing	<p>There is a large airer stored in the kitchen by the door to the living room</p> <p>There is also a rotary washing line and pegs. The washing line is stored on the half landing on the basement stairs. The pegs are in the cupboard in the utility room. The hole for the washing line is on the path between the Jute Store and the main mill building.</p>
Dustbins	There is a dustbin outside the back door for collecting all your rubbish in. When your bin is full or on departure, please take your bin bag to the green bins at the end of the track.
DVD player &	A DVD player is provided. Its manual is in the appliance file.

DVDs	
Electricity	Most of the electricity used at Brooklinn Mill is generated from the on-site hydro-electric turbine. We do not make additional charges for electricity, but ask that you use it responsibly.
Emergency keys	<b>You will notice that by each door there is a key fixed with a chain. This is because all of our doors are key operated (ie none of them have a toggle to lock/ unlock them from the inside). In the event of a fire you may not have time to locate your keys, therefore we have provided these keys. Please do not attempt to remove them from their permanent fixings for any reason.</b>
Emergency Lighting	<p><b>Emergency torches are located in the charging unit on the upstairs landing. Whilst they are in the charging station they will periodically re-charge from the mains. In the event of a power failure a bright light will shine from the base-unit and an alarm will beep to help you find them. To cancel the alarm press the reset button until the alarm is hushed.</b></p> <p><b>The torches can also be recharged by winding them up. Instructions are on the information sheet by the base unit.</b></p> <p><b>The torches must be returned to the base unit.</b></p>
Fire alarms	<p><b>The Jute Store is equipped with mains operated smoke detectors. They also have battery back-up which means they still work in the event of a power cut. The alarms for the Jute Store and the Loft apartment are linked – ie if one goes off they all go off!</b></p> <p><b>Please see the separate fire notices about where to assemble and what to do in the event of a fire.</b></p> <p><b>Please note we test the fire alarms weekly on a Friday. And will inform you if we are about to carry out a test.</b></p>
Fire Blanket	<b>There is a fire blanket on the wall above the toaster.</b>
Fire Risk Assessment	<b>As providers of holiday accommodation we are required by law to undertake a Fire Risk Assessment. As part of this we have to evaluate the risks of fire to our guests staying here and ourselves working here. For this reason we have decided not to permit deep fat frying, the use of candles or the storage of certain items such as fireworks or camping gas in the Jute</b>

	<b>Store.</b>
Firewood	We provide a generous initial supply of firewood. The two wood-bins in the basement are filled at the start of your stay and there is also some additional kindling in the bucket next to the wood-bins. If you need extra firewood we are happy to supply this for a charge.
Fireworks	<p><b>If you plan to let off fireworks during your stay please note the following:</b></p> <p><b>Do not store fireworks in the Jute Store. Please keep them in your car.</b></p> <p><b>Please let us know if you intend to have fireworks. We have a dog and young children – all of whom are nervous/ want to know what is going on!! We will also agree with you where it is safe to let them off.</b></p>
Games	<p>There is a selection of games in the tall wooden cupboard in the living room.</p> <p>We do try and check on a regular basis that all the pieces are there, however inevitably pieces do get lost/ broken. If this is the case please do let us know.</p>
Garden	<p>The garden is between the track and the road and is shared with all the homes at Brooklinn Mill. Please feel free to explore and enjoy the lovely views. It is a haven for wildlife, and has many wild-flowers in the early part of the year. The garden is accessed from the left hand edge of the parking area – heading for the oil tanks and compost boxes.</p> <p>It is not fenced all round and therefore you may want to supervise young children.</p> <p>Please respect the plants and wild-life, by not picking/ damaging plants and leaving any wild animals/ birds alone.</p>
Garden furniture	<p>There is a gate-leg table and folding chairs for use in the back-yard. They can stay outside, but with the variable weather and damp environment it is best if they come in. So, we are very grateful to guests who are prepared to take that little bit of extra care with it and bring in the furniture after using it. You don't have to, but we really appreciate it!</p> <p>There is also a table and two chairs on the east-facing balcony off the front bedroom. This makes a lovely place from which to enjoy views of the river, especially in the</p>

	<p>morning.</p> <p>There are also a few extra outdoor chairs in the basement. These can be used on the little balcony which opens off the dining area. (Which is a great spot at about 5pm on a sunny summer afternoon! – Perfect for G&amp;T I think!)</p>
Heating	<p>Your heating is provided by the heat pump system housed in the basement. There are room thermostats located in the upper hallway and in the living room. Each radiator has a simple valve to adjust the level of heating further.</p> <p>In addition there is the wood burning stove in the living room.</p>
Hot water	<p>Your hot water is provided by the heat pump system, housed in the basement. Should you feel that you do not have enough hot water please ask and we can adjust the settings further.</p>
Heat-pump	<p>The heat pump is housed in the basement. It runs on electricity and extracts heat from the water flowing from the dam. We know this might sound a bit bizarre but it works like your fridge, only in reverse! If you have ever put your hand near the back of the fridge and found it's quite warm there then you have experienced the heat-pump principle at work!</p> <p>Although electrically operated the heat-pump produces about 3.5 times the amount of heat relative to electricity it uses, and therefore is considered to be a renewable heating system.</p> <p>It runs on electricity generated from the on-site hydro-electric system.</p> <p>If you would like to see the heat-pump or to know more about how it works, please ask Tim.</p>
Iron and ironing board	<p>The iron is stored in the cupboard above the utility sink and the ironing board, cunningly hidden next to the fridge.</p>
Maps and local information	<p>We have provided a selection of maps covering the local area and information about local walks etc. These are for your use during your stay, but please return them when you leave. They are stored under the coffee table in the living room.</p> <p>The local tourist information centre sells a range of maps</p>

	<p>and local guides.</p> <p>There is also a file of local information such as details of shops, useful phone numbers, and places to eat. A town plan is included with the maps.</p>
Mill weir	<p>The weir is a beautiful feature of Brooklinn Mill and one which changes almost every day. You may well notice that the amount of water coming over it changes almost daily in response to rainfall. If there has been a lot of rain you may be lucky enough to see it in flood when it is truly spectacular – see, there are good things to do on wet days!</p> <p>Please remember the mill weir, pipe and any other equipment associated with the on-site hydro-electric scheme are potentially dangerous and therefore strictly out of bounds to guests.</p>
Parking	<p>There is parking for up to 2 cars just outside the front door. The third space at the foot of the wooden staircase is reserved for the Loft apartment. Additional car parking is available in the parking area outside the main mill building. There is no parking in the backyard, but feel free to take a car down there for loading/ unloading.</p>
Piano	<p>There is a piano in the Book Room, along with some music. Please be aware there may be guests staying in the Loft apartment and they may not appreciate early morning/ late night playing.</p>
Recycling	<p>There are recycling containers in the basement, and we are happy to empty them at the end of your stay. Please only put in the following items:</p> <p>Cardboard  Paper – newspaper and magazines  Plastics – Rigid plastics e.g. milk bottles, yoghurt pots, drinks bottles. <b>No plastic film or cardboard juice/ milk cartons (tetrapak)</b>  Steel and aluminium cans and foil  Glass</p>
The river	<p>The river Ericht flows past the back of the mill on its way to join the Isla and then the Tay. It is an impressive sight at the best of times, but truly amazing in flood when the water will easily rise several metres. It is also one of the fastest rising rivers in the UK.</p> <p>If you intend to explore the river banks or to use the river for</p>

	<p>fishing, canoeing or swimming please take extreme care. If there has been prolonged or heavy rain, or thundery showers are forecast please be extra careful. It doesn't need to have been very wet here for the river to start to rise. Its catchment area is Glenshee and the hills get much more rain than we do down here.</p>
Security	<p>Please remember to shut your bedroom windows and lock all external doors when you go out.</p>
Spills, breakages and other damage	<p>We expect you to take good care of the house and its contents whilst you are guests here. However accidents do happen and we would be really grateful if you can let us know promptly if anything does get broken or damaged. This is especially the case with spills on carpets or damage to upholstery where we may need to start treating it immediately or to make arrangements for professionals to be brought in to make good.</p>
Smoking	<p>The Jute Store is a no-smoking house.</p> <p>Ashtrays are provided if you wish to smoke in the back-yard. They are stored in the cupboard in the utility room.</p>
Stairs	<p>Please take care on the stairs. As this is an old building the stairs have some slightly uneven rises and open treads.</p>
Toilet rolls and other spares	<p>Toilet rolls, kitchen paper, tissues, cling-film and foil are all provided for you. Spares of toilet rolls are in the cupboard in the bathroom or on the shelf in the shower-room. All others are in the utility room. Please let us know if you run out of any of these items.</p>
Towels	<p>Please don't take the bathroom towels outside. If you need towels for outdoor use please ask and we will try and help out.</p>
Tumble dryer	<p>There isn't a tumble dryer at the Jute Store, if however you need something dried urgently please ask.</p>
TV	<p>The TV has freeview. The instructions are in the appliance file.</p>
Washing machine	<p>The washing machine is in the utility room. The instructions for it are in the appliances file.</p> <p>A selection of soap-powders and fabric conditioner are provided and are stored under the sink, next to the washing machine. Please do not use anything other than the</p>

	products we have supplied.
Wi-fi	There is a wi-fi connection at the Jute Store. The password for it is displayed on the kitchen wall. We are happy to offer wi-fi free of charge. Please note that the connection is shared with the Loft.
Wood-burning stove	<p>There is an instruction sheet next to the stove for how to light it and get the best out of it. If you are using the stove daily please check the ash-pan underneath the stove (behind the panel with the sliding vents) to make sure that it is empty. If it has too much ash in it the stove will not “draw” properly. There is a metal ash carrier for emptying the ash into.</p> <p>Please do not use the stove with the door open. It is not designed to operate this way.</p>
Vacuum cleaner	The vacuum cleaner is stored in the utility room cupboard