



WELCOME TO DARLINGTON

WELCOME TO

57 LANGDALE ROAD
DARLINGTON
DL1 4BP

Useful information to help you settle in, along with a few local recommendations to make your stay more enjoyable.

We've kept everything clear and easy to follow and shared a few of our own favourite spots nearby so you can experience the area like a local.

GUEST BOOK



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Andwell & Co

This home is proudly managed by Andwell & Co, a hospitality-led short-stay company run by Shaun and Toby.

○ MEET THE TEAM



Between us, we've spent years on the ground running homes like this. It's hands-on work, and we take real pride in doing it properly.

This isn't just another listing to us. We look after the space, and we care about the people staying in it. Every home we manage means something, and this one is no different.

We've set it up to feel comfortable and easy from the moment you walk in. Comfy bedding, thoughtful touches, free WiFi and clear communication. The kind of details that actually matter when you're staying somewhere.

We love hosting, and we hope you feel at home here.



From Shaun Toby & the
Andwell & Co team

QUICK ESSENTIALS

○ REFERENCES

Property Address

57 Langdale Road
Darlington
DL1 4BP



WiFi Scan to connect



Network: TNCAP3c926d
Password: C2yMsflsYa6drtJh



Emergency Contact

+44 (0)7843956725



HOUSE RULES

ENJOY YOUR STAY AND TREAT THE
SPACE WITH THE SAME CARE AND
RESPECT AS YOUR FAMILY HOME.



- **No parties or gatherings**

This is a residential building, so gatherings, parties, or events are not permitted.

- **No smoking or vaping**

Smoking or vaping is not allowed anywhere inside the property or building to keep the space fresh for all guests.

- **No visitors without permission**

Only registered guests are allowed in the property.
Visitors must be agreed in advance.

- **Shoes off indoors**

Please remove shoes at the door to help keep the property clean and hygienic.

- **Pets**

Pets are only allowed if pre-authorized in advance. A pet cleaning fee must be paid to protect future guests, especially those with allergies.

- **Noise**

Please keep noise to a minimum, particularly in the evenings after 7pm to respect neighbours. We want to maintain a calm and comfortable environment for everyone.

- **Noise monitoring**

A noise monitor is in place inside the property. It does not record conversations, only sound levels.

- **CCTV**

CCTV operates in communal areas outside the building for security. This may be used as evidence if required.

Failure to follow house rules may result in additional charges or early termination of your stay.

HOW EVERYTHING WORKS



Heating & Hot Water

- Press the dial to wake up the thermostat.
- Turn the dial clockwise to increase the temperature.
- Turn the dial anti-clockwise to decrease the temperature.
- Press the ✓ button to confirm your chosen temperature.
- The heating will automatically adjust to maintain the selected temperature.
- Please turn the temperature down when leaving the property.



Please help us recycle.

- The bin shed is located at the rear of the property
- Open the shed door to access the bins.



Parking

- Free on-street parking available on the road
-

HOW EVERYTHING WORKS



TV & Entertainment

- Turn on using the remote
- Smart TV apps available (Netflix, etc.)
- Log into your own accounts if needed and remember to log out before leaving

Bathroom

- Please avoid blocking drains and dispose of items in the bin provided
- Ventilation: Keep door and window open after showering

Washing Machine/Dryer

- We recommend a short cycle at 30°C for most clothes
- Turn the dial to select the programme, choose your settings, then press start
- Please do not dry clothes on radiators

Other

If you need help using anything in the home, send us a photo and our team will guide you through it.

LOCAL ESSENTIALS

○ IF YOU NEED DIRECTIONS OR ANYTHING MORE SPECIFIC, JUST MESSAGE US.



Local Supermarket Asda

A convenient nearby supermarket for groceries, fresh food, drinks, toiletries and everyday essentials



Local Pharmacy Rowlands Pharmacy

A convenient local pharmacy offering prescriptions, medicines, toiletries and everyday health essentials.



Local Station Darlington

Offers excellent connections to major cities including London, York and Newcastle



PLACES TO EAT

○ OUR FAVOURITE PLACES NEARBY



Favourite Café **Neasham Road** **Café**

Just a short walk from 57 Langdale Road. A convenient local spot for breakfast, hot drinks and a quick bite to eat.



Favourite Bar **Copper Beech** **Pub**

A friendly local pub offering a good selection of drinks, pub food and a relaxed atmosphere, just a short distance from the property



Favourite Restaurant **Banrai Thai Restaurant**

A highly rated Thai restaurant in Darlington serving authentic curries, noodle dishes and other Thai favourites in a welcoming setting.



LOCAL PLACES

○ IF YOU NEED DIRECTIONS OR ANYTHING MORE SPECIFIC, JUST MESSAGE US.



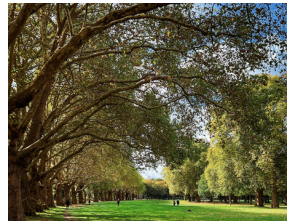
Raby Castle

Impressive historic castle and grounds, perfect for a day out.



South Park

Beautiful historic park with walking paths, a lake, playground and plenty of green space



Access to London

Direct trains from Darlington to London King's Cross, with the fastest journeys taking around 2 hours 20 minutes.



EXTEND YOUR STAY OR LATE CHECK-OUT

○ EXTEND YOUR STAY



If you need to extend your stay or need a later check-out to catch a night flight, just message us a week before and we'll see what's possible.



We'll always try to help, but it depends on the next booking and our cleaning schedule.

If a late check-out is available, there will be a small fee. This helps cover the extra time and staff needed to get the property ready for the next guest without rushing the clean.

Let us know as early as you can and we'll do our best to make it work.

CHECKOUT INSTRUCTIONS



Check-out is **by or before 10am** unless agreed otherwise.

- ✓ Leave beds unmade and place **towels in the bath** or shower
- ✓ **Wash dishes**, load and start the dishwasher
- ✓ **Empty fridge**, cupboards, and bins
- ✓ Place **bins outside**, see instructions provided
- ✓ **Turn off lights**
- ✓ Close and **lock all windows and doors**
- ✓ **Return keys** to the lockbox

Send me a message to say you have checked out

WE APPRECIATE GUESTS WHO
TREAT THE SPACE WITH CARE
AND LEAVE IT CLEAN AND TIDY,
JUST AS THEY FOUND IT.

Andwell & Co



Book Your Next Stay

If you've enjoyed your stay, you can book your next stay by scanning the QR code.

It's the quickest way to check availability across our properties and access our best available rates.

andwell.bookeddirectly.com

andwell.co.uk

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