



WELCOME TO HEMEL HEMPSTEAD

WELCOME TO

PAINTERS COTTAGE
148 PICCOTTS END
HEMEL HEMPSTEAD
HP1 3AU

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

Painters Cottage
148 Piccotts End
Hemel Hempstead
HP1 3AU



WiFi Scan to connect



Network: Three_F9B5ED
Password: 6rJ}w~s2



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-authorised 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

- Hive Thermostat: Located on the lounge wall, to the right-hand side of the double doors.
- Use the thermostat to increase or decrease the desired temperature. We recommend 20–22°C during your stay.
- When departing, please set the thermostat to 18°C.



Please help us recycle.

- Grey lid bin – General household waste
- Blue lid bin – Dry recycling
- Green bin – Garden waste only
- Food Waste Caddy: Located in the kitchen for food waste.
- Food Waste Bin: Located just outside the back door.
- Location: All bins are located against the garage wall on the right-hand side of the courtyard.
- Please only use the bins numbered “148”.



Parking

- There are 2 allocated parking spaces located at the rear of the property (Please refer to the Check-in Guide)
 - Please park closely together where possible as this is a shared driveway.
 - Do not park in any areas marked with “No Parking” signs.
 - Street Parking
 - Free on-street parking is also available at the front of the property.
 - You may park in any unrestricted space.
 - Please do not block: Bus stops, Driveways, Access points
-

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 One Stop Highfield

A convenient local shop for groceries, snacks, drinks and everyday essentials, just a short distance from the property.



Local Pharmacy Woods Pharmacy

Convenient for prescriptions, toiletries, travel essentials, and everyday items during your stay.



Local Station Hemel Hempstead

The nearest train station, with regular direct services to London Euston, Watford and Milton Keynes.



PLACES TO EAT

○ OUR FAVOURITE PLACES NEARBY



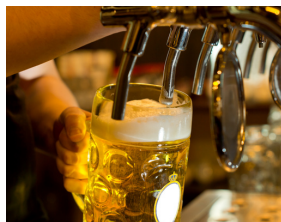
Favourite Café **Gadebridge Café**

A friendly local café offering cooked breakfasts, light bites, sandwiches and hot and cold drinks, ideal for a relaxed breakfast or quick coffee nearby.



Favourite Bar **Marchmont Arms** **Piccotts End**

A stylish country pub and bar right in Piccotts End, offering a great selection of wines, beers and cocktails, alongside pub food and a spacious outdoor garden.



Favourite Restaurant **Ristorante Morelli**

A highly rated Italian restaurant on Hemel Hempstead High Street, serving authentic Italian dishes in a relaxed, welcoming setting. Great for lunch or an evening meal.



LOCAL PLACES

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



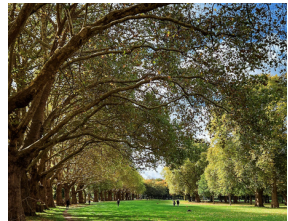
Jellicoe Water Gardens – Flower Garden

Attractive landscaped gardens and waterside paths in central Hemel Hempstead, perfect for a peaceful stroll.



Green Space Gadebridge Park

A beautiful 32-hectare park with riverside walks, gardens, play areas and plenty of green space, ideal for a relaxing walk or family day out.



Access to London

Hemel Hempstead railway station offers frequent direct trains to London Euston, with journeys taking from around 27 minutes, making the property a convenient base for visiting Central London.



HISTORY OF PAINTERS COTTAGE



Painters Cottage is a historic home in the charming Hertfordshire village of Piccotts End, set alongside the River Gade.

The cottage takes its name from Joseph Pratt, a Victorian painter and craftsman who lived here with his family for over 40 years. Today, the cottage retains its connection to the village's rich history while offering a peaceful and characterful place to stay.



Painters Cottage, No. 148, is the larger listed cottage with the blue door and forms part of a historic terrace once associated with the village bakery. Nos. 148 and 150 served as the Bake House and ovens, while No. 152 was known as the Old Bakery.

A flint-walled driveway leads to the rear courtyard, barn and sloping garden with beautiful countryside views. Next door once stood the Windmill Pub, which served the local community until 1967.

HISTORY OF PAINTERS COTTAGE

The village's main attraction is the Piccotts End Paintings. These paintings, found on the walls of the cottages at No 132 in 1953, just along from Painters Cottage, date back to 1470 and 1500, depicting various Biblical images such as The baptism of Jesus by John the Baptist, the Virgin Mary holding the body of Christ in front of the cross, and St Peter and St Catherine of Alexandria.



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.

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