

+ First Time Staying at a B & B?

Bedford Landings Bed & Breakfast

Smith Mountain Lake, VA

www.bedfordlandings.com 540-488-4600



What it is and what it is not:

It is:

Someone's home, their dream, their small business and (generally) personally managed by the owners.

What it is not:

A hotel, staffed with uncaring employees, restricted by loads of rules and regulations.



+ Bedford Landings is...

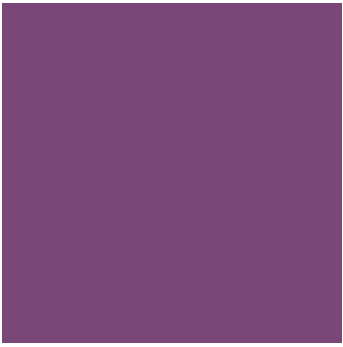
Designed for privacy, has large common areas, has a homey feel.

Our home but we are also involved in the community, boating, singing and we have friends we meet for dinner or events we attend.

We ask that you:

- **Communicate** your arrival time knowing we too, may have plans.

- **Enjoy your plated breakfast** and know that it is "hot" at the appointed breakfast time. We are not short order cooks. We prepare a meal for all guests that are the same, but will consider allergies and aversions.



Are there rules?



Not really, just protocol...

You may come to breakfast in your pajamas but most don't.

There is no curfew. We will show you which door to use to go and come at any time.

You may bring food with you to your room. Ask if you need additional utensils, paper plates, etc.

You can eat on the screened porch. We have a small refrigerator and icemaker for guests to share.

If you are here for one or two nights, we honor your privacy and refresh your rooms. If you are here for 3 or more nights, we like to give you fresh towels and can freshen your room if you like.

We have complimentary water but you have to pay for wine. ABC regulations require us to account for and charge for alcohol. But we do carry a selection of reds and whites.

We are not allowed to serve dinner, just breakfast. We do not allow pets. We can recommend a local kennel.

We have glassware, corkscrews, trays, shampoo, conditioner, CD players and a few CDs, TVs, DVD players, and a sitting area in each room. We have emery boards, lotions, LED candles, ironing board, irons, hair dryers, and robes in each room.

We have wifi, board games, a movie selection, a hot tub, rocking chairs on the porch, decks and a chess patio to enjoy.

We will give you a local map and a restaurant list. We will answer questions and converse with you. We even offer flights over the lake (see: www.smlairtours.com).



All we ask is...

That you enjoy your time with us, and that you share with others if you enjoyed your stay; and that you are simply kind and respectful of other guests and of our home.



We do have a Facebook page and we like reviews on Trip Advisor, Google Business and comments on Facebook. We like personal referrals and it is ok to visit first if you need to know the feel of our home first.

And in return?



tripadvisor®

We will share our cell numbers with you if you feel you would need to be in touch with us at a moment's notice!