

General Information

- A full breakfast is served daily in our magnificent dining room. Additional breakfast - \$6.50/person
- Complimentary beverages are included in your room rate.
- Rollaways are available upon request (\$25.00 extra)
- All rooms have queen-size feather beds (removable if needed), private baths, and individual heating/cooling.
- Smoking is not permitted inside the house.
- Check-in time begins at 3:00 pm; checkout time is 11:00 am.
- Parking is available on or in front of our premises only. The right side of the driveway must remain open at all times.
- To secure a reservation, a deposit equal to one night's stay is required or may be guaranteed on your Mastercard, Visa, American Express or Discover card.
- Corporate rates available for business travelers Sunday-Thursday.
- Gift certificates available.
- Gift shop on-site.
- The Hancock House accommodates children 12 and over.
- A full refund will be made on cancellations received three days prior to the reservation date.
- High speed wireless internet.

Directions

From Wisconsin:
Highway 151/61 South, cross the Mississippi Bridge, take the 9th/11th Street Exit, turn right on 11th Street, travel 5 blocks to Locust Street, turn right on Locust Street, travel 1 block to 12th Street, turn left on 12th Street, travel 2 blocks to Grove Terrace, turn left onto Grove Terrace (this is a very sharp turn to the left). The Hancock House is the 4th house on your right.

From Illinois:
Highway 20 West, cross the Mississippi Bridge, take the first Exit to the right (Downtown, Civic Center) continue on Locust Street to 12th Street, turn left on 12th Street, travel 2 blocks to Grove Terrace, turn left onto Grove Terrace (this is a very sharp turn to the left). The Hancock House is the 4th house on your right.

Iowa: From the North
Highway 52 South becomes Central Ave., Central Avenue to 12th Street, right on 12th Street 4 blocks to Grove Terrace, left on Grove Terrace (this is a very sharp turn to the left). The Hancock House is the 4th house on your right.

Iowa: From the South
Highway 151/61/52 North, take the Downtown-Civic Center-Locust Street Exit, continue on Locust to 12th Street, turn left on 12th Street, travel 2 blocks to Grove Terrace, turn left on Grove Terrace (this is a very sharp turn to the left). The Hancock House is the 4th house on your right.

Iowa: From the West
Highway 20 East, take the Downtown-Civic Center-Locust Street Exit, continue on Locust to 12th Street, turn left on 12th Street, travel 2 blocks to Grove Terrace, turn left on Grove Terrace (this is a very sharp turn to the left). The Hancock House is the 4th house on your right.

FOR MORE INFORMATION, PLEASE CONTACT:

CHUCK AND SUSAN HUNTLEY
Owners and Innkeepers
The Hancock House
1105 Grove Terrace
Dubuque, Iowa 52001-4644
563.557.8989
www.thehancockhouse.com

This was our first bed and breakfast stay. We loved the Victorian house and being here was a fabulous experience. The food and hospitality were exceptional.

Sharon and Geoff

After becoming familiar with the surroundings, you will be escorted to your room. Each guest room has a queen-size feather bed, its own private bath, some with marble mosaic tiles, clawfoot tubs, marble sinks and restored pull-chain toilets. Adding to your relaxation, four of the rooms feature oversized whirlpools.

Chuck and Susan are around to help in any way or answer any questions. They would be delighted to chat with you about the many stories of The Hancock House and the treasures within. They hope The Hancock House will soon become your home away from home.

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Dubuque is a city born of the Mississippi River, nurtured by men and



women who left a rich legacy in Victorian mansions, Tiffany-windowed churches and grand public buildings. Today many are restored as museums, galleries, hotels, restaurants, antique and speciality shops.

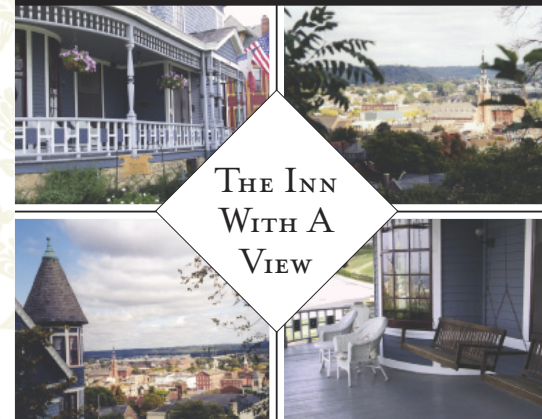
You'll find Dubuque a picturesque, charming town - a work of art. In fact, we call it "Masterpiece on the Mississippi." But the Dubuque area is not the kind of masterpiece that you'll just sit back and admire. There's too much to do!

Dip your toes in the world-famous Mighty Mississippi River and ride an authentic paddleboat. Tour museums, like the National Mississippi River Museum and Aquarium; historical sites, such as the Ham House, home of Mathias Ham, early founder of the City; and national landmarks. Take in a show. See Victorian architecture and Louis Tiffany stained glass windows. Run bases at the Field of Dreams movie site. Hit the jackpot at our fabulous casinos. Shop for antiques and gifts. Ride a cable car up the sheer side of a bluff, hop aboard a trolley, listen to the clip-clop hooves as you ride in a horse-drawn carriage, or enjoy miles of a beautiful hiking and biking trails. Fishing and horseback riding are also available. Walk along our Mississippi Riverwalk or cruise our riverboats, the Spirit of Dubuque and Miss Dubuque.

The area's attractions do not end with warm weather. In winter, the Mississippi mountains afford the finest downhill skiing in the Midwest. For the cross country skier, the rolling farm land offers trails to test the endurance of the most avid. For nature lovers, the skies above the Mississippi valley provide a majestic view of soaring eagles. Dubuque is a masterpiece that everyone can appreciate.



The Hancock House
BED & BREAKFAST

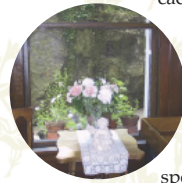


THE INN
WITH A
VIEW



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Victorian elegance comes alive for you at The Hancock House, nestled in the bluffs of historic Dubuque, Iowa. The Hancock House, listed on the National Register of Historic Places, shows Queen Anne architecture at its finest. The Hancock House, built in 1891 by the Midwest's largest wholesale grocer and distributor, Charles T. Hancock, offers unique rooms, each with its own charm and character.



All of the rooms, are authentically decorated in period antique furnishings maintaining the integrity of the original Hancock House. You are invited to select just the right room for you or that special loved one.

Take a step back in time and experience gracious hospitality in a Victorian setting.



Whatever the occasion, the mood and coziness of not only the rooms but the whole house makes everyday and evening a special one.

Chris and Karla

Upon arrival, Innkeepers Chuck and Susan Huntley will warmly greet you at the door welcoming you inside. They are what makes this home so charming and your first few minutes with them will make this evident. Their brief tour of the main guest facilities will include a stroll through the breathtaking dining room where you'll be served a full breakfast each morning. The friendly atmosphere and warm surroundings make conversation at the table comfortable and enjoyable. Through the dining room is the guest pantry where you are invited to help yourself to a cup of coffee or tea or some cookies, also available are complimentary wines and imported beer for your enjoyment.



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You have the most romantic and charming B&B. Our stay made our 10th anniversary a very special one! We will return! Thanks for your wonderful hospitality and warm welcome.

Bob and Andy

The wrap-around porch is a perfect place to spend quiet relaxing moments, enjoying breathtaking sunrises and incredible sunsets. The porch swing is ideal for a romantic conversation or just a place to sip your favorite beverage and listen to the crickets enchanting song. See for yourself the spectacular Mississippi River Valley view taking in the states of Iowa, Illinois and Wisconsin.



Also located on the main floor is the south parlor, where you are welcome to relax and take in the charm of this Queen Anne styled home. The period furnishings and handsome decor can spur hours of conversation. Perhaps you can even corner Chuck for some history of the home and the beautiful antiques within. Be sure to ask about the fireplace in this room, it won a blue ribbon at the 1893 Chicago World's

Fair. You are also welcome to lounge in the north parlor and enjoy the beautiful view overlooking historic Dubuque and the Mississippi River. There is even a telescope here so you can make the most of this rare view.



The Hancock House

BED & BREAKFAST

Rooms at the Hancock House

Whirlpool Rooms

The Library
Located on the first floor, this large, comfortable suite has a whirlpool tub, working fireplace, and shower.

Mrs. Hancock's Room
Located on the second floor, this was the original master bedroom. It features a whirlpool tub, an extra long clawfoot tub and wonderful views of Dubuque and the Mississippi River.

The Dollroom
Located in the third floor turret, this room affords exceptional views. Beautifully decorated featuring a whirlpool tub and shower.

The Ballroom Suite
Located on the third floor, this large, comfortable suite features a whirlpool tub, original stained glass window and clawfoot tub.

\$135 Sunday - Thursday; \$165 Friday and Saturday; \$175 Friday or Saturday

Deluxe Rooms

Mr. Hancock's Room
Located on the second floor, this room has incredible views of Dubuque and the Mississippi River. Beautifully decorated with a brass bed, a clawfoot tub and shower, and a working fireplace.

Florence's Room
Also on the second floor, this room has excellent views of the city, a lovely brass bed surrounded by the windows of the turret, clawfoot tub and shower, and a working fireplace.

Anna's Room
Located on the third floor, this room has wonderful views of Dubuque and the Mississippi through its 'eyebrow' windows. Decorated with a pot-belly stove, a clawfoot bathtub and a bathroom skylight.

\$100 Sunday - Thursday; \$120 Friday and Saturday; \$130 Friday or Saturday

Standard Rooms

The Train Room
This bright third floor room has a wonderful large bathroom with a clawfoot tub and shower and a stained glass window. The room views the neighborhood to the south.

Courtland's Room
This large, beautiful room is at the back of the inn on the second floor and features a brass bed and a shower.

\$80 Sunday - Thursday; \$105 Friday and Saturday; \$110 Friday or Saturday

All rates are subject to change without notice.