



Roe Barn – Property Information Pack

We hope you enjoy your stay in Brock Barn – here is an A-Z of things you might need to know. If you require assistance in any way please ask.

BBQ

A gas barbeque is provided outside, please ensure that the gas is turned off after use and that the barbeque is left clean.

Breakages & your damage deposit

We appreciate that things may get broken from time to time, please replace any item if you can otherwise please let us know. If you find anything that has been damaged or not as you would expect then please let us know as soon as possible.

At the end of your stay the property will be cleaned and your damage deposit refunded minus any damages, breakages or additional cleaning requirements.

Car Parking

Please park your cars in the driveway next to Roe Barn. The lane outside Roe Barn should be kept free at all times.

Caravan Park

This is a completely separate property to ourselves if you wish to visit then please report to Reception. As a matter of courtesy please do not wander around the park - you have been warned and you will be told off!

Children

We hope everyone enjoys their stay in Roe Barn including any children. A box of toys is available for younger children and several board games are available – during the coronavirus pandemic these items have been removed and are available upon request (please allow 24 hours notice) - please see our website for more details.

Please feel free to use the Paddock outside the Barn for any games and fun, but for safety reasons please do not allow your children to play in the driveways.

You are welcome to use the jungle gym and trampoline and to use the woods but please understand that this is all at your own risk. Please visually inspect all equipment and areas to ensure that you are happy for your children to play in these areas. PLEASE NOTE THESE AREAS ARE NOT DISINFECTED – please use the material provided in your property.

We hope you enjoy your stay at Bingham's Farm.

Dogs

We welcome responsible dog owners at Roe Barn and request that all dog litter is disposed properly in sealed bags and placed in the black general waste bins.

Please keep your dogs on leads whilst walking along the roadway but please feel free to let them off on the in the paddock. Please note that the Paddock is not dog proof.

Please do not let your dogs onto the furniture and beds or leave the dogs unattended at any time.

Please use the Hoover supplied to keep the carpets clean from dog hairs and mop & bucket for dirty feet.

DVD Player

The DVD player is located in the lounge, a variety of DVDs available upon request (please allow 24 hours notice) - please see our website for more details.

Garden

Please feel free to use the garden at the back of Roe Barn. Outside table and chairs are provided but should you require additional seating please ask.

Heating

Roe Barn is fitted with state of the art heating. Central heating via a wall thermostat in the downstairs hallway and thermostatically controlled radiators are located in the bedrooms, with underfloor heating provided in the lounge/kitchen area.

The time clock for the central heating is located in the downstairs bathroom cupboard whilst the underfloor heating control panel is located in lounge next to the radio.

The heating will have been set prior to your stay should you require any assistance with changes then please contact us.

Housekeeping Guidance

We want everyone to enjoy their holiday at Bingham's Farm Barns and we ask that you respect our properties and leave them as you would wish to find them. Each property has a cleaning bucket with Hoover, broom, dust pan & brush, mop & bucket.

At the end of your stay please:

- empty all rubbish into the bins provided
- remove all food from cupboards, fridges and freezers
- wash up or put in the dishwasher any used crockery, cutlery and glasses etc.
- clear up any dog litter from gardens
- ensure that the BBQ is left clean

We understand that accidents happen therefore please let us know if there has been any breakages during your stay or damage that we should be aware of. Likewise if you find something that is not as you would expect then please let us know as soon as possible.

We hope you enjoy your stay at Bingham's Farm.

Internet Access

Wi-Fi is available throughout the cottage and the code is:

Wireless network/SSID: BTHub5-NF3K

Password: c23f9d2a49

Please note we are a rural location and therefore on a limited bandwidth. Any problems with connections please ask.

Keys

At the end of your stay please lock the door and return all keys. Please leave the keys under the plant pot next to the front door.

Kitchen Appliances

State of the Art appliances have been provided for your convenience. We ask that you take sometime to understand the controls. Please leave these appliances as clean as you would wish to find them.

Fridge/Freezer - Preset temperatures, use the control knob in the fridge section to change.

Washer/Dryer

- Place clothing the machine
- Fabric Softener and washing powder should be placed in the draw on the left hand side of the machine.
- Select the washing program required from the list on the front of the machine. The temperature can be varied using the Variable Temperature setting.
- Press and hold the Start button to begin the cycle.
- The door will not open for two minutes after the cycle has finished.

Please note that only a small amount of wet clothing should be dried at any one time in this machine.

- Place clothing to be dried in the unit.
- Select the drying option and the length of time for the drying cycle.
- Press start to begin the drying process

Dishwasher

- Place dirty items in the racking system
- Place either a tablet or powder in the unit on the inside of the door of the dishwasher. Supplies of powder are available under the kitchen sink.
- Press the ON button at the left hand side of the top door panel to activate the dishwasher.
- Select the required program from the right hand side of the top door panel.

We hope you enjoy your stay at Bingham's Farm.

NEFF Double Oven

The oven unit is split into two. The main fan oven is controlled by the knob on the left hand side of the unit. Press the button in to expose the knob and choose the required temperature for the main oven, when the oven is at temperature the control light will switch off.

The top oven is controlled by the knobs on the right hand side of the unit. One controls the type of heat

- Oven
- Double Grill
- Single Grill

The second knob controls the temperature of that selected type of heat. Please note that grill settings will still require a heat setting – we suggest full on.

Microwave

- Place the item to be cooked in the unit
- On the main control panel choose wattage you require on the top dial.
- Select the cooking time using the dial at the bottom dial.
- Press Start to begin cooking

Hob

- Press and hold the <I> symbol until the red lights appear then press
- Hold the hob location you require until you hear a beep.
- The temperature is adjusted using the “+” and “-” symbols.
- On completing your cooking press <I> symbol again to turn the hob off.

Linen

All the beds will be ready for your use however due to the Coronavirus pandemic we will leave 1 pillow per head space with additional pillows for each room in the following locations:

Upstairs bedroom	Wardrobe
Downstairs double	Wardrobe
Singles room	Under each bed

These items have been sanitised and ready for your use should you need them.

Additional blankets and linens available upon request.

Recycling & Rubbish

Rubbish bins are located in the wood binstores in the driveway. Please help us to help the environment by recycling responsibly. We recycle:

Paper & Cardboard	Green top bin (Left hood)
Plastic, pots, tubs	Green top bin (Left hood)

We hope you enjoy your stay at Bingham's Farm.

Tins & cans	Green top bin (Left hood)
Aersol cans	Green top bin (Left hood)
Glass & jars	Box (right front door)
Food waste	Brown food bin (right front door)
Other non-recyclables	Black bin (middle Hood)

Dorset County Council are very strict on rubbish and recycling. Our bin collections are Tuesday mornings at 7am and each week is a different bin collection. A member of staff will take out the relevant bin.

Other recycling can be found in the Morrisons Car Park in Bridport or please ask. Please note that we will be fined if your rubbish is not split correctly

Smoke Alarms

Roe Barn is fitted with two smoke alarms – should these be activated please evacuate the premises and contact the fire services and staff.

Smoking

Roe Barn is a no smoking environment – please smoke outside and ensure all cigarette butts are disposed correctly.

Telephone

Mobile phones will generally work somewhere in each property – different networks have different strengths as we are a rural location. The main telephone number for emergency contact is 01308 488273.

Televisions

The lounge and both double bedrooms have state of the art SMART televisions for your enjoyment. They are connected to the internet to allow access to more programs than you will have time to watch on your holiday. Any problems with the connections please ask. Please do NOT change any of the settings without consultation.

Tourist Information

Pamphlets and other information about the local area can be found in Roe Barn. If you cannot find what you are looking for then please contact a us and we will be happy to help.

Walking

Please feel free to walk around the land that ajoins Roe Barn. There is a total of 6 acres which we hope you will enjoy, follow the field through the Orchard and then along the grassed area for a woodland walk.

We have permission from the local farmer to access the Brit Valley public footpath. From Roe Barn walk up the main driveway and take the small farm track on your right. Follow this track around the caravan park and down through three fields. Further maps are available upon request.

If you wish to walk further afield please ask us for maps and recommendations.

We hope you enjoy your stay at Bingham's Farm.

Water

The main hot water/heating control panel is located in the downstairs bathroom cupboard. There should be sufficient hot water however if you do require more then please contact us.

Wood burner

When you first light the woodburner please ensure that the black slide out lever at the base of the burner is fully pulled out underneath the burners sill. Once the fire has established, larger logs can be burned. At this time you can push this lever in slightly towards the sill to lower the flames. If this lever is pushed in beyond the sill then the fire will die out.

Logs are provided free of charge, and located outside. Please use the baskets provided

WARNING:

All visible areas of the woodburner and chimney are hot when in use and must NOT be touched without appropriate fire gloves.