



## **Bluebell Cottage – 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 Bluebell Cottage. The lane outside 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 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 accessible through the metal gate at the end of the short gravel driveway 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 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**

Outside table and chairs are provided but should you require additional seating please ask.

## **Heating**

The cottage has night storage heaters downstairs and in the hallway which heat up at night and release heat during the day. The bedrooms each have an electric wall heater than you can preset timings if required.

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: NETGEAR56**

**Password: kindcheese596**

*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
- Select the cooking time
- Press Start to begin cooking

## 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:

Front Double	By the side of the wardrobe
Back double	Bed drawers
Single room	Bottom drawer

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 bin stores at the end of the house(not 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)
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)

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

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**

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

### **Smoking**

Bluebell Cottage 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 has a state of the art SMART televisions for your enjoyment. These are connected to the internet to allow access to more programs than you will have time to watch on your holiday. Upstairs is a TV with standard channels available. 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 us and we will be happy to help.

### **Walking**

Please feel free to walk around the land that adjoins Bluebell Cottage. 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.

### **Water**

The main hot water time clock is located in the back bedroom cupboard. There should be sufficient hot water however if you do require more then please contact us. The shower is on-demand electricity.

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

### **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.*

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