



What's What Guide to

HILL TOP FARM
& barn

V18.2 What's What Guide to

Hill Top Farm
Penny Bridge
Cumbria
LA12 8HA



Welcome to Hill Top Farm and the Lake District. We hope you have an enjoyable and relaxing holiday in this beautiful part of the country.

Our family has lived in the Coniston Water area for three generations, and Hill Top Farm is now our family base. We've created a comfortable and charming farmhouse (originating in the 1700s) for you to stay in, with paintings, furnishings and books as well as up to date facilities and services. Unlike most holiday homes we have kept these personal artefacts and memories for you to enjoy (and care for please!).

This guide sets out all the things you need to know to ensure you enjoy your stay, but in the unlikely case of needing help, please contact Martin.

We hope you will thoroughly enjoy your stay, please do give us feedback if you think there are other things we could do for future guests. Many of our guests come back each year- we hope you will too.

Best Wishes

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1. Summary of Hill Top Farm

Hill Top Farm is situated on a single track road in two acres of land on a secluded and elevated fellside, with views over to the Levens estuary. It is surrounded by woods and fields, with no neighbouring properties yet the village of Greenodd with its local shops is less than a mile away.

The farm comprises of a 4/5 bedroomed old farmhouse which sleeps 10-12 people with a utility/boiler room and a detached barn/games room. There is car parking for up to 6 cars and a pleasant garden. The field/orchard beyond the garden may be used by local farmers.

(There is also a modern attached barn conversion with 2 double bedrooms, 2 bathrooms, kitchen, dining and lounge - see the separate Hill Top Barn What's What document).

The farmhouse is centrally heated; there is an open fire in the kitchen diner and a wood burning stove in the living room.

It is fully furnished including bed linen, towels and tea towels.

2. Directions to Hill Top Farm

By Train: The nearest train station is Ulverston from where you can order a taxi (Paul's Taxis 01229 441 723) or X12 bus to Greenodd (the bus drops off in the village 1 mile from Hill Top).

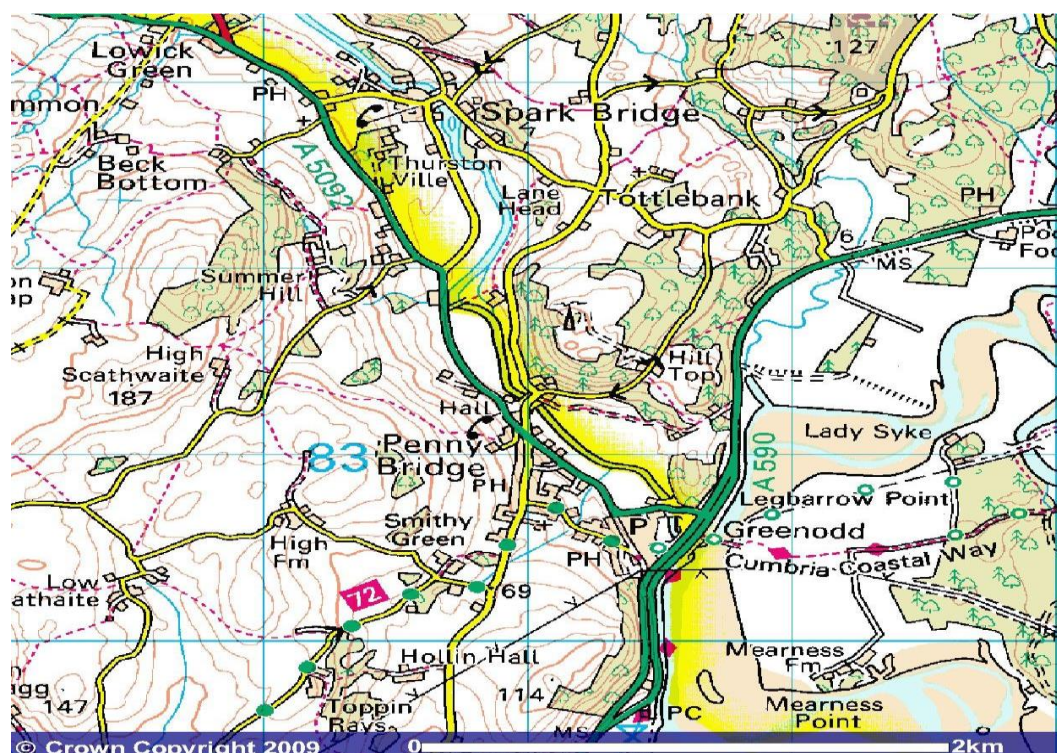
By car: Leave the M6 at junction 36 and turn westwards onto the A591 towards Kendal; then A590 towards Barrow for approx 16 miles then turn right on the new roundabout, signed to Greenodd / Workington (A5092).

After ½ mile turn off to the first right at a minor cross-roads signposted to Oxen Park, down the hill and over the stone bridge over the river Crake.

Immediately over the bridge, bear right onto the small steep lane that goes uphill. Hill Top farm is ½ mile up the wooded hill on the right. Park in the car park through the double gates.

Alternatively (and we recommend this route in snowy weather) you may wish to turn right earlier on the A590 (just after the Rusland Pub, signposted Bouth). Follow the hilly winding road for ¾ mile, bear left for ½ mile then turn left at the very narrow lane (if you get to a cross-roads or pass a farm you've missed the lane). Hill Top is on left hand side of the lane about a mile down.

(Please note Satnav in rural areas isn't always accurate- you might find it takes you to the farm at the bottom of the hill).



3. Checking in and Security

Check in time is after 4.00pm to allow the farmhouse to be cleaned ready for your arrival. *If you have also booked the barn, that will be available from 5pm.*

The front door has a combination lock and I will send you the code separately. Please key C then the digits and then turn the lever to open the door.

The keys for both the kitchen and living room French windows are hanging on hooks immediately above; please do not take them away from the property.

The games loft is in the barn across the road from the front door, at the gable end; its double black doors are not locked.

Please make sure the farmhouse is fully locked when you leave.

4. Car parking

There is room for up to 6 cars in the parking area to the left of the house, through the gates. Sensors will activate the outside light. Please don't park on grass verges, or block the farm gate opposite- access to the fields is required by farmers.

5. Bedrooms

Feather duvets and pillows are provided as per the rooms below.

First Floor:

Bedroom 1: 2 single 3' wide beds (can be pushed together for a super king double bed)

Bedroom 2: 4' 6" double bed

Bedroom 3: 4' 6" double bed

Attic:

Bedroom 4: 4 single 3' beds

Ground Floor Snug:

Bedroom 5: 4' 6" sofa bed

If you need move the single beds please lift the beds using two people, the legs will break if you push or pull them. If you have moved any beds/furniture etc please put them back when you leave.

6. Bathrooms

There is a bathroom with a freestanding bath on the 1st floor, and a shower room on the ground floor. A third outside loo is just off the car park at the back of the house- behind the boiler/utility room.

Please only flush loo paper.

7. Kitchen diner

There is a new kitchen with a gas hob, electric oven and combi microwave / oven. The built in fridge and freezer are supplemented with an additional fridge and freezer in the utility room.

To use the ovens, press the top left start button then use the 'home' button and the arrows to select the type of heating by using the right or left the arrow, then use the down arrows for temperature with the button to the right to activate the oven. (Instructions are in the bottom of the drawer beneath the ovens).

Crockery, cutlery, utensils, pans, serving dishes and glasses are provided. If you accidentally break anything we'd be grateful if you could either replace it or let us know if it needs repairing.

The dishwasher's 'auto' programme should be OK for general use. Tablets and rinse-aid are under the sink – if they run out there will be more in the boiler house.

The dining table can accommodate 14 easily and can be extended further to 16/18. First, carefully lift the table (not dragging the legs across the floor - as they can break) and moving it in parallel closer to the fireplace to provide additional room to extend. Then insert the two additional sections (stored in the cupboard under the stairs) by unclipping under both sides of the table of the section closest to the garden door, pulling the table apart (two people are needed) and finally, carefully insert the section(s) required and relock the clips. Please be gentle as the floor is not level and it may take some time to align the pins correctly. Please return the table as it was, before you leave.



Additional folding chairs are on the patio or utility room.

We do not provide a baby seat as experience suggests people prefer to bring their own equipment.

The original farmhouse range in the kitchen/dining area can be used as an open fire.

8. Central Heating and Hot Water

Heating and hot water is automatic via two Nest thermostats in the hallways. You shouldn't have to change this as it is programmed remotely but to manually adjust the heating up or down use the outer ring on the device.

9. Gas and Electricity

Gas is supplied for the cooker hob through external gas cylinders. If the cylinder runs out it should automatically switch to the full one. If the hob has stopped working please check which cylinder is feeding the hob (the red arrow indicates the empty

10. Smoking

Please do not smoke in the farmhouse or in/near the barns.

11. Open and wood burning fires

There is an open fire in the kitchen and a wood burning stove in the living room. In the winter these will be laid for you. Fires in the bedrooms and the snug are not functional.

Should you require wood for the firepit, our neighbour Simon has a copse nearby and can supply bags of seasoned logs for a small charge. His number is 07810618296.

If the wood burning stove is cool when you use it, you need to ensure enough heat/ updraft is quickly generated to avoid smoke coming into the room. The best way is to use lots of paper/ cardboard to create instant heat, leave the door slightly ajar, and the lever in down position. Once heat has caught then add wood/coal, and close the door.

Please make sure a fireguard is in position when the room is empty and, obviously, when there are children around.

12. Smoke alarms and fire precautions

Smoke sensors are fitted throughout the house. A fire extinguisher is in the cupboard under the stairs.

13. Utility/ Boiler Room

The utility room is to the left of the front door. It houses the central heating boiler, water pumping equipment, a freezer, fridge, washing machine, dryer, drying rack and additional folding chairs. Spare washing up liquid, lighters and toilet rolls are on the shelves.

Please note that we keep essential (and potentially hazardous) tools and machinery in the utility room and ensure children do not play in there.

14. Garden

There is a large garden which can be secured by gates. Be careful on the BBQ patio with young children as there is no fence and the steps are made from slate. We have a large BBQ and you will need to provide charcoal and lighters. Please empty the cold ashes into the main black bin.

There are swings and a hammock etc but you use them at your own risk. Please check the ropes are sound before using them.

The paddock is part of the house but please be aware there may be alpacas / horses / sheep/ chickens etc. Please make sure the field gates are always closed and please do not feed the animals. The field opposite the front of the house belongs to a farmer please ensure access at all times.

There is a public footpath to Greenodd by the side of the attached barn and many other public paths nearby.

15. Sound and Vision

NB Please do not disconnect or move any cables.

In the living room: There is a Sony freeserve HD TV, a smart DVD player which will run all formats including Blue-ray, DIVX, and Amazon TV with access to Netflix.

Radio is provided via an Alexa device and there is a Bose speaker for MP3 players with an audio line and Bluetooth.

16. Wi-Fi

An internet router is located in the snug with wifi dishes throughout the property to ensure good coverage. Join using 'BTWholeHome' – no password required.

If it stops working, check the lights are blue on the router. If not, turn off the power on the mains socket in the window alcove by the router and then turn it back on again. Like most rural locations the internet is not fast nor 100% reliable.

17. Games Loft and indoor/ outdoor games

In the barn opposite the house there is a fully equipped games loft with darts and full sized table tennis, table football and snooker tables. Please feel free to use them but put the covers on when not being used as swallows and bats live in the barn. Please ensure the room is left tidy for the next visitors. NB the loft is not heated and will be cold in the winter. Please do not smoke inside the loft - its old, wooden construction will be highly flammable.

Board games can be found in the sideboard beneath the TV.

18. Rubbish disposal and recycling

Bins are located behind the wooden screen to the right of the front door. We pay for the council to separate and recycle our rubbish, so please put everything in the single large black bin which will be collected every Tuesday. There are paper and bottle banks at the Booths supermarket in Ulverston. Please do not leave any bags on the floor as foxes will find them. If necessary put additional bags on top of the bins. Please do not leave any rubbish in the boiler house or the barn.

19. First Aid

There is a basic first aid box in the kitchen wall cupboard near the front door.

The nearest pharmacy is at Ulverston and the nearest A&E department is in Barrow-in-Furness.

20. Water Supply

The property has its own private water supply from an underground spring, with septic tank drainage. The supply is regularly tested with a UV filter to ensure consistent water quality. Guests with babies and young children may wish to boil the water as a precaution.

Please do not put bleach or abnormal materials down the drains.

Whilst the spring supplies us with ample water, we would ask that you are careful with its use, particularly in any (rare!) drought periods.

There is a submerged water tank at the side of the house, pressurized through an electric pump to a small reservoir in the utility room. The pump will not work if there is a power cut. You will still have some water available (50 litres) in the reservoir but please do not use non-essential water (toilets, washing machine etc). Water will flow again when the power is back on. There is also a backup bore-hole reservoir tank should the main tank run out.

21. Dogs

Well trained dogs are welcome in the downstairs rooms. Please don't let them climb or sleep on sofas or beds. Please ensure they don't worry farm animals.

There are public paths nearby, please do follow the countryside rules i.e. do not let dogs off their leads as there are grouse and farm animals.

22. Local pubs/ restaurants

There are many lovely pubs/restaurants in the area, the most local ones are listed below.

- The Ship Greenodd, 01229 861304 less than a mile (closed on Mondays), brew their own excellent Greenodd beer and serve food on some evenings
- The Britannia in Penny Bridge – serves meals less than a mile away
- Royal Oak, Spark Bridge, 01229 861006 less than 2 miles
- The White Hart, Bouth, 01229 861229 less than 2 miles (serve food including a daily specials board)
- Red Lion, Lowick Bridge 01229 885366 serves food
- Farmers Arms, Lowick 01229 861 277 and The Manor House, Oxen Park 01229 861345 both serve food
- Rogan and L'Enclume 015395 35917 Michelin star restaurant in Cartmel 20 minutes from Hilltop. You will probably need to book ahead.

23. Local Shops and Amenities

- Greenodd 5 minutes by car for Post Office / baker / butcher / pub
- Ulverston – 15 minutes by car- Booths Supermarket (high quality, reasonable prices) and other good independent shops, restaurants and take-aways
- Ulverston has a public swimming pool and a community-owned venue 'The Coro' which promotes an eclectic variety of good concerts – pick up a brochure in Booths
- Other popular tourist towns within 30-45 minutes: Coniston, Hawkeshead, Bowness, Windermere, Ambleside.

24. Coniston Water

The second largest lake in the national park is 10 minutes drive away. A Victorian steam ferry runs from Lake Bank pier at the south tip of the lake to Coniston village, Brantwood House on the east of the lake, Brown Howe on the west, and other round lake trips.

There are numerous picnic spots with lake access on both sides of the lake to launch boats, swim, fish etc

25. Outdoor Activities

There are maps and local interest books in the bookcases, but we advise walkers to ensure they have their own good maps of the routes they intend to walk.

There is a wealth of nearby activities – e.g. Grizedale Forest (20 minutes by car) is good for family walks – with sculptures hidden in the woods, a children’s adventure playground and a Go Ape climbing experience – booking may be necessary at busy times. Bikes can be hired here or at Coniston village.

Lakeside and Haverthwaite Steam Railway to Windermere Lakeside with access to the Lakes Aquarium and Windermere cruises is at Newby Bridge A590 10 minutes drive away 015935 31338.

There are a number of National Trust facilities in the area and a range of pamphlets can be found with the maps and guide books - if you discover any new activities please bring a leaflet back to the house for future guests.

26. Taxi Services

Blueworks on 015395 31995

Paul’s Taxis 01229 441 723

27. Checking out

Please check out by 11am to enable the farmhouse to be prepared for the next guests. Later departure times may be possible if there are no guests booked in for the same day- please discuss with Martin.

We would be grateful if you could:

- Tidy up before you leave please put **all** rubbish in the bins.
- Do not leave any food, it will attract mice!!
- Check the utility room fridge and freezer are empty.
- Return any moved furniture, crockery, cutlery and items to the original place
- Tidy up the games loft room placing the covers back on the table tennis etc
- Close and lock/bolt all internal shutters and hang the French window keys on the nail above the French windows.
- Leave internal doors open
- Tidy and clean the BBQ and empty cold ashes into the black bin

If you have broken any items please either replace them before you leave and/or let us know if we need to arrange a repair/replacement.

Thanks again for staying at Hill Top Farm. We hope you had a super holiday, and found our home a great place to relax.

Best Wishes

Martin and Caroline

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