

# WARMTH & WONDER

at Garn Farm

## **Essential Information**

**How things work  
in The Barn...**

## Welcome...

We hope you have a lovely stay in The Barn at Garn Farm. Please take a moment to read through this information to ensure your stay is comfortable and safe – and feel free to ask if anything isn't clear or as it should be.

## Make yourselves at home

We hope you enjoy making yourselves at home in The Barn. The garden immediately outside The Barn is for you to enjoy, and there is a fire bowl and seating area by the pond.

**We keep the outside area between The Barn and our Farmhouse as private** to protect everyone's privacy. For your safety **we ask you not to use the steps up from the The Barn which is roped off** (there is a path further along past the pond to use instead). There is a map of Garn Farm enclosed that shows you the surrounding land and where you can explore.

**Safety warning:** Please note there are areas roped off for your safety, and there are streams and an unfenced pond nearby The Barn and across the land, so **children playing outside should be supervised at all times**. Take care of **overhanging branches in woodland** and in very windy conditions keep out of the woodland.

## Sleeping Platform

The sleeping platform is reached by a ladder stairs which is steep and needs to be used with care. You are advised to **go up and down the stairs facing forwards** (i.e. facing the stairs) and use the handrails on both sides. We suggest that the stairs are **not suitable for children under 9 yrs**. You can use the stair-gate to stop young children going up.

**Upstairs Velux window** – if it rains heavily and you've opened the window the bed and rug will get wet. Please ensure the window is closed before heavy rain – and **do not leave it open when going out**.

## Torches

An **emergency torch** is provided in the kitchen – on the left of the cooker. Leave it switched on and plugged into charger - it will then go out, charge and turn on automatically if there is a power-cut.

Two **red wind-up torches** and **high-visibility vests** are provided in the walk-in kitchen cupboard – which are useful if, for example, you are walking on the road to the pub in the evening.

## Fire safety

**Do not leave the stove or candles lit unattended – and please don't let candles drip wax anywhere** (including the fireplace hearth).

Each area of The Barn has a **smoke detector** – and the sleeping platform has an **escape ladder** for emergency use (stored in the white metal cupboard).

**Fire extinguishers** are situated inside The Barn:

- to the right of the cooker
- to the left of the external door (by the coat hooks/bathroom)

A **fire blanket** is situated to the right of the cooker.

**Outside** there is a **fire extinguisher** situated in the open-sided shed by The Barn.

**Emergency details** can be found at the back of this booklet.

## Smoking

**Smoking is NOT allowed in The Barn or immediately outside the door.** If smoking outside please do so away from the building and dispose of waste carefully.

## Internet

Wireless internet is available for your use. It is not a fast connection and is shared with the farmhouse. As we work from home at times we may need sole use and it may be unavailable - if you need it for a specific purpose or time please do say. If you have problems connecting do ask (please do not touch the wireless router yourself).

If you'd prefer not to have the disruption you are welcome to turn the wifi off – simply switch off the plug at the wall just outside the bathroom on the right.

The network is 'Warmth and Wonder' and the password is: *garnfarm*

## Breakages

We know accidents happen and ask that you please do tell us if you break anything or cause a spill, so that we can ensure things are put right for future guests.

We do ask that you cover the costs of replacements for breakages and damage as per our booking terms and conditions. This enables us to continue sharing this wonderful space with you and others.

## Pizza

We have a pizza stone that fits in the oven or an outdoor Ooni pizza oven that can be borrowed (please ask and we can explain how to set it up – it is usually stored in the bottom of the building – accessed by yellow door on opposite side of building to where you park).

## BBQ

A **barbeque** is available for your use (stored in the bottom of the building – accessed by yellow door on opposite side of building to where you park). Our local shop, Hopes of Longtown, sells charcoal. Please leave the BBQ as you'd like to find it – and empty cold ash using the metal bucket which can be emptied in the compost bin in the veg area (the first compost bin bay on right towards polytunnels).

## Outdoor Fire

A **fire bowl** is available for an outside fire. Either use the fire-pit area by the pond, or if you prefer using it nearer The Barn place a little wood underneath the bowl and the grass below will be protected and not burnt. Please ensure it is completely out before leaving the area (but refrain from pouring water over the fire as this will damage the bowl). Cold ash can be emptied into the first bay of the compost bin in the veg area. We will be happy to show you which wood to use for the outdoor fire bowl – please just ask.

Please note: **No lit BBQ or fire bowl in the shed or on the decking.**

## Freezer, extra fridge and washing machine

There is access to a chest freezer, an extra fridge and washing machine (in bottom of the building – accessed by yellow door on opposite side of building to where you park) – please just ask if you are not sure.

## Mobile reception

There is limited mobile reception for most networks outside The Barn - usually improved by walking away from the building back down the driveway. There is a landline in the Farmhouse for emergencies.

## **Books & Games**

There are number of books and games for you to enjoy. Feel free to enjoy a novel (and take it with you if you don't finish it) and leave one you've enjoyed - but please note that there are some novels and books with stickers in asking for them not to be taken away.

There is a selection of board games in the kitchen walk-in cupboard. We also have a good selection of board games to borrow, including *Ticket to Ride*, *Dixit*, *Carcassonne*, *Battle Sheep*, *Labyrinth*, *If fishes were wishes*, *Pandemic*, *221B Baker Street*, *Task Master*... ask us to borrow some.

## **TV, DVD (and CD) Player & Radio**

The TV does not have terrestrial reception but there is a DVD player and a selection of DVDs to borrow. The DVD player will also play CDs. There is a digital radio in the kitchen with a standard 3.5mm jack plug so you can plug in a mobile / mp3 player etc.

## **Parking**

Up to three car park spaces are provided adjacent to The Barn for your use. If you require more parking spaces please ask and we will try to make provision for this elsewhere on the property.

## **Driveway**

We really appreciate careful use of the drive to avoid damaging it - please drive steadily. It is best go into first gear before turning off the road onto the drive and stay in first gear, coming up steadily without stopping. If you struggle for any reason you are welcome to park at the bottom.

## **Outside noise**

To maintain the peaceful nature of the place we ask that noise immediately outside The Barn is kept to a minimum after 10pm.

## Heating and hot water...

The heating and hot water is controlled by the panel just outside the bathroom door on the left.

**Hot Water** The boiler is a combi boiler and, assuming the hot water is switched on, produces instant hot water when a hot water tap is turned on (please note from cold the boiler will sometimes need to warm up for ten minutes first).

Switch on the hot water by using the large 'hot water' button to point the arrow to 'boost' or 'const' - the boost button puts it on for an hour. Please use the 'boost' setting or have it on 'const' during the day, switching it to 'off' at night.

**Heating** We encourage you to use the **wood burning stove** as your primary source of heating as it is run from sustainably managed wood from our own woodland. See 'Wood Stove' section below for lighting tips.

You are, of course, also very welcome to use the **central heating**. On the control panel use the large 'heating' button to move the arrow to 'boost' for an hour, or 'const' for constant. We ask that you turn the heating to 'off' or 'timed' overnight. In the colder months it will be set to come on for an hour in the mornings.

## Wood Stove

### Lighting the stove

You load the logs using the **side door** and control the air flow into the stove by using the silver lever in-front of the door (pushed to the right is fully open) - **once hot this lever can get stiff so is best left in the fully open position**. You can also slightly open the side-door or bottom drawer to increase airflow which can be useful when starting a fire (do not leave the side door or bottom drawer open unattended).

We recommend running the fire fairly hot, rather than keeping it ticking over. The thermometer on the side of the chimney of the stove will indicate the optimum temperature for the most efficient burn, producing the most heat value.

The front doors can be opened using the allen / hex key tool in the metal tin for cleaning and laying the fire. You will also find matches and a water spray bottle in the tin for cleaning (see over).

To avoid over heating (especially in the sleeping platform) you will want to stop adding logs about an hour before you go to bed.

## **Top-down lighting method**

Start with a couple of larger sized split logs. On top of that place some smaller logs aligned in the opposite direction. On top of that place some kindling - criss-cross these into a few levels. Scrunch up sheets of newspaper and place on top and under the kindling.

Light the newspaper, leave the side door slightly open and ensure the silver lever on the front is completely open (pushed to the right). You can also open the bottom drawer slightly to increase airflow at this stage.

Close the bottom drawer to reduce the airflow once the kindling is burning well and the main wood has begun to burn. Leave it that way until the stove is producing sufficient heat. To reduce heat stop adding logs - you can reduce the airflow using the silver lever in front of the door, but this lever can get stiff so is often best left in the fully open position (pushed to the right). Do not leave the side door or bottom drawer open unattended.

## **Cleaning the stove glass door**

Each time you lay the stove use the water spray bottle and newspaper to clean the inside of the glass door - that way you will be able to sit and gaze at the flames rather than a sooted up door.

Use the allen / hex key tool to open the front doors and simply spray the glass on the inside of the door, scrunch up some newspaper and spray it before dipping it in some ash from inside the stove and rubbing the glass. The soot marks will come off and you'll have a clear glass door through which to enjoy the fire. Cold ash can be emptied into the compost bin in the veg area.

## **More wood**

Please ask us if you need more wood or kindling for the stove.

## **On leaving**

We appreciate you leaving The Barn tidy and as clean as you can. There is a broom, dustpan & brush, and vacuum cleaner in the walk-in kitchen cupboard for your use.

Please do empty the bins and, if you can, drop off your rubbish and recycling in the wheelie bins as you leave (see over).

It is also helpful to have the duvet covers, pillow cases and top sheet stripped off the beds.

## Recycling, Rubbish and Compost

We try and reduce waste going to landfill as much as possible. Your help in this is very much appreciated. Do ask if you're unsure.

**Compost bin** (small cream metal bin – under sink)

Raw veg and fruit (NO cooked food please),  
Teabags, coffee grinds, tissues and paper.

Please empty into compost bin in veg area (up path by pond).

**Recycling bin** (cream metal bin – under sink)

Washed tins, glass and plastic pots/bottles, cardboard and paper.

**Rinsed and dry**, they can be added directly to the cream metal bin or in a plastic bag. Please empty the contents of the bin into either of the green wheelie bins at the bottom of the drive. The **items for recycling must be loose in the green wheelie bin** so please empty the items out of any plastic bag used to get them down there, and either reuse the bag or dispose of it.

**Waste bin** (red bin – by oven)

For all other waste. Empty this into black bags in the metal bin by the Barn parking area, and/or when full put in either of the black wheelie bins at the bottom of the drive.

During your stay and when you leave it is appreciated if you can empty the recycling and waste bags in the appropriate wheelie bins at the bottom of the drive as you pass by.

## Sewage System

The Barn is not on mains sewage and we use a cess pit filtration system - we therefore ask you to be mindful of what you flush down the toilet, keeping tissue waste to a minimum and not disposing of anything other than tissue and human waste.

## Water System

The water in The Barn is from our own springs - it is treated through a filtration and ultraviolet water purification system before coming to the taps.



## Land and woodland

You are welcome to explore the woodland and fields at Garn Farm. We hope you will find time to follow the paths and enjoy the views.

A **map of the land and woodland** is enclosed, along with recommended walking routes and what to look out for. The land and paths are steep in places and so not accessible for everyone and you do so at your own risk. Please respect the fencing and be aware of the boundaries of the land, not trespassing onto neighbouring land.

**Safety warning:** Please note there are areas roped off for your safety, and there are streams and an unfenced pond nearby The Barn and across the land, so **children playing outside should be supervised at all times**. Take care of **overhanging branches in woodland** and in very windy conditions keep out of the woodland.

## Foraging

We enjoy **foraging** - but only forage if you know what you are looking for. In particular beware of a parsley looking plant, often found in the streams, as it is the deadly Hemlock plant!

## Animals

There is usually a range of animals at Garn Farm, and you are welcome to say hello to them. Timmy the black and white **cat** is very friendly. There are **chickens** and **ducks** in the veg area above the Barn with the polytunnels (use path via pond). We sometimes have **pigs**, who always like to see people, especially if they have raw veg/fruit peelings and windblown apples (but no food from the kitchen). The **sheep** and **lambs** will generally run away when approached, but you're welcome to say hello.

There are also plenty of wild friends about. Most regularly you'll see squirrels, badgers, foxes, owls, woodpeckers, buzzards, kites, deer, hare, rabbits, weasels and the odd polecat. The Bioscan report in the bookcase gives a full overview of the biodiversity of the land at Garn Farm.

## Local shop

Our nearest shop is **Hopes of Longtown** (5 mins by car)

01873 860444 / [www.hopesoflongtown.co.uk](http://www.hopesoflongtown.co.uk)

Head down to Clodock and turn right towards Longtown - taking the first right after entering the village, and it is on your right.

## Local Doctors / Hospitals

### NHS 111

111 is the NHS non-emergency number available 24 hours a day, 365 days a year. Calls are free from landlines and mobile phones.

### Nearest Hospitals with A&E

Grange Uni Hospital, Cwmbran  
(24 miles away / 38 mins)

Tel: 01633 493100

A&E - Open 24 hours

Llanfrechfa Grange, Caerleon  
Road, Cwmbran, NP44 8YN

The County Hospital, Hereford  
(18 miles away / 40 mins)

Tel: 01432 355 444

A&E - Open 24 hours

Stonebow Road, Hereford,  
Herefordshire, HR1 2BN

Nevill Hall Hospital, Abergavenny (8.1 miles away)

Tel: 01873 732732 / NO A&E - Minor Injury Unit only

Brecon Road, Abergavenny, NP7 7EG

### Nearest Doctors Surgery

The Surgery, Ewyas Harold,  
Herefordshire, HR2 0EU  
(3.7 miles away)

Tel: 01981 240320

Old Station Surgery, Brecon  
Road, Abergavenny, NP7 5AQ  
(8 miles away)

Tel: 01873 859000

Belmont Medical Centre,  
Eastholme Avenue, Belmont  
Hereford, HR2 7XT

(12.4 miles away)

Tel: 01432 354366

Hereford Road Surgery,  
6 Hereford Road, Abergavenny,  
NP7 5PR

(8 miles away)

Tel: 01873 851155

### Nearest Pharmacies

Boots the Chemists Ltd,  
2 Cross Street, Abergavenny,  
NP7 5EH

(8.2 miles away)

Tel: 01873 853207

Tesco Stores, Abbotsmead Rd,  
Belmont, Hereford, HR2 7XS  
(12.4 miles away)

Tel: 01432 291647

# Taxis and buses

## Taxis

Black Mountain Private Hire (up to 4 passengers)  
01981 570567 / 07990 903314 / www.bmph.co.uk

Gill Jones (6 seater) 01981 510356

## Buses

No. 442 to Abergavenny - only runs on a Tuesday.  
Departs at 10.25 from Clodock (adj to Church) and returns from Abergavenny bus station at 14.00.

No. 441 to Hereford - only runs on a Wednesday.  
Departs at 10.10 from Longtown (adj Greyhound Close) and returns from Hereford Bus Station (Stand 2) at 13.30.

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## Emergency Details

There is a telephone in the main farmhouse - and the best mobile reception can be found outside The Barn - usually improved by walking away from the building back down the driveway.

**Dial 999** and ask the operator for the service you require - Ambulance / Fire / Police

Full Address: Garn Farm, Hunthouse Lane, Clodock, Longtown, Herefordshire, HR2 0PE

House Tel: 01873 860885      Matt's mobile: 07749 839934

Directions: Use NEW drive signed Garn Farm (and The Garn) accessed from Hunthouse Lane between Oaklea and Lower Hunthouse Cottage/Farm. Do NOT use OLD driveway marked on OS map (signed Lower/Middle/Upper Garn Farm) and where a SatNav is likely to direct.

House/Barn Grid Reference: SO 33156 26851

Drive Entrance Grid Reference: SO 33108 26588

Drive Entrance What3Words: ///this.serve.unsettled

## Reviews

We appreciate your feedback and suggestions – and you will find a feedback form enclosed.

If you have enjoyed your stay we'd love you to share your experience with your friends – and you can find us on most social media channels:

facebook: @warmthandwonder  
[www.facebook.com/warmthandwonder](http://www.facebook.com/warmthandwonder)

twitter: @warmthandwonder  
[www.twitter.com/warmthandwonder](http://www.twitter.com/warmthandwonder)

instagram: [www.instagram.com/warmthandwonder/](http://www.instagram.com/warmthandwonder/)

a special place to stay overlooking the Black Mountains

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[www.warmthandwonder.co.uk](http://www.warmthandwonder.co.uk)