

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 BBQ and fire bowl available.

We keep the outside area between The Barn and our Farmhouse as private to protect everyone's privacy, and 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.

Please note there are some 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**.

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 the mains charger and it will then go out, charge and come 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 wood burning stove lit unattended.

Do NOT light any candles. No Smoking in or around the buildings.

Do NOT obstruct any doorways, stairs or exit routes.

Each area of The Barn has a **smoke detector** – and the kitchen has a heat detector. 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.

Emergency night lights - three are installed in plug sockets, one to right of step into bedroom, and two motion sensor versions by the bathroom door and kitchen fridge (the button on these should be in the lower setting so that they come on automatically if there is a power-cut or with motion at night) - please don't tamper with them.

Fire Action Notice

In case of emergency leave the building through the nearest available exit route by either of the external doors. Make sure everyone in your group is safe and remains outside.

Alert the fire services by calling '999' – give them detailed directions as below (a landline is available in the main house).

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

Directions: Use NEW drive signed Garn Farm, 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](https://www.what3words.com/this.serve.unsettled)

You are not expected to use fire-fighting equipment. If it is safe to do so you may use the fire extinguishers and fire blanket.

Smoking

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

Internet

Wireless internet is available for your use. It is not a fast connection and is shared with the farmhouse - we occasionally need sole use and so it may at times 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

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.

Unplug - Take a Digital Detox

To help you fully disconnect we've created an 'unplugged box' where you can store your devices, allowing you to set them aside and embrace the quiet, uninterrupted moments of your stay, and enjoy the calming experience of being device-free. For more info see www.warmthandwonder.co.uk/plan-your-stay/retreat/

Breakages

We know accidents happen and kindly ask that you **please do tell us if you break anything or cause a spill**, so that we can ensure things are put right. We do ask that you cover the costs of replacements and damage as per our booking terms and conditions. This enables us to continue sharing this wonderful space with you and others.

Freezer and washing machine

There is access to a freezer and washing machine (in bottom of the building – accessed by yellow door on opposite side of building to where you park) – please just ask.

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 in the living room bookcase with stickers in asking for them not to be taken away.

There is a selection of board games in the kitchen walk-in cupboard, and more to borrow from us, including Cranium, Ticket to Ride, Dixit, Carcassonne, Battle Sheep, Labyrinth, If fishes were wishes, Rat a Tat Cat... we have lots of choose from so just ask to have a look and borrow some.

Mystery Agency Puzzle Experiences

We have a few of the Mystery Agency Puzzle Experiences to borrow. These are really good and tell a story through authentic objects and documents, with a series of interconnected escape room style puzzles for you to solve. For an idea of what they are see themysteryagency.com

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.

Pizza

We have a pizza stone that fits in the oven or an outdoor pizza oven that can be borrowed (please just ask). There is also a wood pellet fired Ooni outdoor pizza oven you are welcome use (it can be a bit tricky to light so isn't for everyone).

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

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 with no clutch use, 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 - We will leave the hot water to come on a few times a day which will give you a full hot water tank. The display will tell you how hot the tank is – fully heated is at 55 degrees. If you need to top up the hot water in between then just press the tank image on bottom left and then use the ‘boost’ button.

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.

The gas **central heating** heats each radiator separately - so you can just have the bedroom and bathroom radiators on. On the display you’ll see the different rooms – the large number is the actual temperature in the room now, and the smaller number below is the current set temperature for that room. If you press the room you will see the schedule and can then increase or decrease the desired set temperature and select the time you would like that temperature maintained until. You can also control each radiator set temperature using the valve on the radiator.

We will leave the heating set to a basic background heat schedule and you can override that as you need.

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). You can also slightly open the side-door or bottom drawer to increase airflow, this can be useful when starting.

We recommend running the fire fairly hot, rather than just 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. Do not leave the side door or bottom drawer open indefinitely or 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 large black compost bin outside shed near pond
(back along driveway on left).

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 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 (grey bin - by oven)

For all other waste. Empty this in the metal bin by the Barn parking area, and/or when full put in the black wheelie bin 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.

Wild Sauna

You are welcome to enjoy a restorative sauna experience of heat, cold, and nature during your stay. Nestled in the hillside at Garn Farm with panoramic views of the Black Mountains, our sauna is a space for peace and restoration.

The sauna is all about taking time out from life's distractions and immersing yourself in nature, awakening the senses and embracing the elements. The Finnish style woodfired sauna provides a truly immersive and traditional experience, perfect for deep relaxation and detoxification.

The sauna cabin on wheels is a beautiful, handcrafted structure with windows to make the most of the stunning views from the inside, and with a short boardwalk to the spring fed cold water plunge and shower surrounded by trees and the views.

Made locally the sauna was built from local sustainably managed timber of Douglas Fir, Cedar and Pine - all from within 30 miles of us. It is a thing of beauty, celebrating nature and its surroundings!

The minimum age for use of the facilities is **18 years**. The sauna accommodates up to **4 people maximum**.

Booking sessions

Private use sessions of up to 90 minutes for those staying in The Barn can be booked in person directly with us during your stay. If you'd like a specific time feel free to email us your request ahead of your stay.

First session included as part of booking - subsequent sessions £40.

At least 2 hours notice required. We cannot guarantee availability for your specific requested time but we will do our best and confirm as soon as possible.

Acknowledgment of Risk & Terms

By using the facilities, you acknowledge and accept all risks associated with sauna and cold water immersion activities. You confirm that you have read, understood, and agreed to abide by the Sauna Use Terms and Conditions and the accompanying Guidelines & Safety Rules, both personally and on behalf of all members of your party.

You use the facilities entirely at your own risk. If you do not agree to these terms, you must not use the facilities.

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.

There are streams and an unfenced pond nearby The Barn and across the land, so **children playing outside must to be supervised at all times**.

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 are usually a range of animals around at Garn Farm, and you are welcome to say hello to them. Marlo the black Coackapoo **dog** is very friendly (please don't feed him and he is not really allowed inside The Barn. He'll be keen to say hello but if you would rather not or he is a nuisance please just tell him to go home, let us know or bring him to the house). We sometimes have **chickens** and **ducks** in the area above the Barn where the polytunnels are (use path via pond). We also 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: squirrels, badgers, foxes, owls, deer, hare 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

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

Nevill Hall Hospital, Abergavenny (8.1 miles away)

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

Brecon Road, Abergavenny, NP7 7EG

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

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

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.

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 OPE

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 Grid Reference: SO331 268

Drive Entrance Grid Reference: SO 331 265

Air Ambulance: SO 331 265 (flattest field is at bottom of drive, south-west of animal shelter/post box)

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

twitter: @warmthandwonder

www.twitter.com/warmthandwonder

instagram: www.instagram.com/warmthandwonder/

a special place to stay overlooking the Black Mountains

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at Garn Farm

www.warmthandwonder.co.uk