

Welcome to our Home!

Crooked Barn

(Also known as Meadow View Barn)

Northcott, Launceston, Cornwall. PL15 9RQ



Owners:

Sue and Paul Alford

07562 104194

email: info@crookedbarn.co.uk

Instagram: [@crookedbarncornwall](https://www.instagram.com/crookedbarncornwall)

Internet: www.crookedbarn.co.uk

This Welcome Guide forms part of the booking terms and conditions.

Last updated: 06/10/23

ARRIVAL & DEPARTURE INFORMATION

ARRIVAL INFORMATION

KEY

The key box is located by the entrance on the left hand side attached to the buttress wall. We will message the code separately. The key is for the front (kitchen) door which has a thumb-turn lock on the inside. Please close and scramble the key safe again and return the key when leaving.

CHECK-IN

Check-in time is 4pm. We are self-catering, and provide:

- ✓ Eco hand soaps, eco washing up liquid, eco dishwasher tablets, eco laundry liquid.
- ✓ Sponge/scourer, 2 tea towels
- ✓ Initial bin liners, caddy sacks and toilet roll to start you off, all of which you will need to purchase/bring more of.

WIFI / INTERNET DETAILS

The barn has free, fast and unlimited Wi-Fi. The details are:

*ID: **4GEE_Router_1868_2.4GHz** or **4GEE_Router_1868_5GHz***

Password: Login details are displayed at the barn on the kitchen post.

The service is provided for your enjoyment, but you are responsible for safe and appropriate use and complying with all laws. If there is any loss of service, please contact us.

DRIVING DIRECTIONS

The postcode is **PL15 9RQ** which takes you to Higher Northcott Farm. Keep going further down the lane for 0.4 miles until you reach a bend with a left hand turn to a no-through road marked Lower Northcott Farm - look out for the smiley tree face! Take this turning and we are the first barn on the right.

The coordinates are [50.708295, -4.357445](#)

What3words: **/// windmills.relay.courage**

If you do not have a GPS device, you can find us by following this route:



From the A30, take the exit towards Tavistock/B3362/A384. Turn left onto A388 and take the first right to Holsworthy driving through Liftondown village continuing for 1.7 miles, over a narrow 6'6 (2m) bridge. Turn right at Jay's Cross onto the A388 and continue for 3.9 miles. You will pass the village shop at St. Giles on the Heath. Continue past the school and take the left turn by Chapman's Well campsite. Continue for 1.1 miles until you come to a bend with 4 lanes leading off it. Take the first lane to the left down a no-through road by the smiley face tree and you will see Crooked Barn (also named as Meadow View Barn) the first property on the right.

If the Liftondown bridge is too narrow, you can continue towards Launceston on the A388 and turn right by Launceston Rugby Club, up to Dutson. Turn right by Homeleigh Garden Centre onto the A388 Holsworthy road, out to St Giles as above.

There is plenty of on-site parking, for 3+ cars. Guests are asked not to park in the lane as it is narrow and farm access is needed. Take care on the lane down to the barn, staying central on the tarmac - there are natural springs running down each side of the ditch and the ground is softer there. Please approach slowly. We will not be held liable for any damage to vehicles on or off our premises. **Please avoid turning in neighbours drives or properties, by reversing into the drive, or reversing out of the barn to face up the lane to exit. Maximum height = 2.2M.**

Please close the gates at all times in case the cows wander in.

Our postal address for deliveries is:

Crooked Barn, Northcott, Launceston, Cornwall PL15 9RQ

CLEANING

You will find the house clean on arrival but please let us know straight away upon arrival (and by the next morning) if you are not satisfied and we will do our best to rectify any issues.

INVENTORY CHECK

Housekeeping will have completed an inventory check, safety check and video at changeover. If you notice anything missing, or damaged on arrival, please let us know as soon as possible on arrival day, and within 24 hours, and we will do our best to rectify this.

The owner shall not be liable for any temporary defect or malfunction of any equipment, machinery, utilities, fittings, furniture or appliances in the building, or grounds.

No compensation will be given for any temporary outage of equipment, including but not limited to: fittings, electricity, water, heating, internet connection, or television service.

Please report any issues directly to the owner as soon as possible so we can do everything we can to rectify any issues.

DEPARTURE INFORMATION

CHECK-OUT PROCESS

When you leave, please ensure the following are done:

- ✓ **Squash down**, sort, bag up and take out the rubbish to the dustbins
- ✓ Wash all dirty crockery, glasses, pans, kitchenware etc. and put away
- ✓ Leave all used towels in the shower trays
- ✓ Check around the gardens and pick up after your pets please
- ✓ Close all the gates
- ✓ Return the garden furniture to where found
- ✓ Clean the BBQ and return to workshop area under cover
- ✓ Return garden games or borrowed pet equipment to the upper shed
- ✓ Close all internal doors
- ✓ Check Rayburn oven is on 1 and hob plate is off (zero)
- ✓ Lock all external doors, close all windows, switch off lights
- ✓ Return the keys to the keysafe and scramble the code.

Thank you for leaving the barn as you found it.

We hope you had a wonderful holiday and wish you a safe journey back home. We hope to welcome you again in the future!

CHECK-OUT TIME

Check-out time is strictly 10am. If we have guests arriving that day it will be almost impossible to offer a late check-out due to the cleaners needing to prepare for those guests.

CLEANING

On departure, please leave the barn (particularly kitchen contents and bbq/grill) clean and tidy as you found it to avoid additional cleaning costs.

DAMAGE/BREAKAGES

We understand that sometimes accidents happen! Should you break/damage anything please let us know immediately - if it's minor we usually won't charge. If it's a larger issue (e.g. the TV screen!) we would like to agree the cost with you before you leave to avoid any issues later. Thank you!

HOUSEKEEPING BOND

We request £150 good housekeeping bond 2 weeks before arrival, fully refundable within 7 days of leaving the barn damage free and without additional cleaning costs.

VISITOR BOOK

We hope you have a wonderful time at Cooked Barn and a comfortable stay.

We would love to hear your feedback and recommendations. Please sign our visitor book.

Please get in touch if you have any problems during your stay or suggested improvements, so we can put things right or make changes for the future.

Please kindly also leave an online review on our Facebook page or when you receive the email link from agent. We really appreciate you taking the time to do this.

RENTAL RULES & REGULATIONS

Fire Safety

In the event of a fire, raise the alarm by shouting **'fire'** to alert occupants and leave the barn by the nearest exit to outside. Do not stop to collect belongings.

Upstairs: This is either of the King size bedrooms, leading into the top garden. Continue down the grassy slope and into the lane if it is safe to do so.

Downstairs: Exits are either the kitchen door, or lounge door, or upstairs via the bedrooms if these exits are blocked. Move a safe distance away in the lane outside.

Please close all doors and windows if it's safe to do so.

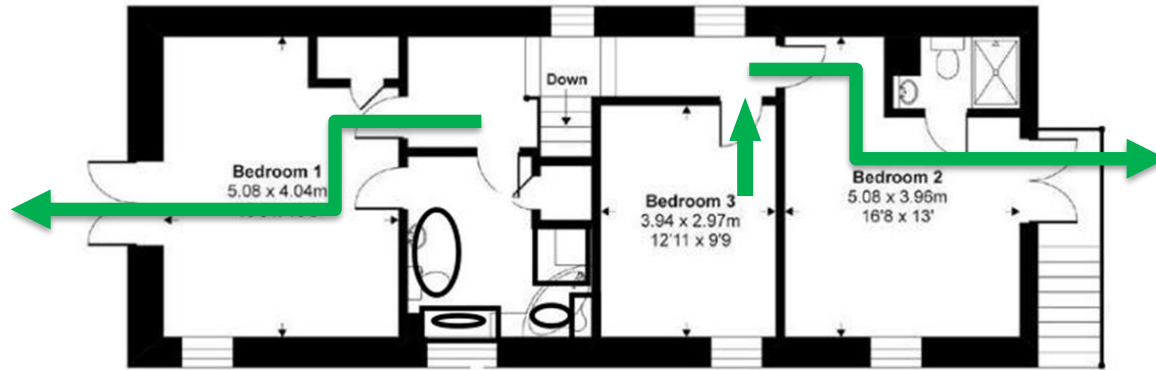
Dial 999 and quote:

What3Words: **windmills.relay.courage**

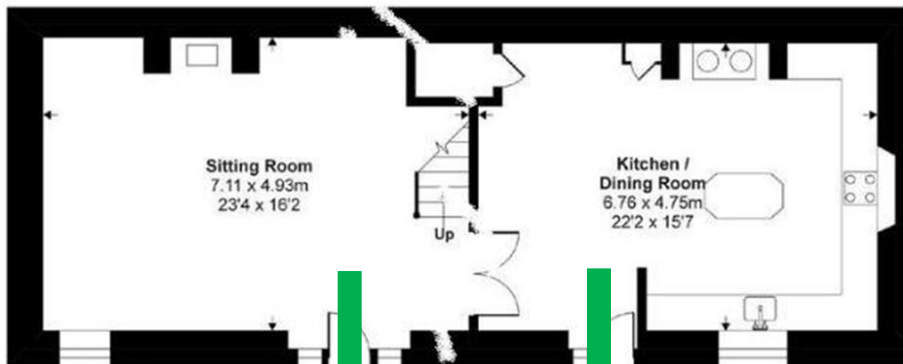
Address: **Crooked Barn, Lower Northcott PL15 9RQ**

Inform the owners: **07562 104194**

Wait for the fire brigade from a safe distance before re-entering the barn.



First Floor



Ground Floor

EMERGENCY ACTION PLAN

IN THE EVENT OF A FIRE	ACTIONS TO BE TAKEN
If you discover a fire:	<p>Verbally raise the alarm by shouting "FIRE!" to warn other occupants in the property.</p> <p>Where possible, close all doors and windows on the way out.</p> <p>Leave the building by the nearest exit to open air, do not use the lift (if applicable) and do not re-enter the building.</p> <p>Proceed to a place of safety away from the property.</p> <p>Call the fire brigade - Dial 999</p>
Tackling a fire:	<p>Only use a fire-extinguisher if it is safe to do so and you are confident in its operation.</p> <p>Do not put yourself at risk.</p>
Persons particularly at risk:	<p>Please ensure that visitors, contractors and others unfamiliar with the property are escorted to the assembly point/place of safety.</p> <p>Please give disabled and injured persons special assistance</p>
Assembly Point/Place of safety:	<p>Once clear of the property, head for a safe distance of at least 50 meters.</p> <p>Ensure everyone is present and accounted for, if not, inform the fire brigade, DO NOT re-enter the building.</p>

RENTAL RULES & REGULATIONS

General



GATES

Please keep the gates closed at all times, including the wildlife garden gate.



OUTDOOR FOOTWEAR

Please remove outdoor shoes when entering the barn. There is a boot rack outside for muddy boots/shoes and a tap to wash these down.



PETS (dogs only please, unless by prior written agreement)

We welcome **up to two well behaved dogs over 12 months**, to be kept off the furniture and **strictly to remain downstairs only. Please keep the lower stair gate closed for this reason.**

Dogs must sleep in a crate, bed or blanket in the kitchen area at night.



Pets must never be left unattended in the barn or grounds. There are unfamiliar sounds which may frighten your pet or they may feel anxious. Well behaved dogs can be left **crated only** for a short time in the kitchen area if going out for a couple of hours.



Please keep pets on a lead in the wildlife garden.

Please check the gardens and clean up after your pets.

Please keep all gates closed, or the cows could wander in!

There is a hose pipe located outside the kitchen door for muddy paws.

For your convenience, we have a plastic dog bed available to borrow - large (94cm x 58cm). Please bring your own dog bedding. We also have a large dog crate (L108 x 72cm x 77cm) and small dog crate you can use during your stay.

These are all kept in the top shed in the wildlife garden.

Please clean and return to the shed after use as the cleaner will not be able to manage this. Thank you.



QUIET TIMES

Please consider our neighbours and keep noise to a minimum between 10pm-7am



WiFi AND BOILER CONTROLS

Please do not power off or alter the settings on the WiFi hub or WiFi controlled equipment, or CH boiler settings. This may result in a callout chargeable to you.

USEFUL CONTACT NUMBERS

TELEPHONE NUMBERS YOU MAY NEED

EMERGENCY SERVICES

Dial 999 in an emergency and ask for fire, police or ambulance. Do not delay if you feel an emergency situation has arisen.

Dial 111 for non life-threatening medical matters.

OWNERS

Please contact Sue or Paul on 07562 104194 with any problems or questions and we

MEDICAL SERVICES

HOSPITAL

Closest: Holsworthy Hospital, Dobles Lane, Holsworthy, Devon, EX22 6JQ.
Tel: 01409 253 424. Minor Injury Unit - Holsworthy hospital Medical Centre
telephone 01409 253692 Open weekdays 8.30am - 5.45pm

Launceston Community Hospital, Link Road, Launceston, Cornwall, PL15 9JD
Tel: 01566 761000. Minor injuries unit.

A&E services can be found at:

Plymouth - Derriford Hospital TEL: 01752 202082. Closest - about 50 minute drive on A386, 30 miles.

Barnstaple - North Devon District Hospital TEL: 01271 322577. Just over 1 hour drive on A388, 38 miles.

Exeter - Wonford site, Royal Devon & Exeter Hospital TEL: 01392 411611. Just under 1 hour drive using A30, 48 miles.

Torbay - Torbay District Hospital TEL: 01803 614567. Just over 1 hour drive using A30, 63 miles.

GETTING YOURSELF ORIENTED

OVERVIEW OF THE AREA

We are located in Northcott, a small hamlet of just five cottages on a no-through lane down to Lower Northcott Farm on the left.

Walks can be enjoyed across the bridleways by turning right at the bottom of our lane, after the two cottages. There is a river and woods to explore, and lots of wildlife to see.

Lower Northcott Farm, on the left, is an award winning organic beef farm. They are very welcoming and are happy to sell meat at the door and can provide meat packs to enjoy during your stay or to take home with you. They sell individual burgers too that are great for a BBQ, as well as packs of organic steak and mince. Details are in the welcome folder. That really is zero food miles!

The nearest grocery store/Post Office/ATM is located in St. Giles on the Heath, approximately four miles away. The campsite at the end of the lane also has a grocery store and is a pleasant walk/cycle ride.

You are located between two towns - Holsworthy and Launceston, both under a fifteen minute drive away. There is a Waitrose and Co-op in Holsworthy, along with local butchers/bakers and coffee shops. A market is held every Wednesday. Launceston is a much larger town with Tesco, Lidl, M&S food and Co-op stores, as well as a good variety of local shops set off of a central square.

Bude and Widemouth Bay are our nearest beaches, 20-30 minutes away.

SUGGESTIONS IF YOU ARRIVE EARLY

If you arrive before the 4pm check-in time, we suggest that guests visit the grocery store and do a small shop. That will give you more time to relax once you've arrived. There are also a few good places for lunch so why not enjoy some of the local food! Just off the A30 is Strawberry Fields - an amazing farm shop and cafe selling local produce, and of course, strawberry picking in season! The food hall has to be seen! Part way between Crooked Barn and Launceston, off the A388, (or turn left at Jay's cross on the way here), there is a lovely garden centre called Homeleigh at Dutson. As well as a coffee shop they have a large food hall selling local produce, also plants, homewares, clothing and more. You can pick up logs for the fire here.

The well stocked grocery store at St Giles on the Heath sells hot pies and pasties.

ABOUT THE ACCOMMODATION

IMPORTANT INFORMATION FOR YOUR STAY

ENVIRONMENTAL INFORMATION

We are an eco household and use environmentally friendly products. No bleach or phosphates are used. **Please only use the cleaning products provided.** It is OK to use your own bath/shower products but no bath bombs or bath oils please.

SEPTIC TANK DRAINAGE

Please ensure nothing is flushed down the toilets apart from human waste and toilet paper. Even if it is labelled as flushable, it should not be flushed. Please use the bins/bags provided for these items.

Please avoid rinsing fat/butter/coffee or any food scraps down the kitchen sink. These cause blockages and should be disposed of in the food caddy. We have a new sewage treatment plant with a balance of bacteria that breaks down products. If other items are flushed, or phosphates/bleach is used, it will block the system and destroy the good bacteria. Thank you for observing this.

ZONED CENTRAL HEATING AND HOT WATER

Our home has the benefit of zoned heating. This is turned down to minimum or off in the summer. Each radiator has a controllable thermostat displaying the desired room temperature, up to 22'. There are 2 in the master bedroom that are linked so you only need to operate the one under the window. If you would like your room to be cooler or warmer, then this can simply be adjusted by turning the dial on the top of the thermostat. The display can be lit up by pressing the menu button once. Please don't allow children to play with these thermostats, or hold down the buttons. If you go out, please remember to turn these back down to conserve energy, and also overnight. The thermostats will lower in the daytime and optimise at times - you may hear a whirring sound as it adjusts. This is normal. If you find that the heating settings do not meet your needs, please contact us and we can reset the temperature or timings remotely via the App.

The barn was designed with the woodburner as its source of heating. You will need to light this to fully heat the downstairs to a cosy level, and not max out the radiators instead, or you will run out of heating oil and still not achieve the desired temperature. The downstairs radiators are a secondary heat source only, and won't get the barn up to temperature without the fire in the colder months. The hot water should be a plentiful supply. If you find you have run out of hot water, the shower in the ensuite is electric and will always give a hot shower! There is a pull cord to switch this on. Please switch off again after use.

FANS

Please use the fans located in the bathrooms to avoid condensation.

We have supplied a plug-in fan in the under stairs cupboard should you need this for cooling in the summer.

FIREPLACE

We supply an initial basket of logs, kindling and matches. Newspapers for starting the fire can usually be found in the paper rack by the fire. Additional logs can be purchased locally at Mole Valley Farmers in Holsworthy, or Homeleigh garden centre. **Please do not burn anything other than the initial logs provided or purchased logs for wood burners as they must be seasoned.**

Our log store, or any other logs/wood stored onsite, should not be used by guests. Some of the wood may not be seasoned or ready to burn.

To start and maintain the fire:

1. Use some scrunched up newspaper as a central base with a layer of the kindling wood and four/five logs on top.
2. Set the paddle handle on the right of the chimney vent pipe just above the log burner to a vertical position (open) and open the lower ashtray drawer flap by turning the handle to form airflow. Light the paper and close the fire door (matches are up on the mantle).

Please note that sometimes the ash drawer jams. This is due to a small sliding pin you will see sticking up just above it when the fire door is open. Slide this across and it will release the drawer.

3. Once the fire is well established/blazing for at least 15 minutes, close off the chimney vent most of the way (nearly horizontal) and close up the ashtray drawer flap to a small gap on the catch. This will give a good steady fire without burning out all the logs too quickly as the oxygen is reduced.
4. When adding more logs, open up the chimney vent first so the smoke can escape before opening the door or you will set off the smoke alarm! Close it off again once the door is shut.

Tips:

- It is better to leave a bed of ash in the fire to retain heat. There is an ash bucket supplied to empty this into when cold.
- If the glass door blackens, this is easily cleaned with a mix of white wine vinegar and water (use the spray bottle supplied by the fireplace). Spray this inside the door and use a piece of scrunched newspaper dipped in the ash to clean it off.

Please take extra care when using the fireplace. Please don't stack logs against the fire as this gets very hot and could ignite. A fire guard is available to place in front of the fire. Especially important is to ensure that the fire is out and the chimney vent opened again before you head to bed.

KITCHEN EQUIPMENT

Copies of instructions for the electrical equipment/appliances will be kept in the welcome folder.

The Hob and Oven:

The hob is ceramic, and the single oven is electric with a grill. When grilling please leave the door open. Please clean the oven after use.

The Microwave:

Instructions in the welcome book

The Dishwasher:

We provide a daily supply of phosphate free or Eco tablets - you will need to insert one into the sliding box container on the inside of the dishwasher door. Please wait for a full load where possible before running a wash.

Hold down the program button for three seconds and then press again to step through a choice of five programs:

-One and two are intense and take approx 180 minutes.

-Program three is the most eco-friendly and takes longer.

The express button can also be selected to reduce the time by 30 minutes for the above three programs. This still gives a good wash.

-Program four is a rapid 29 minutes

-Program five is a five minute rinse, ideal if not putting the dishwasher on until another time.

You can step through the delay start option once the program is set if you want it to come on at a later time.

Then press the start button and close the door.

Please switch off the dishwasher at the wall after use.

The Washing Machine:

Eco detergent is provided for your use. **Do not use any other products please.**

You can choose your temperature and spin speed on each cycle, which will flash and beep if set incorrectly for the chosen program.

Squeeze the door catch to open after a short period of time once ended.

There is a clothes airer under the stairs, and a rotary line pole in the front garden beside the driveway. The rotary line, pegs, and an iron/ironing board are located in the utility cupboard by the Rayburn.

Please switch off the washing machine at the wall after use.

THE RAYBURN

The Rayburn is operational during the winter months only (generally mid November - mid March) and **will come on automatically between 4pm - 7:30pm**, as background heat, and for use as an oven.



The oven settings are behind the top left door and should be set on 1 (or 2) when not being used to cook with. This will give a comfortable amount of background heat, and takes about half an hour or so to warm up. If it's particularly cold, turn it up to 3-4 for a while, then back to 1 or 2.

Do not leave the Rayburn above 5 for long periods of time, or overnight to avoid excess electricity charge.

The hob should always be left off at zero with the lids closed.

Note: The Rayburn takes some time to increase or decrease temperature.

Oven setting	1	2	3	4	5	6	7	8
Approx Celsius	50	100	130	170	190	230	270	300

Cooking with the Rayburn:

The **top right oven** is used to cook in, turning it up to 5 for about 180/200°C.

Please remember to turn it back down again to 1 or 2 after you have finished cooking.

Caution: The Rayburn vents outside so you may not smell anything burning if you forget about it!

The **bottom right oven** is a warming oven. Ideal for plates or to keep food warm. It operates around 75°C and cannot be controlled.

The **hob plate** isn't used and should be left switched off (zero) using the main electric hob or kettle instead for boiling/frying etc. (it's much quicker!). Please leave the lids closed for insulation. If the hob did get switched on in error, please switch off again. Note that the lids mustn't be left closed on hob setting 3 or more.

Caution: The Rayburn can get very hot when cooking, especially on the front panels - please supervise children when near the Rayburn. Please don't leave flammable items - tea towels/clothing etc. on the Rayburn when it is operating.

Please do not switch the Rayburn off at the wall socket or press any buttons on the socket, thank you.

Please contact the owners if you would like any further help with the Rayburn, or have an occasion where you would like it switched on at a different time instead.

And most importantly, enjoy the experience of cooking with the Rayburn!

OTHER USEFUL INFORMATION

BED LINEN / TOWELS

All the beds are made up for your arrival. In an effort to reduce energy and be kinder to the environment, please leave the 'No need to change the bed' cards on any beds that are unused. A bath and hand towel are provided for each person, and a shower mat in each bathroom. These are to remain in the property.

Please bring your own beach towels as we do not supply these.

LIGHTS

The lights around the Rayburn are on a timer and may come on automatically for 8 hours if the red light is on - around 4pm until 12am if set.

Please remember to switch off all other lights when not in use to conserve energy.

Please turn off the outside lights overnight so as not to disturb the neighbours.

OIL GAUGE

This is located in a kitchen plug near the kettle. Please leave this switched on and notify the owner if this is on 3 or less bars to avoid running out of heating oil.

PLANTS

We have used mainly living plants inside the barn. If you notice these are dry and don't mind watering them, that would be great, thank you. We've left a few small watering cans around.

We've left some watering cans outside as well in case the weather is very hot and the baskets/tubs dry out too quickly. Sometimes children enjoy this activity! There are a few water butts around that can be used for this. Our plants will thank you!

RUBBISH DISPOSAL & RECYCLING

There is a bin for recycling, a bin for general waste and a food caddy in the kitchen.

When these are full, please place these sacks in the bins outside for collection on changeover. There is a collection of general waste very early on alternate

Wednesday mornings at the top of our no-through lane (Thursday if falling on a Bank Holiday week) and rubbish is taken up the night before.

All waste left will be collected by the cleaner.

Please squash down small and put bagged waste outside in the relevant bins at the end of your stay. An excessive amount of rubbish will be chargeable - please take large boxes home.

ENJOYING YOUR TIME INSIDE

BOARD GAMES / PUZZLES

There is a selection of games and puzzles in the coffee table drawer and kitchen sideboard for your enjoyment. You can use the drawer in the coffee table for puzzles or games and close them away for completion another day.

BOOKS

There is a selection of books in the bookcase and some local guidebooks in the coffee table. There are many recipe books in the kitchen if you fancy some country cooking! The kitchen is well equipped!

INFANTS

A travel cot is provided, but you will need to bring your own bedding for this. There is also a wooden high chair and baby bath/changing mat. These are kept under the stairs. Please clean and return after use. The cot will fit in any of the bedrooms. There are two fixed retractable stair gates on the main flight of stairs, top and bottom. Please use the locking mechanism to secure these. Please note there are two carpeted steps on both sides of the main flight of stairs on the top landing which do not have gates.

MUSIC SYSTEM

A CD player/DB radio is located in the lounge. Music can also be streamed through the TV if you have this subscription.

TELEVISION / DVD SYSTEM

The TV is a smart TV with a soundbar and bass speaker for immersive viewing. Enjoy downloading your favourite movie or watch one of your favourite titles on the DVD player. Please remember to sign out of your accounts!

VIEWS

Stunning views towards Dartmoor are enjoyed from the barn. The tall peaked hill like a volcano is Brent Tor, and the church on top can be seen through binoculars if you have these. Brent Tor is one of the most iconic and impressive rock outcrops in Dartmoor. With St Michael's Church at its top, it makes a distinctive and famous silhouette on the Dartmoor skyline.

At night, towards the right, you can see all the lights from Launceston.

ENJOYING YOUR TIME OUTSIDE

CHAIRS / TABLES

There is a selection of chairs and tables for you to use anywhere in the garden. You are welcome to move the metal sets but please keep the larger wooden sets where they are placed on slabs. Please return any moved tables/chairs at the end of your stay.

There are picnic rugs in the kitchen sideboard and a picnic basket/set for your use whilst in the garden.

CYCLING

Bikes can be stored undercover on the veranda of the lower workshop, or in the upper shed. Please bring your own bike locks to secure them.

GARDEN GAMES

There is a nest swing in the garden. The maximum weight is 120KG (only one adult at a time please).

Other garden games can be found in the garden shed up by the top pond for use in the main garden. Please return these when finished and take care in the shed as it is used for garden equipment. Please supervise children.

GRILL / BBQ

There is a BBQ and fire bowl located outside the lower workshop. Please move this to an open area, the best place is downstairs between the clothes line and pond where there is a seating area, being in close proximity to the kitchen. Please ensure the BBQ is cold/out/clean before returning undercover to outside the lower workshop. We will need to charge for additional cleaning if left dirty.

There are BBQ tools in the kitchen drawer.

Charcoal can be purchased from Mole Valley Farmers in Holsworthy or Homeleigh garden centre at Dutson.

FIRE PIT

There is a fire pit located in the garden. Please avoid using this too close to the barn or under trees. You can burn wood and sticks you may have collected on walks or buy logs/wood/charcoal from local sources. Please ensure this is out before going to bed.

STAR GAZING

The skies here are very black at night with low light pollution, level 3 on the Bortle scale. The stars are an amazing sight, and the Milky Way can be seen after midnight. Be sure to take some time to look at the night sky, maybe whilst sipping a hot chocolate, glass of wine, or toasting marshmallows on the fire pit!

WILDLIFE

Crooked Barn is very rural and secluded. Wildlife is in abundance all around. Rabbits are regular visitors when it's quiet and can be seen playing in the fields. You may even spot one on the doorstep early in the morning!

Pheasants can be seen in the garden and walking up the lane.

Place some fat balls in the many feeders around the garden and enjoy watching a variety of birds visit. Please don't leave out food scraps as this attracts mice.

If you sit quietly in the Wildlife garden, you may see a hedgehog or rabbit appear! Sometimes, we have horses or calves in the adjacent field which may come up to the fence to say hello whilst you are in the garden.

There are many ducks around the riverside at Boyton. It's a pleasant circular walk from the bridleway at the end of our lane, through the woods and back up the hill by Boyton bridge to the top again (or in reverse if you prefer to walk downhill) !! You may come across some free ranging geese/hens on your walk too, and sheep in the fields.

The nights here are completely silent except for the wildlife - listen out for the owls calling.

WILDLIFE PONDS

There are two wildlife ponds in our garden. One is located in the second gated garden up at the top. It is lovely and peaceful there to rest and watch the dragon flies or pond skaters at play. We have newts in the pond if you look carefully.

Please be aware this is an **unfenced pond** and children and pets should be supervised at all times. Please keep out of the ponds due to the sensitive ecosystem.

We ask that pets are kept on a lead in the wildlife garden.

Supervised children may enjoy pond dipping with nets and identifying what they find in the pond. This should be done from the sloped rocky entrance on the left side only, avoiding stepping on the liner across steeper areas. Guests should not walk into the pond, but stay on the side. There is a net in the shed, and a tray to use. We have a book on wildlife ponds in the barn too. Please return all nature to the pond, and never mix from other ponds.

Please keep the gate closed at all times to the wildlife garden.

There is a second fenced pond in the lower garden with no access to this.

Please note that all activities undertaken at Crooked Barn are at your own risk.

DAYS OUT

There are a selection of leaflets, guidebooks and maps in the barn. You are welcome to take these out with you but please return them to the barn after use.

See <https://www.cornwallheritagetrust.org> for free entry to English Heritage sites.

Below are some ideas for days out under an hours drive of Crooked Barn:

ADRENALINE QUARRY, Liskeard (45 minute drive)

Jump off a cliff on a 490m long zip wire. Soar over the flooded quarry on twin cables. Try the karts, giant swing or aqua park.

BEACHES AT BUDE (under 30 minutes drive)

Summerleaze Beach is less than five minutes' walk from the centre of Bude with easy level access to the beach. Great for watersports, surfing, rock pooling, and features a sheltered sea pool for safe saltwater swimming for all ages.

Beach Huts are bookable daily or weekly. Contact the Bude Tourist Information Centre on 01288 354240

Widemouth Bay is a very long open bay popular with families and surfers and at low tide there are hundreds of rock pools to explore. It offers fantastic conditions to learn surfing or body-boarding, which is why many of the local surf schools are based there. Black Rock at the southern end is dog friendly all year.

Visit **The Beach House** - listed 'top 20 beachside bars/restaurants in UK' (The Times). Tel: 01288 361256 for reservations.

BUCKFASTLEIGH

Famous for the magnificent Benedictine abbey that dominates the town, and Buckfast Tonic Wine, the most famous export of Buckfastleigh. The abbey was established in 1018 and its magnificent abbey church and beautifully kept grounds are well worth a visit.

There's lots more to the area too, with **Pennywell Farm** proving a very popular attraction that offers visitors the chance to get up close to adorable farm animals, as does the **Buckfast Butterflies** and **Dartmoor Otter Sanctuary**. Enjoy some beautiful walks along the River Dart or make your way to Buckfastleigh Station to hop aboard a steam train run by the South Devon Railway.

THE EDEN PROJECT (about 50 minute drive)

Famous for its botanical gardens, biomes and the longest zip wire in England.

LAUNCESTON CASTLE

Explore the ancient castle at **Launceston**, with its breathtaking views of the historic town and countryside.

MOORS

Explore Dartmoor, Bodmin or Exmoor, all within easy reach.

NORTH CORNWALL COASTLINE

Visit **Boscastle** with its quaint harbour and cottages. See the detailed accounts of the flooding that nearly destroyed the village.

Take a trip to the small fishing village of **Port Isaac**, made famous by the Doc Martin TV series. See the white washed cottages and squeezey belly alley, one of the narrowest streets in Britain.

Visit King Arthur's castle at **Tintagel**, his birthplace, and see the many mediaeval buildings there. Walk across the historic new cantilevered footbridge if you dare!

ROADFORD LAKES/Watersports and walks

Visit the largest area of freshwater in the southwest of England located at Broadwoodwiger, Near Lifton, Devon PL16 0R, about a 20 minute drive (9 miles). There are water sports, including boating, kayaking and paddle boarding, pleasant walks, play areas and a cafe with stunning views.

TAMAR LAKES/fishing, walking, watersports

Surrounded by British countryside, Tamar Lakes are popular with walkers, runners, cyclists, families, sailors, bird watchers and anglers. Hire a kayak, canoe, paddleboard or sail boat or launch your own kit. Visit the cafe and play area. There is also a popular round lake walk and cycle trail, which is suitable for pushchairs, bikes and wheelchairs, and takes about an hour. The Bude Aqueduct Walk starts and finishes at Lower Tamar Lake.

Kilkhampton, Bude, Cornwall EX23 9SB, about a 30 minute drive.

SHOPPING

Affinity village at **Bideford**, 45 minute drive, has over 28 famous name stores with at least 50% off. We recommend the Nike store for bargain price trainers! Bideford has a picturesque harbour and makes a nice day out.

Plymouth has many shops and can be reached in under an hour.

Exeter is just over an hour away, or relax and take the train from Okehampton.

There are many independent shops as well as big names and architectural interest. We recommend an afternoon tea at **The Ivy**. The experience is exquisite!

SOUTH DEVON RAILWAY (SDR)

The SDR is a 7 mile former Great Western Railway branch line, built in 1872, which runs along the stunning valley of the River Dart between Buckfastleigh and Totnes. They run steam trains with heritage rolling stock and offer a wonderful all day, all weather attraction. Visit the **Totnes Rare Breeds Farm** and Dartmoor Otters & Buckfast Butterflies. Just over an hour's drive off the A38 at Buckfastleigh.

TRETHORNE LEISURE FARM

All weather fun! Outdoor play areas, animals to meet, indoor play barns, bowling. Kennards House, Launceston PL15 8QE, 11 mile drive.

Guests are advised to check ahead for opening times and availability of activities.

PRACTICAL AREA INFORMATION

LOCAL CONDITIONS

STAYING SAFE ADVICE

Our property is cleaned to the highest standard to ensure a safe and comfortable stay.

A QR code is provided for you in the welcome book if you wish to scan for NHS track and Trace.

Only the number of guests/pets on the booking are permitted to stay at the barn for insurance and safety purposes.

Maximum occupancy is six guests, plus cot.

LOCAL TRANSPORT

PUBLIC TRANSPORT

Bus Services

Launceston has direct public bus service connections with Exeter St Davids, Plymouth and Liskeard rail stations.

Bus Routes in Launceston

6A - Bude - Launceston - Okehampton - Exeter. Operated by Stagecoach.

10 - Launceston - Camelford - Wadebridge - Bodmin.

12 - Plymouth - Saltash - Hatt - Callington - Launceston - Bude. Operated by Citybus.

76 - Launceston - Bodmin.

76A - Launceston - Trewint.

Service 236 - Liskeard - Launceston (connects to Liskeard Rail Station)

Rail Links

Launceston does not have a direct rail connection. The above bus services connect the town to mainline stations.

TAXI

Launceston has several taxi services serving the town and further afield. The taxi rank is located in the town square near to the war memorial.

WHERE'S THE NEAREST?

AIRPORT

Exeter EX5 2BD

BANK / ATM

The nearest ATM is located in the village shop Post Office at St Giles on the Heath.

CHILDRENS PLAY AREA

Champmans Well campsite has an undercover outdoor play area and is open to non-residents. It's a pleasant 20 minute walk up the lane.

CHURCH

The nearest church is in Boyton. Turn left at the top of our lane and follow the road round and over the bridge. Alternatively, take the bridle path at the bottom of our lane.

DENTIST

Holsworthy Dental Centre, Penroses, Bodmin Street, Holsworthy. EX22 6BB

HOLSWORTHY DENTAL CENTRE TELEPHONE NUMBERS:

Holsworthy NHS Dental Care (NHS Patients) 01409 255525

Penroses Dental Practice (Private Patients) 01409 253684

DOCTOR

Holsworthy Doctors, Dobles Lane, Holsworthy EX22 6GH. Tel: 01409 253692

GROCERY STORE

St Giles on the Heath community store or Chapmans Well Campsite.

Larger grocery stores are located in Holsworthy and Launceston.

LOCAL PRODUCE

Homeleigh garden centre at Dutson (10 minute drive towards Launceston) has an exquisite food hall selling a variety of local produce - meats, cheeses, oils, cider, fruit and veg, cakes and biscuits etc.

Holsworthy: Mole Valley Farmers has a lovely selection of local produce. Turn left towards Waitrose before the bridge.

We recommend R Perkins butchers in the square. He makes fresh sausages and burgers to his own recipe - they are very popular and can sell out. Try some of the different flavours - they are amazing!

There's a market in the square too on Wednesdays 9am – 2pm selling a range of local produce including – fresh fruit and vegetables, fish, meat and poultry and artisan baked goods, plus gifts and much more.

Lower Northcott Farm, down the lane from Crooked Barn for award winning organic beef.

The community shop at **St Giles on the Heath** has a selection of local produce. They are open until 17:30 most days and Sunday mornings.

Strawberry Fields Farm Shop at Lifton - amazing food hall full of local produce. Strawberry picking in season. Restaurant, picnics, 'Farm Barn' complete with farm animals, sand pit, hay mountain, mini games, a golden strawberry hunt

PETROL STATION

These are few and far between! There is one located on the way to Holsworthy - turn left at the end of the lane by the campsite. There is also one on the Holsworthy/Bude road just past the town.

There are a few petrol stations in Launceston.

PHARMACIES

There are two pharmacies in Holsworthy, Boots and Lloyds.

Lloyds Pharmacy, 2-3 The Square Tel: 01409 253461

Boots, Holsworthy Tel: 01409 255295

POLICE STATION

This is located in Holsworthy:

Well Park, Western Road EX22 6DH Holsworthy

POST BOX / POST OFFICE

Located in the community shop at St Giles on the Heath.

PUB

The nearest is the Pint and Post at St Giles on the Heath, about 3 miles away.

Alternatively, there is a public bar/food and entertainment available at The Anglers Rest at the end of the lane, about a 20 minute walk.

SWIMMING POOL/LEISURE CENTRE

1610 Leisure in Holsworthy.

Well Park, Western Road, Torridge EX22 6DH

Telephone 01409 335767

TAKEAWAYS

Anglers Rest at Chapmans Well. Hot pies from the shop at St Giles on the Heath. Fish and chips, burgers, and Indian in Holsworthy. Many takeaways in Launceston.

VETS

There are many vets around Holsworthy and Launceston, although we are unable to provide recommendations. This one is the closest:

Tamar Vets, North Road, Holsworthy, Devon, EX22 6HJ. Phone 01409 254078