

Lime Tree Barn
— SOMERSET —

Information Pack

RELAX & UNWIND IN RURAL SOMERSET

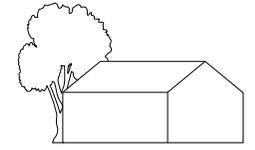
Lime Tree Barn, is a collection of three exquisite holiday homes nestled within the beautiful Somerset countryside. Situated on a working dairy farm, Lime Tree Barn offers modern barn conversions that seamlessly blend rustic charm with contemporary luxury.

Lime Tree Barn comprises of three holiday homes that has been thoughtfully designed to provide a unique and memorable stay. Step inside and be greeted by stylish interiors adorned with tasteful furnishings, combining comfort and elegance.

The open-plan layouts create spacious living areas where you can relax and unwind, enjoying the tranquil ambiance that surrounds you.

The fully equipped kitchens in each holiday home allow for self-catering, giving you the freedom to prepare your meals with local ingredients or indulge in culinary adventures. When it's time to retire for the night, the bedrooms at Lime Tree Barn offer a peaceful sanctuary.

Sink into the plush bedding and enjoy a restful sleep, waking up refreshed and ready to embrace the wonders of the day. The en-suite bathrooms provide modern fixtures and luxurious touches, ensuring a touch of indulgence during your stay.



Lime Tree Barn
SOMERSET



www.limetreebarn.co.uk

USEFUL CONTACT INFORMATION

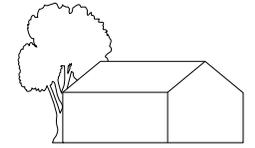
Address:

Lime Tree Barn,
Higher Hatherleigh Farm,
Holton, Somerset, BA9 8AE

Sykes Holiday Cottages Telephone: 01244 356 666

Caretaker Telephone: 07989605869

Emergency Telephone: 999



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IMPORTANT INFORMATION

Keys:

The keys to the back doors and utility cupboards are hung up in the storage cupboard in the hallway. These cupboards should only be opened in an emergency, such as a fire or a water leak. It is recommended that one entrance key is always left in the outside lock box. This will prevent you from being locked out of the house if you lose your keys.

Check in/out times:

Check in time: 15:00

Check out time: 10:00

First Aid Kit:

The first aid kit is on the top shelf of the store cupboard in the hallway.

Fire:

The fire extinguisher and fire blanket are located in the downstairs locked utility cupboard. The key to the cupboard is on the hooks in the storage cupboard.

Smoking:

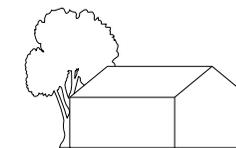
Smoking and vaping are not permitted within the holiday let. An ashtray has been provided on the fence in the rear garden for guests who wish to smoke outdoors.



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EMERGENCY SERVICES



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Hospital: Yeovil Hospital, Higher
Kingston, Yeovil, BA21 4AT

Telephone: 01935 475122

Local Dentist: Wincanton Dental Practice,
56 High St, Wincanton, BA9 9JF

Telephone: 01234 567 890

Local Police Station: Avon and Somerset Police,
South St, Wincanton, BA9

Telephone: 0117 998 9112

Local Chemist: Boots Pharmacy, Health Centre,
Dyke's Way, Wincanton
BA9 9FQ

Telephone: 01963 33235

Local Fire Station: Wincanton Fire Department,
Bennetts Field Trading Estate,
Wincanton BA9 9DT

Telephone: 01392 872200

Local Vets: Southill Vets Ltd, The Surgery,
Balsam Fields, Wincanton,
Somerset BA9 9HE

Telephone: 0196333226

Local Doctors: Wincanton Health Centre,
Dyke's Way, Wincanton,
BA9 9FQ

Telephone: 01963 435700

DEFIBRILLATOR

The closest defibrillator is located at:

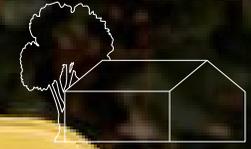
The Old Inn, Holton Street, Holton, Wincanton, BA9 8AR.

0.9 miles away

Secondary to that there is one located at:

Ridemore Unit, Dykes Way, Wincanton, BA9 9RU.

1.1 miles away.



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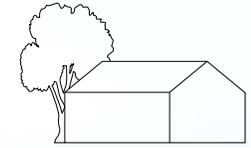
YOUR SAFETY & THE FARM

Awareness of a working dairy farm is crucial for respecting the farm, its animals, and staying safe.

Understanding the farm's operations allows us to appreciate the hard work and expertise required for dairy production, as well as the potential dangers involved.

Recognising the risks, such as handling heavy machinery and working with large animals, emphasises the need to stay off the farm unless authorised.

By being aware and respectful of these boundaries, we can support ethical farming practices, prioritise animal welfare, and make informed choices about the dairy products we consume.



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WELCOME TO LIME TREE BARN

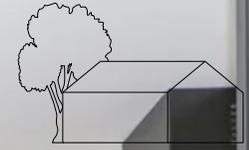
LET'S EMBRACE ENERGY CONSERVATION!

Thank you for choosing our holiday home for your getaway! We're excited to have you here, and we're equally committed to ensuring your stay is both comfortable and eco-friendly. As our valued guests, we kindly request your co-operation in conserving energy during your stay.

Be mindful of lighting: When not using a room, kindly turn off lights. Embrace natural light during the day for a warm and inviting ambiance.

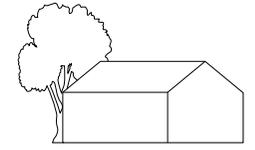
Responsible device usage: Unplug chargers and electronics when not in use to save energy and reduce environmental impact.

Temperature control: Use heating and cooling systems responsibly. Close windows when the heating/cooling is on for optimal efficiency.



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UTILITY & CONTROL LOCATIONS



Lime Tree Barn
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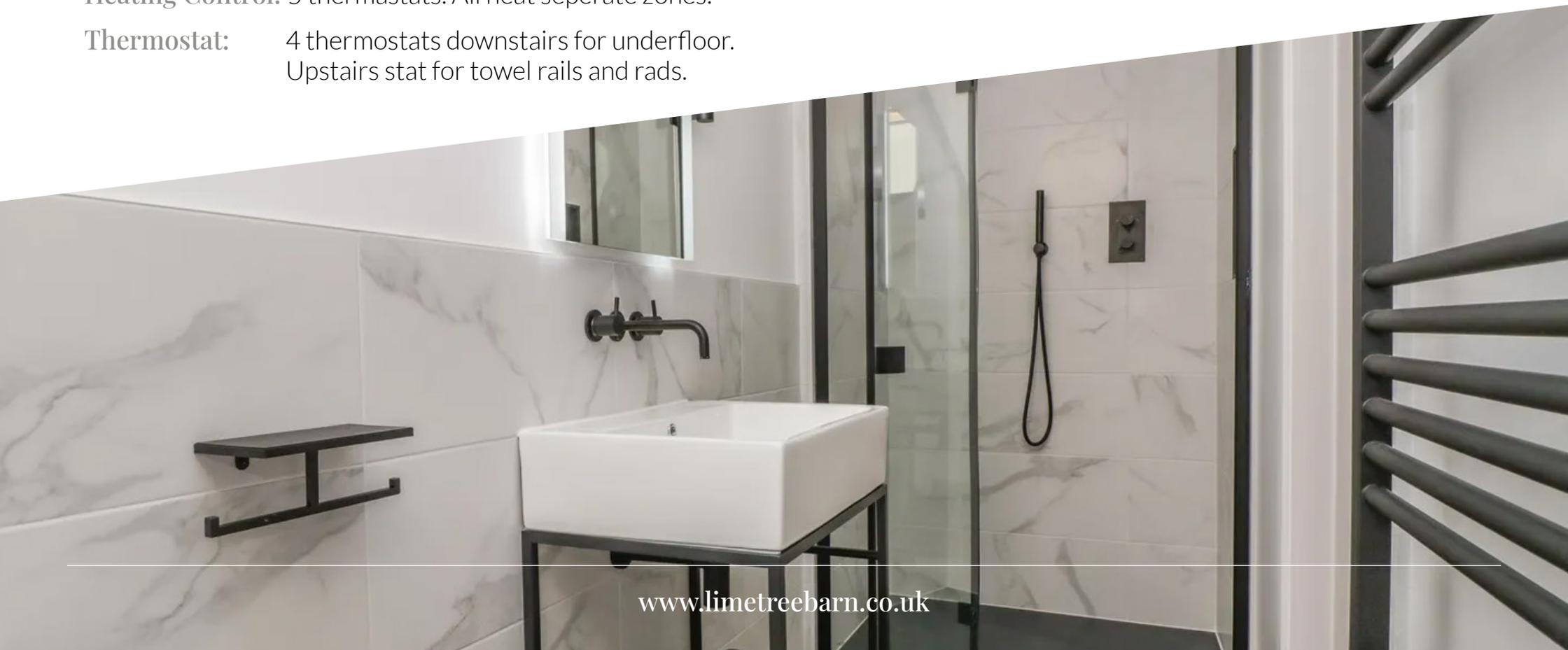
Water Stopcock: Internal stop tap in locked store cupboard in hallway.
Key in other cupboard.

Fuse Box: In locked store cupboard in hallway. Key in other cupboard.

Main Gas Tap: N/A

Heating Control: 5 thermostats. All heat separate zones.

Thermostat: 4 thermostats downstairs for underfloor.
Upstairs stat for towel rails and rads.



HEATING & COOLING SYSTEMS

Heating Thermostats:

Each wall mounted thermostat controls a separate zone. There is one for the hallway, downstairs bedroom, downstairs bathroom, kitchen and living area and one upstairs which controls the master bedroom radiator and towel rails.

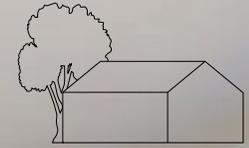
The downstairs thermostats will be set at 21 degrees, these can be turned off and on simply by pressing the power button on the front.

The upstairs thermostat is set high (32 degrees) for the towel rails and radiator. This thermostat only controls the towel rails and master bedroom radiator. Turn on by pressing the on button on the stat - you can then turn down or off the bedroom radiator using the in-line control at the bottom of the radiator. Please only control the towel rails using digital thermostat on wall.

During the summer months its very unlikely the heating will be needed. During winter months it is advised that the thermostats are left on and not altered as the main source of heating is underfloor, so once warm, the flooring will stay warm.

Air Conditioning:

When using the air condition in the master bedroom, please ensure the master bedroom radiator is switched off on the radiator thermostat as this will have a counter effect on the cooling of the room. The air condition is turned on via a remote which is located in the upstairs bedroom chest of draws.



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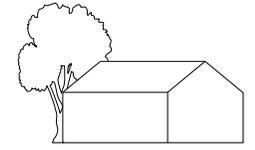
IMPORTANT NOTICE

Out Door Water:

The water outside is not drinking water. It is spring water from our farm, but it has not been cleared or tested to drink. Please do not drink this water.

The hoses have been provided for washing your boots, dogs, and anything else that may need washing. Please wash near the lawn or on the lawn, and clean down the path after. Let the hose pipes drain down after use, as they are expandable hoses.

Thank you for your cooperation.



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CANINE CARE AT LIME TREE BARN

Dogs:

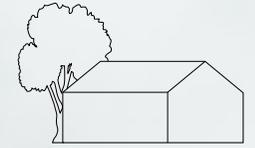
We kindly ask that all dogs be kept off the furniture and limited to the downstairs area. Thank you for your cooperation.

Dog Waste:

Please be a responsible pet owner and pick up after your dog. This helps keep Lime Tree Barn clean and safe for everyone.

It is especially important to pick up after your dog if they venture into the cattle fields. This is to prevent neosporosis in cattle. Neosporosis is an infectious disease of cattle caused by a parasite that is transmitted in dog feces. It is the most commonly diagnosed cause of abortion in cattle in the UK.

Dog waste bins and bags have been provided for in the boot box outside the front door.



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APPLIANCES, BREAKAGES & RECYCLING



User Guides:

All appliances in your holiday home have a user guide. You can find these in the black file in the storage cupboard in the hallway.

Breakages:

Breakages happen, and that's okay. Please make a note of any breakages in our Breakages Book, which is located in the under-counter cupboard on the living room side of the kitchen worktop.

Recycling:

Please help protect the environment by recycling and disposing of your waste responsibly. There are internal bins under the kitchen sink for separating waste, and external bins in the car park.



USEFUL INFORMATION

Board Games:

There is a selection of board games and children's toys located in the cupboard situated on the living area side of the kitchen work top.

Bedding:

Spare bed sheets and linen can be supplied upon request during your stay.

Travel Cot & High Chair:

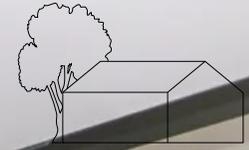
The travel cot and high chair are located in the upstairs utility cupboard. This cupboard is locked and the key can be located in the hallway store cupboard.

Batteries & Light Bulbs:

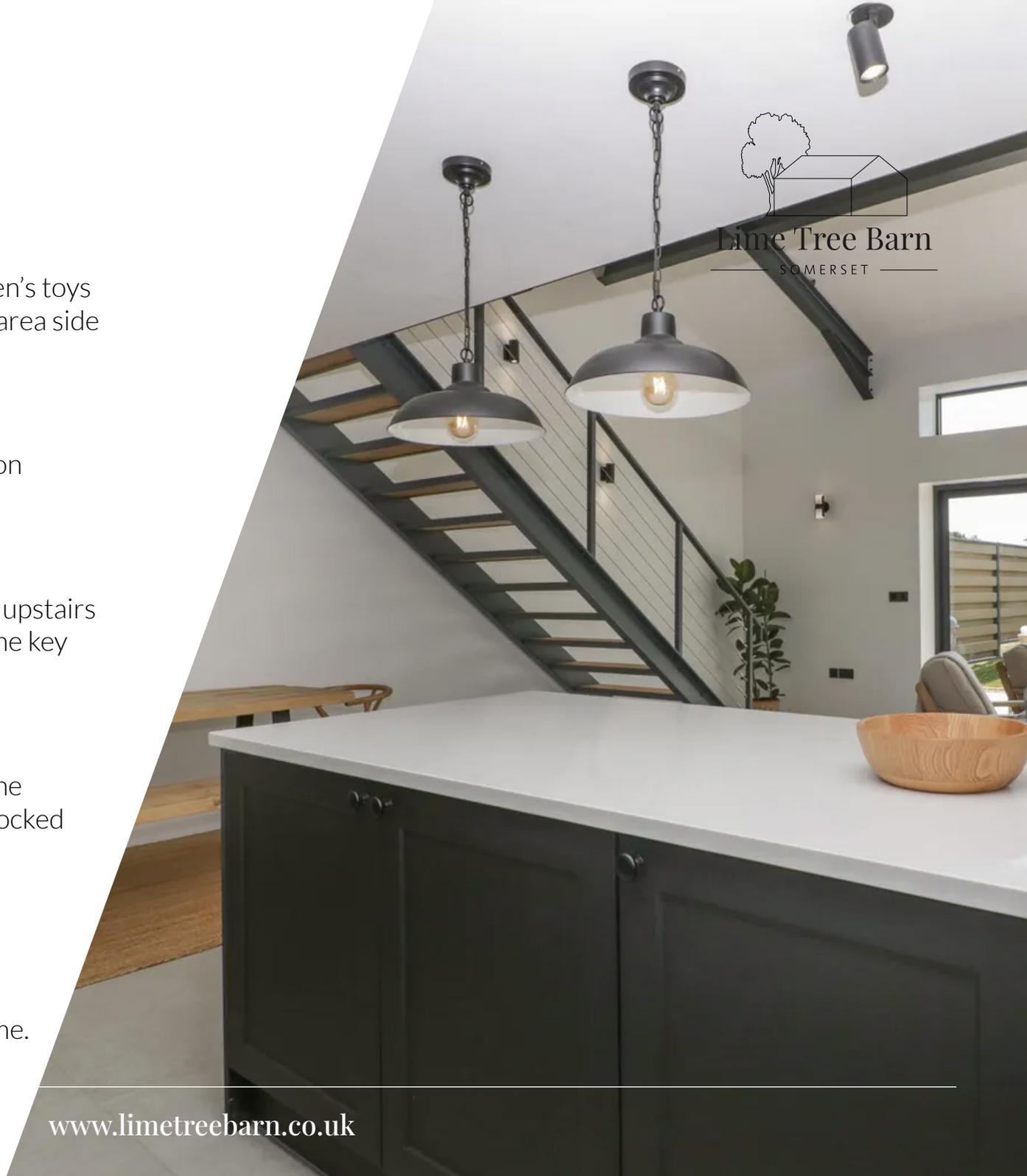
Spare batteries and light bulbs are located in the downstairs utility cupboard. This cupboard is locked and the key can be located in the hallway store cupboard.

Candles:

With regard to fire safety, please do not use candles or naked flames within the holiday home.



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MIRRORS, BLINDS & LIGHTING

Bathroom Mirrors:

To activate the mirror light and demister, wave your hand at the bottom right-hand corner of the mirror. All mirrors have a shaver socket.

VELUX Windows and Blinds:

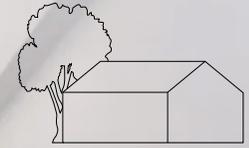
The VELUX windows in the master bedroom and upstairs bathroom can be opened and closed with a pole. The master bedroom VELUX blind can be controlled with a remote control. To operate the remote, simply press the up or down button once. There is a reset button on the blind casing if the blind becomes stuck.

Light Switches:

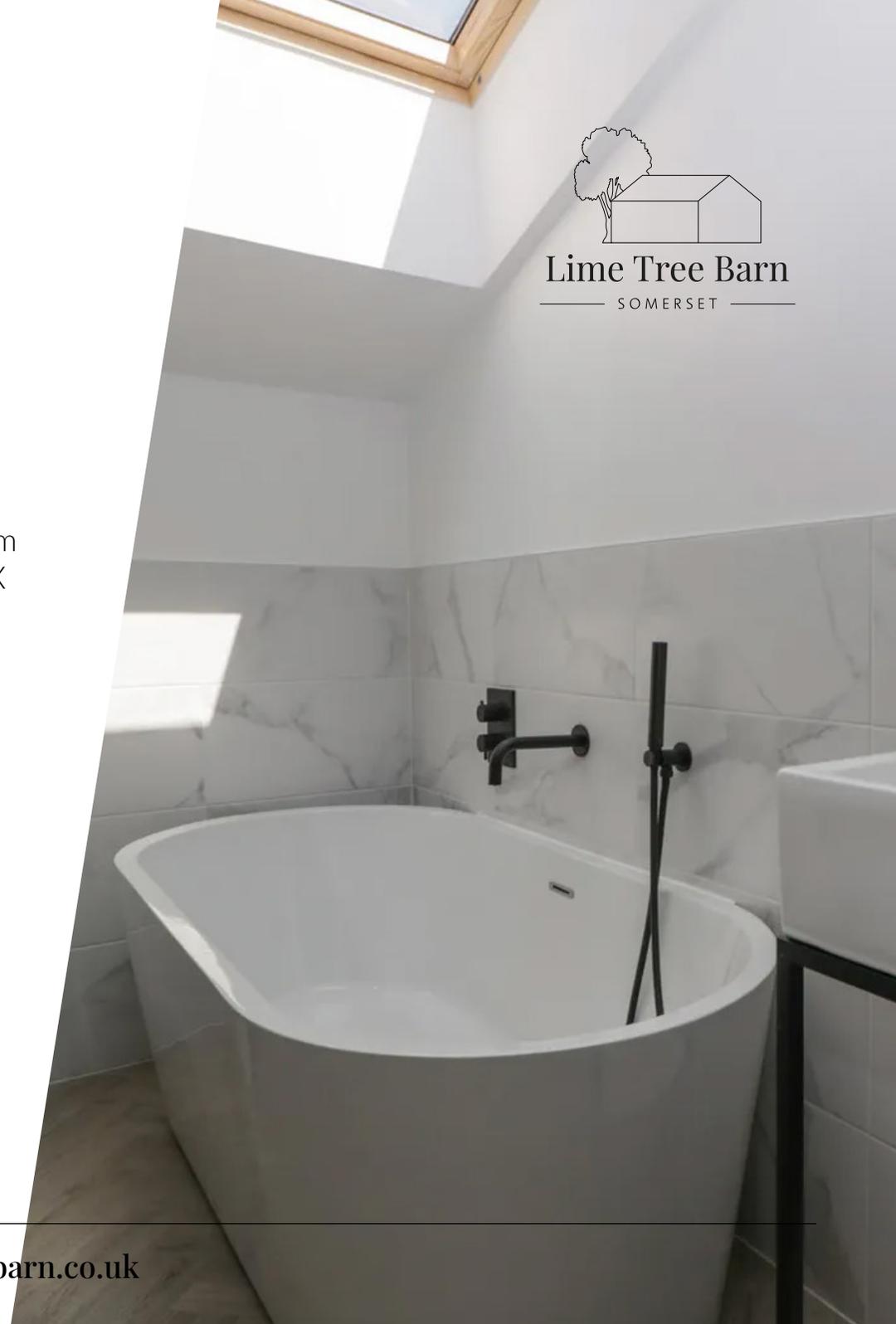
Effortlessly control the ambiance of your space with our modern, flat-fronted light switches equipped with versatile dimming capabilities.

To operate:

- For full brightness, press the top of the switch twice.
- Press the top of the switch once, to turn the lights to the last dimmed setting.
- To turn off the lights, press the bottom of the switch once.
- Hold the top of the switch to increase brightness or the bottom to decrease brightness.



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REAR DOOR BLINDS

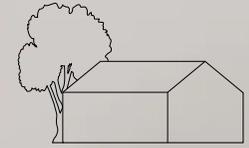
The rear door blinds are controlled via a remote. The button at the bottom of the remote activates the remote. There are four lights, press this button once to light up one light, twice to light up two. And press 5 times to make them flash.

- 1 light controls the left-hand side
- 2 lights control the right-hand side
- 4 flashing lights control them both at the same time

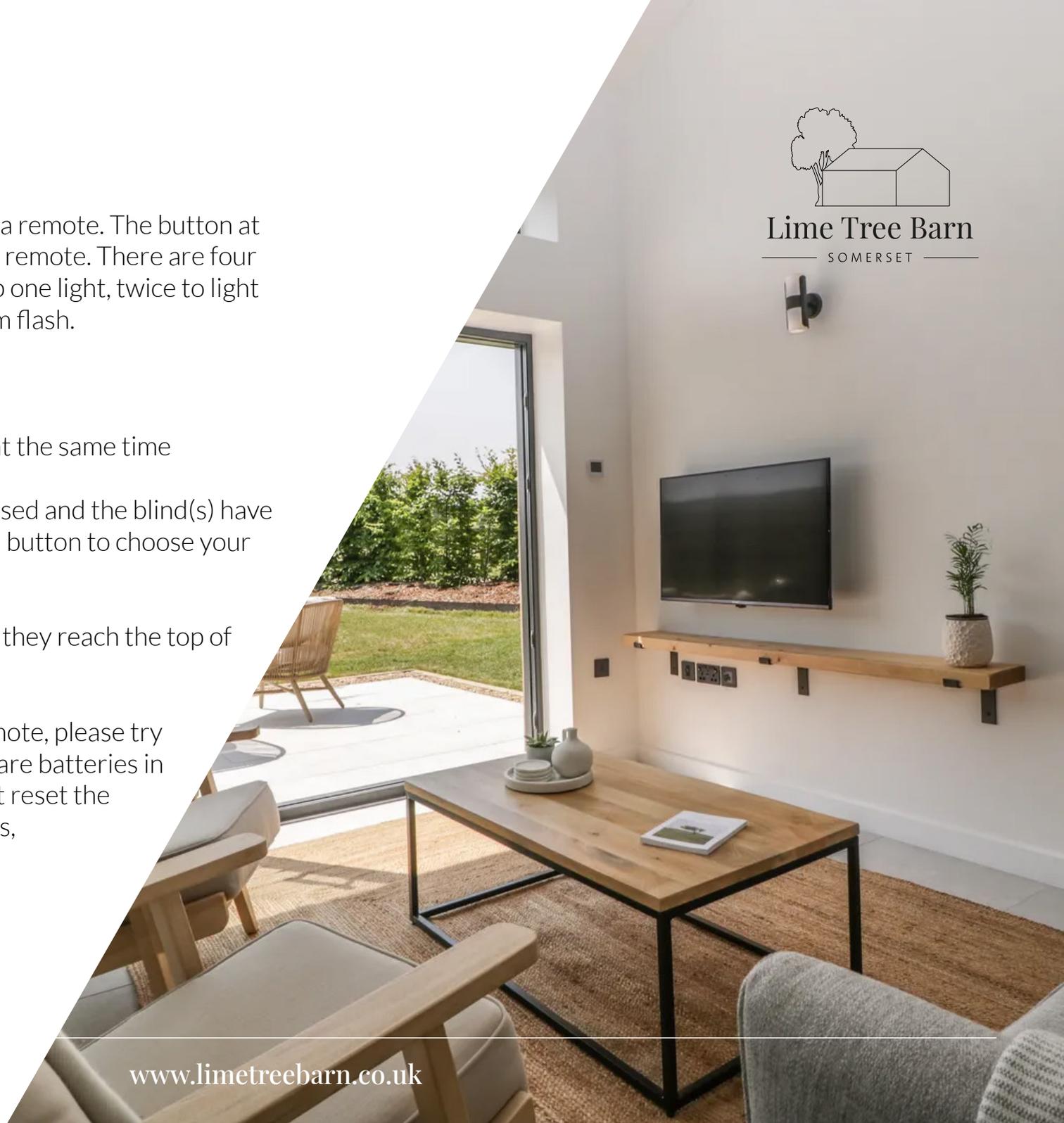
Once the bottom button has been pressed and the blind(s) have been chosen, simply press the up down button to choose your desired level.

The blinds will stop automatically once they reach the top of the window or the floor.

If the blinds stop responding to the remote, please try replacing the batteries. You can find spare batteries in the downstairs utility cupboard. Do not reset the remote control unit. If the issue persists, please let us know.



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REAR DOOR BLINDS

The rear door blinds are controlled via a remote. The button at the bottom of the remote activates the remote.

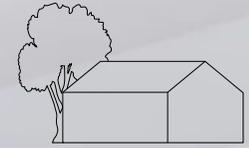
There are four lights, press this button once to light up one light.

1 light controls the Blinds.

Once the bottom button has been pressed and 1 light is on, simply press the up down button to choose your desired level.

The blinds will stop automatically once they reach the top of the window or the floor.

If the blinds stop responding to the remote, please try replacing the batteries. You can find spare batteries in the downstairs utility cupboard. Do not reset the remote control unit. If the issue persists, please let us know.



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QUARTZ WORKTOPS

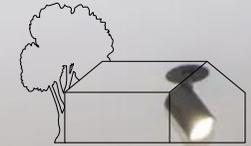
Here is a quick guide to our kitchen worktops. Please help to keep them in good condition.

DO:

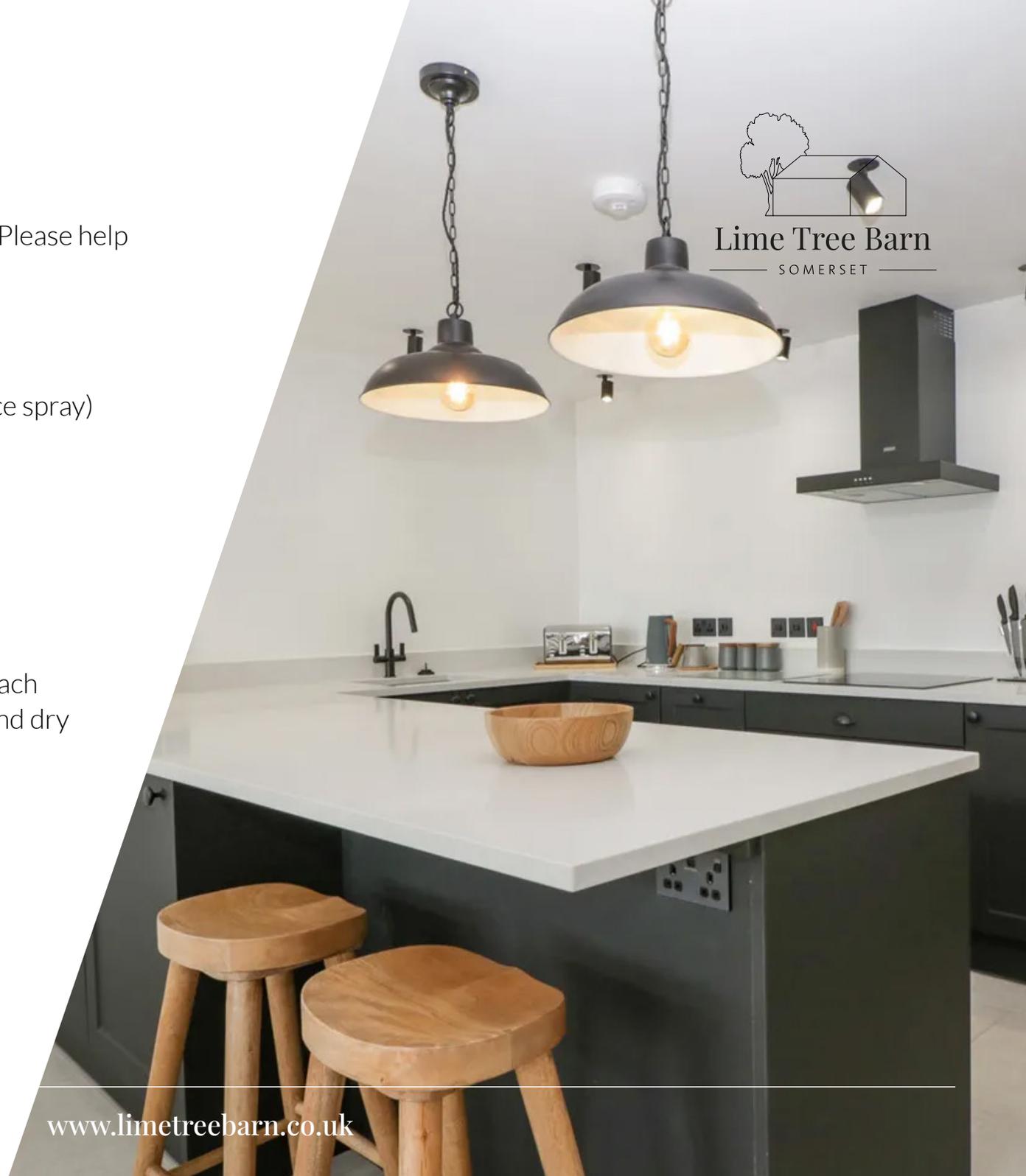
- Use warm water and soap
- Use non-abrasive cleaners (e.g. multi-surface spray)
- Rinse with water and wipe dry afterwards
- Patch test new cleaning products
- Use a soft cloth for everyday cleaning
- Wipe stains away quickly

DON'T:

- Use harsh chemicals such as chlorine or bleach
- Let residue build up by forgetting to rinse and dry
- Use knives on the countertop
- Place hot pots and pans on the worktop



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THE OUTDOOR SPACE

Robotic Lawn Mowers

To maintain the front and rear lawns while still respecting your privacy, we have installed robotic lawn mowers. We kindly ask that you keep the lawn clear of any items between 9pm and 6am.

The mowers will operate at night to ensure that children and pets are safe to play. They are designed to be very sensitive and safe, and will stop on contact if they were to hit anything.

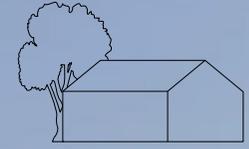
Weber® Barbecue

Please enjoy using the Weber® Barbecue. If you are not familiar with how to use it, please refer to the user guides in the manuals folder in the downstairs storage cupboard, which is located in the hallway.

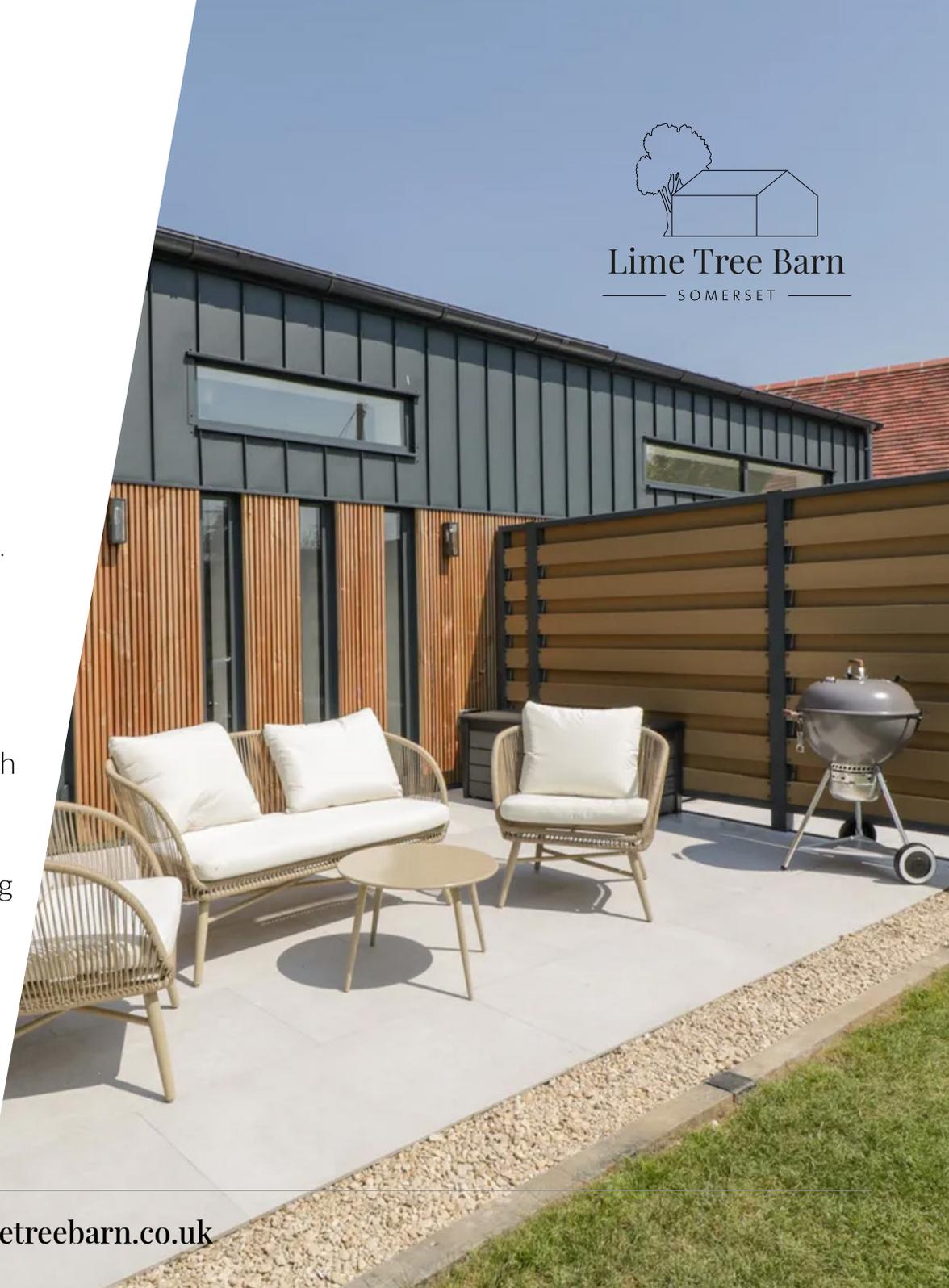
Please note: We store the barbecue away from 1st November to 1st March. However, if you wish to use it during this period, please let us know.

Garden Furniture

Cushion for the outdoor furniture can be found in the outdoor storage box.



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OUR DAIRY FARM

Our dairy farm proudly produces premium milk, supplying Barbers Cheesemakers with the foundation for their exceptional cheeses.

Nestled amidst lush pastures, our farm ensures the highest quality by employing skilled farmers, state-of-the-art technology, and sustainable practices. With a focus on flavor, nutrition, and freshness, every drop of milk leaving our farm meets the strictest standards.

We have a special emphasis on the well-being of our contented cows, whose happiness is paramount in their milk production. We understand the crucial role our milk plays in creating Barbers' artisan cheese, and we are committed to contributing to their renowned taste and craftsmanship.

From sunrise to milking, our farm operates with unwavering dedication, delivering the finest milk from our happy cows.



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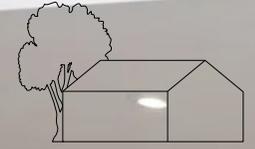
PROPERTY HISTORY

Lime Tree Barn, once a humble cattle shed and machinery storage facility for the dairy farm, underwent a transformative renovation starting in November 2021. This picturesque structure, nestled amidst the green fields, had witnessed generations of hard work and farming traditions.

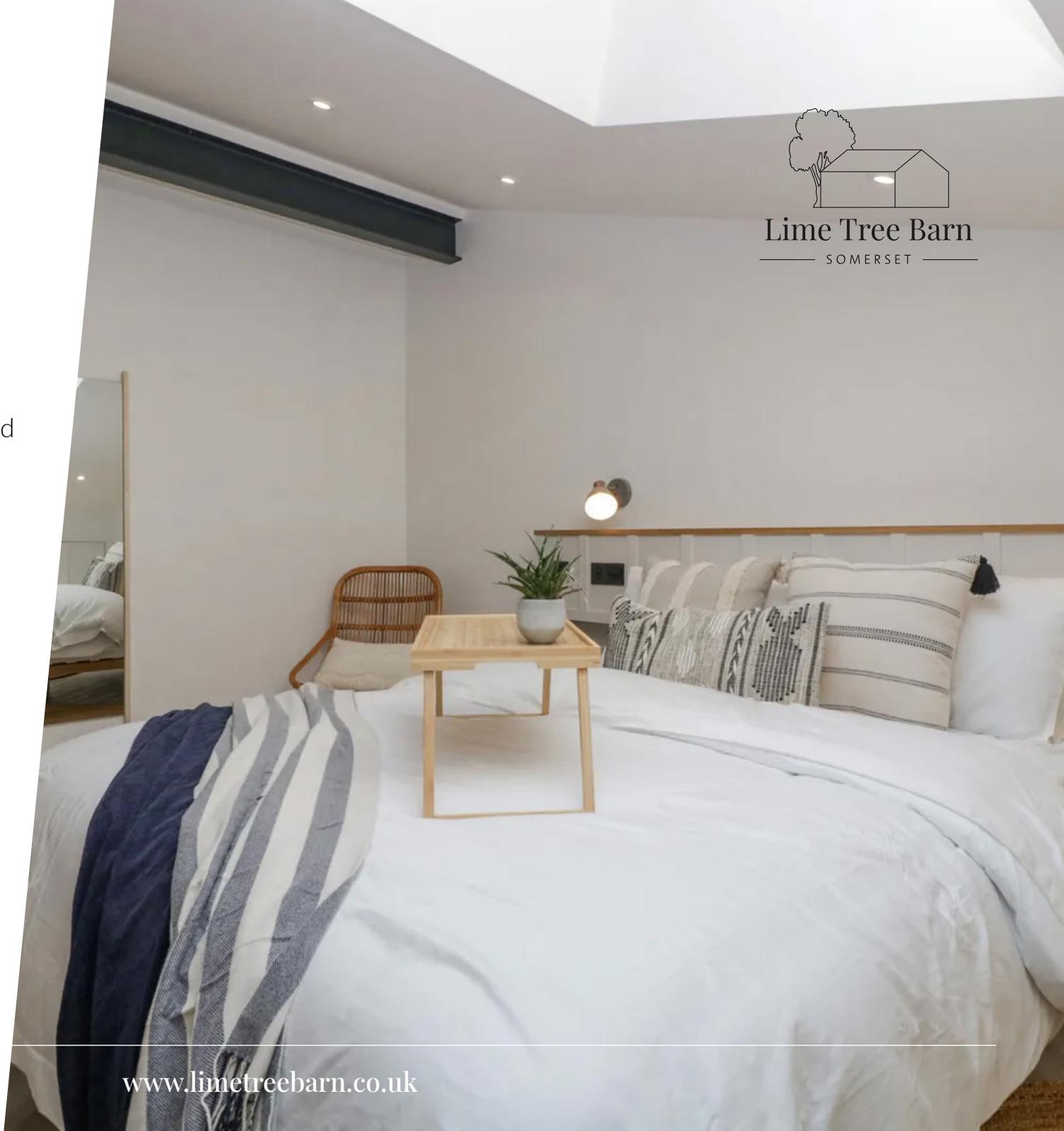
However, recognizing its potential, the decision was made to convert the barn into a stunning living space that would blend modern comforts with its rustic charm.

The renovations involved meticulous planning and skilled craftsmanship to preserve the barn's original character while incorporating contemporary design elements.

Today, Lime Tree Barn stands as a testament to the farm's rich history, proudly showcasing its new purpose as a captivating and inviting dwelling that seamlessly harmonizes with its natural surroundings



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LOCAL HISTORY

Wincanton is a charming market town located in the county of Somerset, England. With a rich history dating back centuries, Wincanton has played a significant role in the local area.

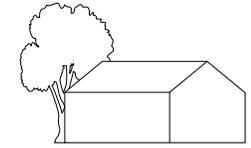
The town traces its roots to the Saxon era, and its name is believed to originate from the Old English words “wineca” meaning pasture and “dun” meaning hill. Throughout its history, Wincanton has been a bustling center for trade and commerce, benefiting from its strategic location on major trade routes.

In the 19th century, Wincanton experienced significant growth and prosperity due to the expansion of the dairy industry in the region.

Many local farms specialized in cheese production, and Wincanton became known for its high-quality dairy products. During World War II, Wincanton played a vital role as a military base and training ground for British and American troops.

The town witnessed various air raids, and its residents contributed to the war effort in multiple ways. In recent years, Wincanton has continued to thrive as a market town, offering a range of amenities, including shops, restaurants, and local businesses.

With its picturesque setting, vibrant community, and rich heritage, Wincanton remains a cherished part of Somerset’s local history, attracting both residents and tourists alike



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NEAREST SHOPS & LOCATIONS

Supermarket: Morrisons and Lidl in Wincanton. 1 mile drive.

Petrol Station: Shell Garage - On Entrance/Exit of the Farm.

Butchers: Andrew Barclay Butchers Ltd - on the High Street, Wincanton.

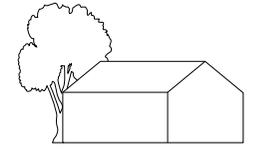
Greengrocer: Wincanton Fruit And Veg - on the High Street, Wincanton.

Baker: The Lovington Bakery - on the High Street, Wincanton.

Newsagent: Papertrees - on the High Street, Wincanton.

Post Office: In the centre of Wincanton on the High Street.

Bus Stop: Memorial Hall Car Park, BA9 9JF. (Top of high street and turn right)



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PLACES TO EAT & DRINK

Restaurants:

The Montague Inn - 01749 813213 (3.9 miles)

The Kings Arms - 01963 220281 (7 miles)

The Stapleton Arms - 01963 370028 (5.5 miles)

At the Chapel - 01749 814070 (6.2 mile)

Osip Restaurant - 01749 813322 (6.1 miles)

HOLM Somerset - 01460 712470 (20 miles)

Pubs:

The Nog Inn, Wincanton (1.8 miles)

The White Horse, Horsington (1.8 miles)

Uncle Toms Cabin, Wincanton (1.9 miles)

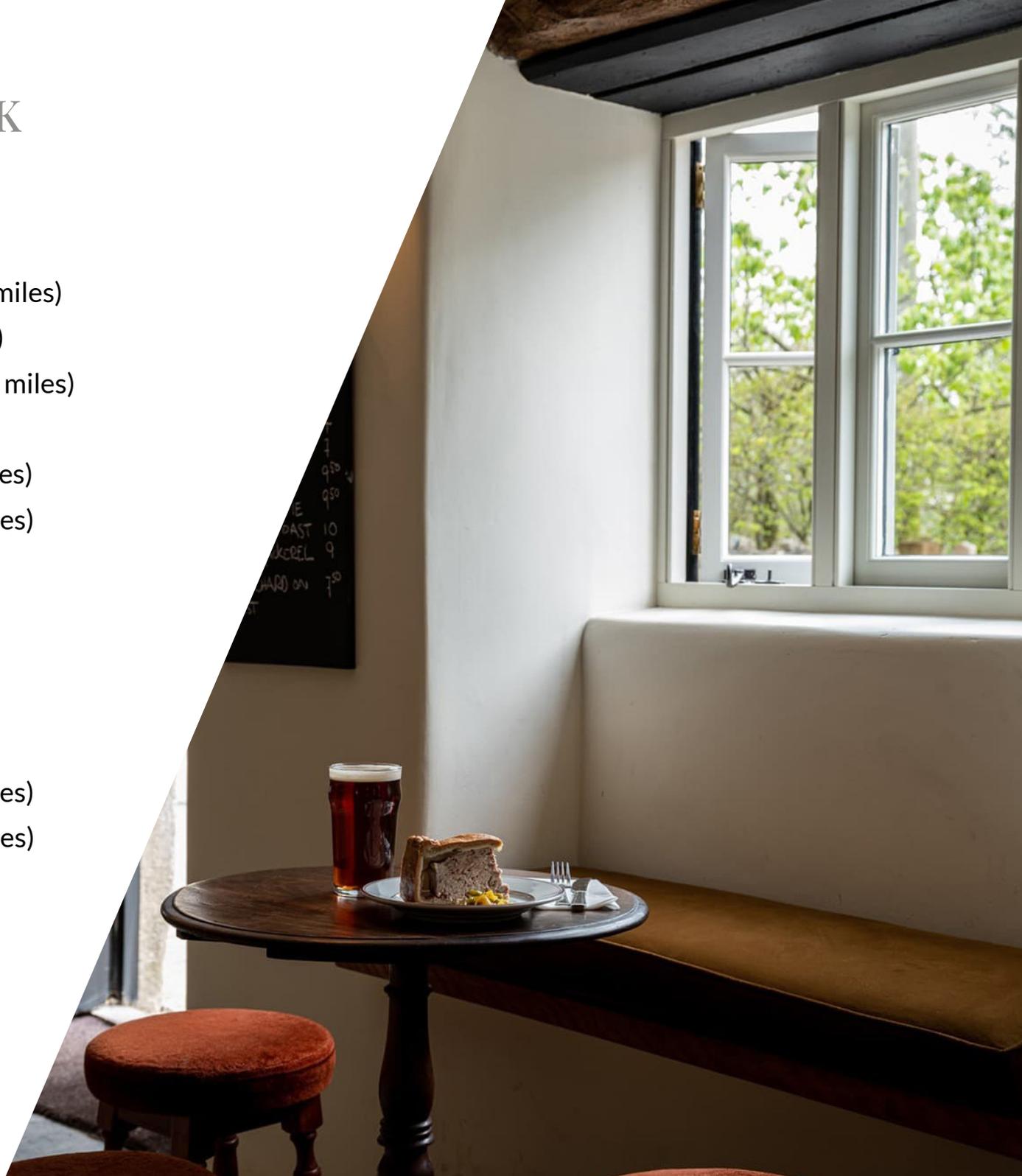
The Queens Arms, Corton Denham (7 miles)

The Camelot Pub, South Cadbury (5.4 miles)

Bars:

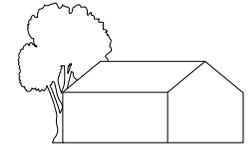
Roth Bar & Grill, Bruton (6.2 miles)

Rocky's Bar, Gillingham (9 miles)



PLACES TO VISIT

Outdoor enthusiasts can partake in hiking, cycling, or simply revel in the beauty of the surrounding countryside. In addition to these wonderful attractions, Lime Tree Barn also offers convenient access to several other notable destinations. Here are some additional places to visit during your stay.



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The Newt

The Newt is a captivating country estate that boasts stunning gardens, woodlands, and orchards.

Explore the beautiful grounds, visit the contemporary art gallery, and indulge in delectable food and drinks at the estate's restaurant and café.



Stourhead

Just a short drive away, Stourhead is a renowned National Trust property famous for its breathtaking landscape garden.

Take a leisurely stroll around the enchanting lake, wander through the meticulously designed gardens, and visit the exquisite Palladian mansion that sits at the heart of this picturesque estate.



Alfred's Tower

Situated in the charming woodlands of the Stourhead Estate, Alfred's Tower is an iconic landmark worth visiting. Climb to the top of this 49-meter-high tower for panoramic views of the surrounding countryside, and immerse yourself in the history and beauty of the area.



Longleat

Longleat in Wiltshire, England, is a splendid stately home and wildlife park. The Safari Park, home to diverse exotic animals, offers an immersive drive-through experience. Inside, opulent interiors boast priceless antiques and art, appealing to history enthusiasts.

COASTAL ATTRACTIONS

If you're looking to explore the coastline, Lime Tree Barn is conveniently located within an hour's drive of the stunning Dorset coast. With Lime Tree Barn as your base, you'll have the opportunity to explore many of Somerset's & Dorset's captivating attractions. Here are some coastal destinations that you can easily reach:



Jurassic Coast

Stretching along the Dorset and East Devon coast, the Jurassic Coast is a UNESCO World Heritage Site known for its spectacular cliffs, stunning rock formations, and fossil-rich beaches. Discover unique geological features, walk along picturesque coastal paths, and soak up the beauty of this remarkable coastline.



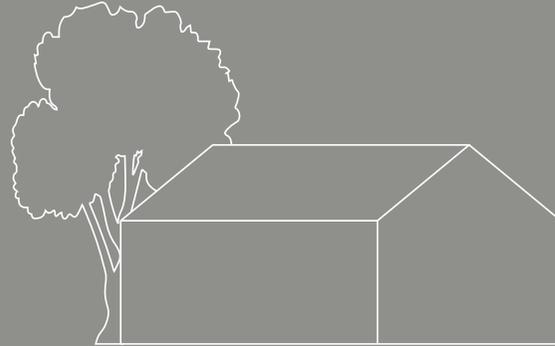
Weymouth

A popular seaside town in Dorset, Weymouth offers a beautiful sandy beach, a charming harbor, and a bustling waterfront. Enjoy a day at the beach, explore the quaint streets lined with shops and cafes, and indulge in fresh seafood at one of the local restaurants.



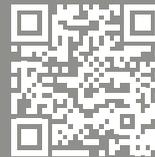
Lulworth Cove & Durdle Door

These iconic landmarks on the Jurassic Coast are a must-visit. Marvel at the natural beauty of Lulworth Cove, a horseshoe-shaped bay with crystal-clear waters, and take a short walk to witness the stunning rock arch known as Durdle Door, a breathtaking sight that has become an emblem of the Jurassic Coast.



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