



LUXURY HOLIDAY COTTAGES

### ***The Mistal - Information for Guests***

#### ***Postal Address and Contact Details:***

*Jeff Milton*

*Old Low Moor Farm*

*Moor Road*

*Knayton*

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#### ***Directions:***

*From Junction 49 on the A1 follow signs to Thirsk/Teeside on to A168/A19.*

*Once on the A19 dual carriageway, go past the junctions for Thirsk and Northallerton and turn off at the junction marked "Knayton/Borrowby" (NB the turning comes up quickly after the signpost).*

*Follow the road round to the crossroads and turn sharp right, crossing the A19 into Knayton.*

Drive straight on past the Dog and Gun pub and through the village.

Approximately ½ mile out of the village go straight across the cross roads on to a road marked “single track with passing spaces”.

Old Low Moor Farm is the first farm on your left. Go past the entrance marked with the millstone and turn left into the second, stoned driveway marked “Old Low Moor Farm Cottages” leading up to the Mistal on your left and passing the fishing lake on your right. You will find a double parking space immediately to the rear of the Mistal.

**The holiday let will be open with the keys on the inside** so you can go in and make yourself at home, we will catch up with you at some point. If you have any issues then please contact us (details at the front).

**NB If you use a satnav it will probably take you further down Moor Road, past the farm.**

### **General Information:**

Bedroom 1 has a 6ft zip and link bed and bedroom 2 has an extra-long 5ft by 6ft 6in zip and link bed, **both beds can be split into singles, if this is required please let us know in advance otherwise the beds will be made up as doubles.**

There is also a sofa bed in the lounge area for occasional use by extra guests (N.B.extra charges apply), please let us know in advance if this is required.

We supply towels, soaps, shower gel, shampoo and conditioner etc. and a hairdryer in each bedroom.

We also provide an initial supply of tea, coffee (including a supply of capsules for the Nespresso machine) and sugar to get you started. Condiments and kitchen essentials such as washing up liquid, dishwasher tablets, cling film, foil, washing up cloths, tea towels and oven gloves are also supplied.

If you wish to arrange a delivery of groceries before you arrive we would be happy to receive and unpack it for you ready for your arrival, just give us a call to arrange a delivery time, please ask the supermarket to deliver to the second entrance.

Heating to the property is via underfloor heating on the ground floor controlled by a thermostat on the kitchen wall next to the door to the cloakroom area. Please remember that underfloor heating takes time to react to changes in settings. There are radiators to the first floor, controllable by thermostats on the radiators and heated towel warmers in the shower rooms controlled by thermostats in the shower rooms which are set to come on during the day time and evenings.

There is also a wood burner. We provide an initial supply of wood etc. for the fire which can be found in the courtyard. Additional supplies of wood etc. can be purchased from us at a cost of £5 per sack (payment via honesty box in the wood store Courtyard). **PLEASE NOTE THE WOODBURNER IS NOT TO BE USED WHEN THERE ARE YOUNG CHILDREN ABOUT IN THE HOUSE BECAUSE OF THE RISK OF ACCIDENTS.**

There is free Wi Fi in the Mistal the network is listed under "The Granary" and the password is: **milton123**. Unfortunately, Superfast Wi Fi is not yet available in our area and our present Wi Fi may not support streaming of films etc. via mobile phones or other devices.

There is a table and seating outside on the patio at the front of the property and a charcoal barbecue is available for your use, we provide an initial supply of charcoal, firelighters and matches.

You are welcome to use the tennis court, we have some tennis racquets and balls which you are welcome to use and which are stored in the chest just inside the tennis court but if you are a serious player we advise you to bring your own!

We have a small coarse fishing lake in the field next to the Mistal which is available for use by guests free of charge. The lake is 8 feet deep in the middle and has steep sides so please ensure your children do not go near it unless accompanied by an adult. The lake is stocked with a mixture of tench, roach, barbel, perch, crucian carp and F1 carp. You are welcome to fish it and we can lend you a rod etc, if you do not wish to bring your own gear.

Stabling and grazing is available for guests own horse/s by prior arrangement and at extra cost, please contact us for further details. There is also a ménage which you are welcome to use. Unfortunately our insurance cover does not allow us to offer riding to guests.

There is a golf course in Thirsk which is open to visitors.

## **Dogs**

Up to two well behaved dogs are welcome, again by prior arrangement with us. We ask you not to allow the dogs upstairs or on the sofas. If your dog is likely to go upstairs please ask us for a stair gate. Please do not wash dogs in the showers. There is a hose on the wall the patio for the Mistal which you can use to wash your dog and, if you need dog towels, please let us know as we have plenty. You are welcome to walk around our fields but please keep dogs under control and on a lead if there are horses or other livestock in the fields.

## **Children's Play Area**

There is a children's play area next to the greenhouse in the orchard with a trampoline, slide, see saw and swings which can be used by children aged between 3 and 12 (less than 50 kilos). It is not suitable for children under 3. Your children are welcome to use it **but they must be supervised by an adult at all times.**

## **Waste and recycling**

*There is a bin for general waste in the kitchen and recycling bins are located to the side of the Granary, straight in front of the kitchen window. There is one bin for general non-recyclable waste, two bins for general recycling which includes paper and cardboard, plastic trays and containers (other than black plastic which is not recycled here) and tins and a separate bin for glass bottles and jars. Please take care in putting glass in the glass bin as the recycling company will not take broken glass. There is a separate galvanised bin for ash from the woodburner or BBQ.*

*We are not connected to mains sewerage and have our own waste treatment plant. **Please do not put anything down the toilets apart from human waste and toilet paper.** Covered bins are available in each bathroom for other items such as face wipes, sanitary products etc.*

## **Laundry**

*We have a guest laundry located in the Courtyard with washing machine and tumble drier available for use by guests. Please ask us for the keys if it is locked and you wish to use it. **Please note that it is not to be used before 9.00am or after 6.00pm to avoid disturbing other guests in the Byre or Shippen.***

## **Cleaning Equipment**

*Cordless Hoover, Anti-static brush, Iron/Ironing Board is in the cupboard under the stairs, Please make sure the hoover is charging when put back.*

*There is a Mop/Bucket in the laundry Room, Please return after use for other guests*

## **Health and Safety**

*Our fire risk assessment can be found in our information folder, which you are advised to read. Please note that the windows on the first floor are escape windows to be used in an emergency and can be opened fully by pushing the centre bar firmly. There is a fire blanket on the side of the oven housing and a fire extinguisher in the cupboard under the sink.*

*The staircase in the Mistal is quite steep and can be slippery in bare or stocking feet, please be careful on it. Similarly the showers can be slippery if shower gels etc is used and so please use the plastic mats provided.*

*The lake is deep (8ft in the centre) and any water can be a hazard to young children who should not be left unattended near the lake or our fish pond. The gate to the fishing lake should be shut at all times.*

*Children using the playground must be supervised at all times by an adult.*

*Our horses are generally friendly but all animals can be unpredictable and although you are welcome to visit the stables and the horses please be wary at all times and do not stand immediately behind them or where they might accidentally stand on your feet.*

### **Around and about**

*The farm is located just a couple of miles from the North York Moors National Park but there is also easy access to the Yorkshire Dales National Park.*

*Thirsk is approximately 4 miles away and has a variety of shops, cafes and restaurants. The County Town of Northallerton is approximately 5 miles away and as well as more shops, cafes and restaurants it has a branch of the famous Betty's Tea Shop. Market days for Thirsk are Saturdays and Mondays and for Northallerton are Saturdays and Wednesdays.*

*York is around 30 minutes away by car or 20 mins by train from Thirsk, Harrogate is around 40 minutes by car.*

*The North York coast with Whitby, Robin Hoods Bay and Scarborough are around 1 ¼ hours away by car.*

### **Eating out**

*There are many excellent eating out places within easy reach, the closest pub/restaurant to the property is **The Dog and Gun** in Knayton (within walking distance, very popular with excellent home cooked food but it is advisable to book in well in advance, tel. 01845 537368, often before your visit!). The Dog and Gun is closed on Mondays and does not serve food on Tuesdays but is open for food each evening Wednesday to Saturday and on Sundays from 12.00noon to 6.00pm.*

*In or near Thirsk there is:*

**The Carpenters Arms** at Felixkirk (lovely old pub with stunning views from their terrace over the Vale of York, tel. 01845 537369)

**The Old Oak Tree** (tel 01845 523276 located in South Kilvington on the road into Thirsk - good range of menu with popular pub type food, booking recommended)

**Grayhound** at Bagby (tel 01845 591433 Just off the A19 on the way to York left hand side follow signs to Bagby)

**Bianco Ristorante** (tel 01904 405412 Thirsk in the market place.

**Angel Pub** (tel 01845 578000 in the main street of Topcliffe)

**The Golden Fleece Hotel** (tel 01845 523108- in the market place in Thirsk, newly refurbished and re-opened, booking recommended)

**The Three Tuns** (tel 01845 524605- again in the market place in Thirsk, busy Wetherspoons pub/restaurant no need to book usually)

**The Crosby** (tel 0800 047 6892- in Thornton le Beans en route to Northallerton, good food, very reasonably priced)

*These are just a selection of local places to eat but we would be happy to suggest other places in nearby villages/towns.*

### **No smoking**

*We have a strict no smoking policy in the house. Please do not use lighted candles in the house either.*

### **When you leave**

*Our standard departure time is 10am, to enable us to get the property ready for any further guests by 3.00pm but if we do not have a booking immediately after you we can often be flexible about the departure time.*

*Please report any breakages to us and it is very helpful if you could leave the property as tidy as possible, strip any beds that you have used and leave used towels and bedding downstairs for us.*

### **Problems**

*If you have any problems during your stay please let us know and we will endeavour to put them right for you. If you have any suggestions as to how we could improve your stay, again please let us know.*

*We very much hope you will enjoy your stay with us.*

*Jeff Milton*