



Manor Farm Cottages

Welcome & Information Guide 2023



Manor Farm Holiday Cottages

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MANORFARMCOTTAGES@OUTLOOK.COM

Welcome

Welcome to Manor Farm! We hope you have a really lovely stay here and enjoy exploring the Yorkshire Coast and the Yorkshire Wolds as much as we do.

In the light of keeping us all as safe as possible and keeping our cottages as clean as possible we have taken out the brochures and leaflets regarding tourist attractions from the cottages. However, at the back of this guide are links to some of the most well known and popular places.

We hope you also enjoy the grounds of the cottages. We have endeavoured to give each cottage some outdoor space of their own and in addition everyone is welcome in the playing field and to take a walk around the meadow walk. From the gardens and meadow, we watch the most spectacular sun sets and on a clear night the stars are hard to beat.

✿ If you have any comments please do use Facebook or Trip Advisor to let us know. We have had to take out our Visitors Book for now but we love hearing from you. If you have any breakages or if anything is not quite right please do chat to us face-to-face by calling in at the farm house and we can get it sorted straight away.

Many thanks,

Kerry & Paul

✿ This symbol highlights an action or important piece of information that we request you read. Please look out for them in this guide. Many thanks.

History

The Farm is quite old and we are in the constant process of researching its history and stories and photos. One survey dated the farm house to between 1680 – 1750 and the stables (some of which are now the holiday cottages) to 1810.

Until around 30 years ago it was still a working farm and the land stretched to the cliffs and all around. Since the family sold the farm it has changed hands a few times and land has been sold, except for the 5 acres where you can walk the 'Meadow Walk' at the top of the drive. You can see old evidence of the farming ridges on the land in the meadow which would have increased the surface area of land available for crop growing.

The neighbouring house behind Guillemot and Puffin Cottages was, until not long-ago, part of the farm. The neighbour's house was the site of the cottage gardens where fruit and vegetables were grown for the main house and the cattle were driven down from the fields behind and through the little ginnel at the side of Puffin Cottage into our main courtyard. In those days of course the courtyard was earthen and not tarmac. Here the cows would be milked and the milk stored in urns in what is now our utility room.

In those days, there was also no gap between the stables – the courtyard was more enclosed. Now that gap is our road leading up to the gardens and field.

After the sale of the farm, the stables and old barns were largely derelict for many years although there was intermittent horse stabling. In the winter of 2009, previous owners converted the 2 cottages - Guillemot & Puffin - from some of the old stables and haylofts. In 2011 The Roost was converted from an old barn. The 'hay barn' (our own name for it) which is adjacent to The Roost is just old stables which we use for storage. 'The stables' are the three white doors adjacent to Guillemot. In here are the bins, secure cycle storage which you can use, and storage.

The only animals on our land now are our hens and the sheep at the top who are owned and cared for by a local family. Of course, there are lots of wild animals and from the field you can watch barn owls, kestrels and swallows hunting, hedgehogs mooching at night and if you are lucky a badger bumbling through. In the courtyard there is always the happy chatter of house sparrows and starling and one cottage guest even watched a young sparrow hawk taking his chances!



***Days gone by.** Photos kindly shared by Dorothy Sherwood whose family owned and managed the farm in the 1920s.*

Inside the Cottages



No Smoking

Please note that smoking is not permitted anywhere in the buildings. Please do not attempt to smoke in the building as for your safety we have fitted smoke detectors that are electrically linked and will sound at 90dB if triggered.



Departure & bedding

We would be grateful if you could please vacate your cottage by **10am** on your last day. It would also be marvellous if you could strip the beds and put your sheets and towels into the bags provided. This will really help us as it takes us extra time to clean the cottages.



Bins

The Bins are located in the **first stable** closest to the drive (the stables are the set of three white doors in the courtyard).

Please empty your rubbish as the need arises and **before you leave**, including the bathroom bins, in the corresponding stable bins.

There is a separate bin in the stables for **dog poo bags** which may be used by cottage owners in Puffin & Guillemot cottages. You can also use this to dispose of **nappy bags** to help keep the other bins a bit less pongy!

- **Green bin for general waste**
- **Blue bin for recycling** – we have mixed recycling here so you can recycle clean paper, plastic bottles, cans & glass altogether.
- **Brown bin** is for kitchen food waste – there is a kitchen caddy with compostable bags under the sink for kitchen food waste.



Blankets

There are blankets in each bedroom. If you use them please leave them out for us so we can clean them ahead of the next guests. Thank you.

Heating

There is a thermostat on the wall in the main living area for you to turn the heating up or down as you prefer and each radiator has thermostatic valves.

Please note that if you turn the thermostat down in the living area, the radiators in the bedrooms will not come on. It is often best to regulate the heating by the individual radiators. Do let us know if you have any heating or hot water issues.

TV & DVD

Your TV has freeview with a selection of channels and you have a DVD player incorporated into the side of the TV or as a separate DVD player. You also have a sound bar. The sound bar can be Bluetooth linked to your phone or tablet to enable you to play your music. The Roost has a smart TV in the lounge so you can link to your own media accounts.

Iron & Ironing Board

There is an iron and ironing board in each bedroom in The Roost and one in each of Puffin and Guillemot Cottages.

Hairdryer and Shaver Plug

These have had to be taken out of the cottages as a condition of our Covid-19 Safe Stay accreditation. However, you may request one and we can provide them. There is also a **pink heat mat** in each room for you to use with hair tongs and straighteners.

Torches and lighting

In the drawers in the main living space there is a torch for you to use in emergencies. There are also plug-in torches in the kitchen areas of Puffin and Guillemot Cottages which will automatically come on in a power cut or in the dark. Please do not turn these off. You can lift them off the charger and use them manually. The Roost has inbuilt wall-mounted lighting which will come on in the event of a power cut.

Powercuts

We live in an area close to the edge! Our WiFi and TV signals are stretched and may not be as strong as they are at your home and they can be susceptible to weather conditions. We also experience several, though normally very short, power cuts every year. They affect the whole village. If you have any concerns or the WiFi or TV goes funny please let us know!

Outside the Cottages



The Gates

In the family we have children, Jay & Evin, and some cheeky hens! Some holiday makers may also have children and / or a pet with them. For this reason, we request that you follow the lead when it comes to the gate in the courtyard. For example, if the gate is shut please also shut it as you come and go. If it is open you may leave it open or shut it to suit you.

The blue gates at the top of the driveway are there to deter our free-range hens from wandering into the gardens, the courtyard and ultimately the neighbours garden and road! These are seriously nosey hens! Please shut the blue gates as you come and go. Thank you.

Gardens

Whilst here please feel free to enjoy the guest gardens. The Roost has its own garden accessed from the driveway or back door with a patio area and whirligig. Puffin and Guillemot Cottages each have a garden and patio to themselves with a shared whirligig. The gardens for these two cottages are accessed via the drive on the right.

- We have shared garden toys which you can request to borrow. You are very welcome to them. These are cleaned between users and this is why we ask you to request them – it just means we can keep tabs on hygiene.
- There is shared BBQ equipment and a shared BBQ which you can request to use. We just politely ask that you leave it all clean and in a fit state for the next guests.

Do feel free to have a wander along the 'Meadow Walk' and use the mown field for games.



Please be aware that guests in Puffin & Guillemot cottages may have a dog with them. We request that you keep dogs on a lead in the field and gardens.



Please do mind that we have a private garden which is fenced and signed 'Private'. This is a garden and growing area for our family and the climbing frame is not insured for guests. We also have honey bee hives in our garden so don't worry if you hear buzzing!



Cycle and large item storage

In one of the stables we have secure cycle storage including racks, chains and padlocks. You are welcome to store your bicycles here. It is helpful if you can let us know if you intend to bring bicycles but we will always make space for you!

The store can also be used to store other items such as wheelchairs or other mobility aids.



Sustainability

We strongly believe in trying to be as environmentally friendly as possible both personally and professionally. Below are a few of the things we do to try and make the business sustainable.

☀ Please do recycle everything you can. In the East Riding we can recycle everything in the blue bins. We also have a brown bin for compost waste. Please use these.

- In our holiday cottages all our radiators have thermostatic valves to control the heating and we turn the heating down when no one is in. We use low energy light bulbs including LED halogen bulbs in the ceiling spot lights. We always buy A+ graded white goods.
- We try to minimise waste and plastics and are big fans of recycling, up-cycling and reusing. We support local charities and our local community as much as we can. We buy local produce and buy British as much as we can.
- We use green energy suppliers in all the cottages.
- We have installed a solar array and battery store unit to supply electricity to Guillemot and Puffin Cottages.
- We have put in a cycle store to encourage guests to access the local sites by bicycle.
- You will notice in our private gardens we have a poly-tunnel. We organically grow fruit and vegetables nicely complemented by eggs from our free-range, cheeky hens!
- We manage the site for people and wildlife, leaving lots of wild meadow space for grasses, flowers, invertebrates, small mammals and birds. We also manage our hedgerows for wildlife, have planted over 500 trees (mostly in the form of hedgerows) and have created small wildflower gardens.



If you think of any other ways we can make our business more sustainable, please do talk to us.

Local Amenities

Shops & Supermarkets

The nearest shop is the Post Office in Bempton village. The post office is a 15-minute walk or 3-minute car ride. Barry runs the shop. Please check for updated opening times (tel: 01262 850438). They have all the necessities, i.e. papers, milk, bread and logs and kindling as well as all the facilities of a post office.

For a bigger shop you can go Flamborough, where there is a small Co-op, a fruit & veg shop, a bakers, butchers and newsagents, fish & chips, chemist, DIY store and hairdressers. To get to Flamborough turn left out of the gate and keep going through Bempton – it will take about 10 minutes to drive.

There is also a Co-op, Morrisons and Tesco in Bridlington if you need them. Please see the maps to show you where they are.

Bridlington has a variety of shops but if you're after a real day of 'Retail Therapy' then you're best heading to Scarborough, Hull, Beverley or York.

Hospital

Hopefully you won't need one whilst you're here but Bridlington does have a small hospital and walk in clinic but no A&E department. The nearest A&E is in Scarborough.

- ❖ **GP Access Centre**, District Hospital, Bessingby Road, Bridlington YO16 4QP. Tel: 01262 423464
- ❖ **Scarborough General Hospital**, Woodlands Drive, Scarborough YO12 6QL. Tel: 01723 368111
- ❖ **Late Night Pharmacy**, 86 The Promenade, Bridlington, YO15 2QL. Tel: 01262 400070. Opening times: Mon to Fri are 8am – 11pm; Sat & Sun are 9am – 9.30pm.

Children's Playground

If you turn left out of the gate and walk for 5 - 10 minutes, you will see a playground and football fields on the right next to the village hall.

Church

Our local church, is St Michaels in Bempton village. The address is 14 High Street, Bempton and it is just beyond the post office and opposite Cliff Lane. It is a small but very welcoming community and the services on Sundays are listed on: www.achurchnearyou.com/church/19073/service-and-events/events-regular/

Banks

Bridlington Town Centre has a branch of Barclays, HSBC, RBS and Halifax. There is also a Yorkshire, Skipton and Scarborough Building Society. For any other banks or Building Societies you'll need to head to Scarborough.

The nearest free ATM is at the Co-Op Supermarket on Marton Gate, Bridlington or the Co-op in Flamborough. You can also withdraw money from the Post Office in Bempton.

The Gallery Tearoom and Richard Burton Art Gallery

Well worth a visit in the village, 19 Main Street (just a left out of the cottages and a 5 min walk on your right). A lovely tea room and art gallery. See the door for opening times. Fran also does cakes to order so if you have a need for a cake you might consider her – 01262 850830/ betsyblue16@yahoo.com.



Petrol Station

The nearest petrol station is at the roundabout of the A165 to Scarborough and the A614 to Driffield (To get to it go down to the bottom of Bempton Lane, turn right at the traffic lights, right at the next 2 roundabouts and Esso is on your left). There is also a petrol station at Morrisons and Tesco's.

Cinema

There is a small cinema in Bridlington. 'The Forum', is on The Esplanade, Bridlington, YO15 2PB. You can call 01262 676767 for show times.

Fish & Chips

Fish & Chips at Number 149 is the best locally that we'd recommend. To get to it head straight over from our gates down Buckton Gate which becomes Bempton Lane. Turn left at the bottom at the traffic lights and then it is in a small row of shops, set back on your left.

Getting Around

The nearest **train station** is **Bempton** which is 0.9 miles away or a 20-minute walk. The Hull - Scarborough train passes through Bempton but check the timetable to make sure it will stop in Bempton (not all of them do!). Connecting trains go to York. A nice day, or evening trip, can be getting the train to Filey and back again. Note that the late trains from Filey to Buckton are not so late (!) so double check those but you might enjoy some of the restaurants and pubs in Filey.

Acklams Coaches run a **small bus service** (the 504) from Bempton - Bridlington - Monday to Friday. There are only a few buses per day. For timetables please look up: acklamscoaches.co.uk/local-service or call 01482 887666

Bike About Filey is a local business that repairs and hires out different cycles. They can even drop off hire bikes for you here at Manor Farm. For more information please look up www.bikeaboutfiley.com, 01723 518314, bikeabout@sky.com

For scooter or wheelchair hire locally please contact, **Woodcock Mobility Ltd**, 1a Manor Street, YO15 2SA. Tel: 01262 675243, www.woodcockmobility.co.uk. Woodcock mobility hire a range of mobility aids including scooters and wheelchairs on a daily or weekly basis and can deliver to the holiday cottages Monday - Friday. They are positioned close to the town centre of Bridlington.

On **South Beach Bridlington** you can also hire **The Landeez**. With large rubber wheels they are designed especially for outdoor use, making the beach easily accessible. The wheelchair can be hired on a half-day basis and is located at the Foreshores Office on Princess Mary Promenade. A deposit of £10 is required but there is no charge for the hire of the wheelchair. To hire the wheelchair, you can go to the Foreshore Office on Bridlington's South Promenade

At **RSPB Bempton Cliffs** there are **mobility scooters** and a manual wheelchair to hire. It is best to call ahead to book one in the busy season. The major viewing platforms are all accessible. 01262 422212.

Restaurants & Pubs

There are a wide variety of pubs and restaurants in the area. We've listed a few here but there are plenty more if you go into the towns of Flamborough, Filey, Bridlington and Scarborough. If you come across any you would recommend then please let us know. **PLEASE PHONE AHEAD TO CHECK OPENING TIMES.**

Within 5 minutes drive

The White Horse, Bempton (walkable)	01262 850266
The Martonian, Sewerby (football screen)	01262 675179
Raffles, Old Town, Bridlington	01262 673210
The Lamp, Old Town, Bridlington	01262 67305

Within 10 minutes drive

Seabirds, Flamborough	01262 850242
The North Star, Flamborough	01262 850379
Saffron (Indian), St John St, Bridlington	01262 677088
Yips (Chinese), South Marine Drive, Bridlington	01262 605338
Azzurro (Italian/Mediterranean), Carnaby	01262 606468
Aloha (Mexican, Hawaiian), Bridlington	01262 601189
The Piebald Inn, Hunmanby (lots of pies!)	01723 447577

Within 15 minutes drive

San Marco (Italian), Filey	01723 515457
Bella Italia (Italian), Filey	01723 516001
White Lodge Hotel, Filey	01723 514771
The Downcliffe House Hotel, Filey	01723 513310
The Boat Shed (great pizza and gin spot), Filey	01723 643002

Fish & Chips Takeaway

Fish & Chips at Number 149 is the best locally that we'd recommend. To get to it go straight over the road, down Buckton Gate which leads onto Bempton Lane. Turn left at the bottom at the traffic lights onto Marton Road. Number 149 is amongst a small row of shops, set back off the road, just before the pedestrian crossing, on your left.

Useful Numbers

Manor Farm	01262 850492
Paul & Kerry Fieldhouse	07825 704 058

Health:

NHS Services	111
Pharmacy – late open 11pm	01262 400070

Travel:

National Rail	0800 022 3720
Bridlington Railway Station	0800 200 6060
Bus Information	01482 887666

Taxis:

East Coast Private Hire	01262 676141
1 st line Taxis	01262 400150
Arrow Cars	01262 400200
MD Cars	01262 851888

Other:

Tourist Information Office	01483 391634
Cinema	01262 676767

Tourist attractions

Please see our website for more information on places of interest (the page is called 'Explore & Discover').

www.manorfarmholidaycottages.co.uk/places-of-interest/

Other useful websites are the Discover Yorkshire Coast website and the Go Yorkshire websites:

www.discoveryorkshirecoast.com

www.goyorkshire.com

Yoga Retreats and Walking Holidays at Manor Farm

Several times a year Manor Farm hosts Yorkshire Coast Yoga Holidays. Yoga and walking retreats are led by Christine Rumley, a local Iyengar Yoga Teacher with over 30 years' experience. Christine is truly a great yoga teacher (we can vouch for her ourselves) and her retreats are incredibly popular.

Guests stay here at Manor Farm and enjoy yoga practice in our modern hall in the village. The holidays are fully catered for with special pamper treats on offer and guided walks with Christine and her partner Chris.

To find out future dates and to book your next Yoga Holiday please contact Christine directly.

07946 466203

christine@yorkshirecoastyogaholidays.co.uk.

www.yorkshirecoastyogaholidays.co.uk



Revisiting

We would love to see you again. Our availability calendar is always up to date on the website but if you are interested in a particular date just let us know and we can check for you whilst you are here.

Please do ask us if you would like to view Guillemot Cottage (2 bedrooms) or Puffin Cottage (1 bedroom) and do note that in the winter months The Roost can be rented, at a discount, as a 2 or 3 bedroom cottage rather than a 4 bedroom cottage.

If you do book again please remember that all our **return customers receive a 10% discount** in any of the cottages when you book directly with us (excluding the Yoga Retreats – sorry!).

Many thanks for staying with us at Manor Farm.

Kind regards,

Kerry, Paul, Jay & Evin Fieldhouse

www.manorfarmholidaycottages.co.uk



Please 'Like' us on Facebook (Manor Farm Holiday Cottages) and watch our website for news and special offers.

If you can, please do leave us a review on Trip Advisor (Manor Farm Holiday Cottages).

Many thanks!

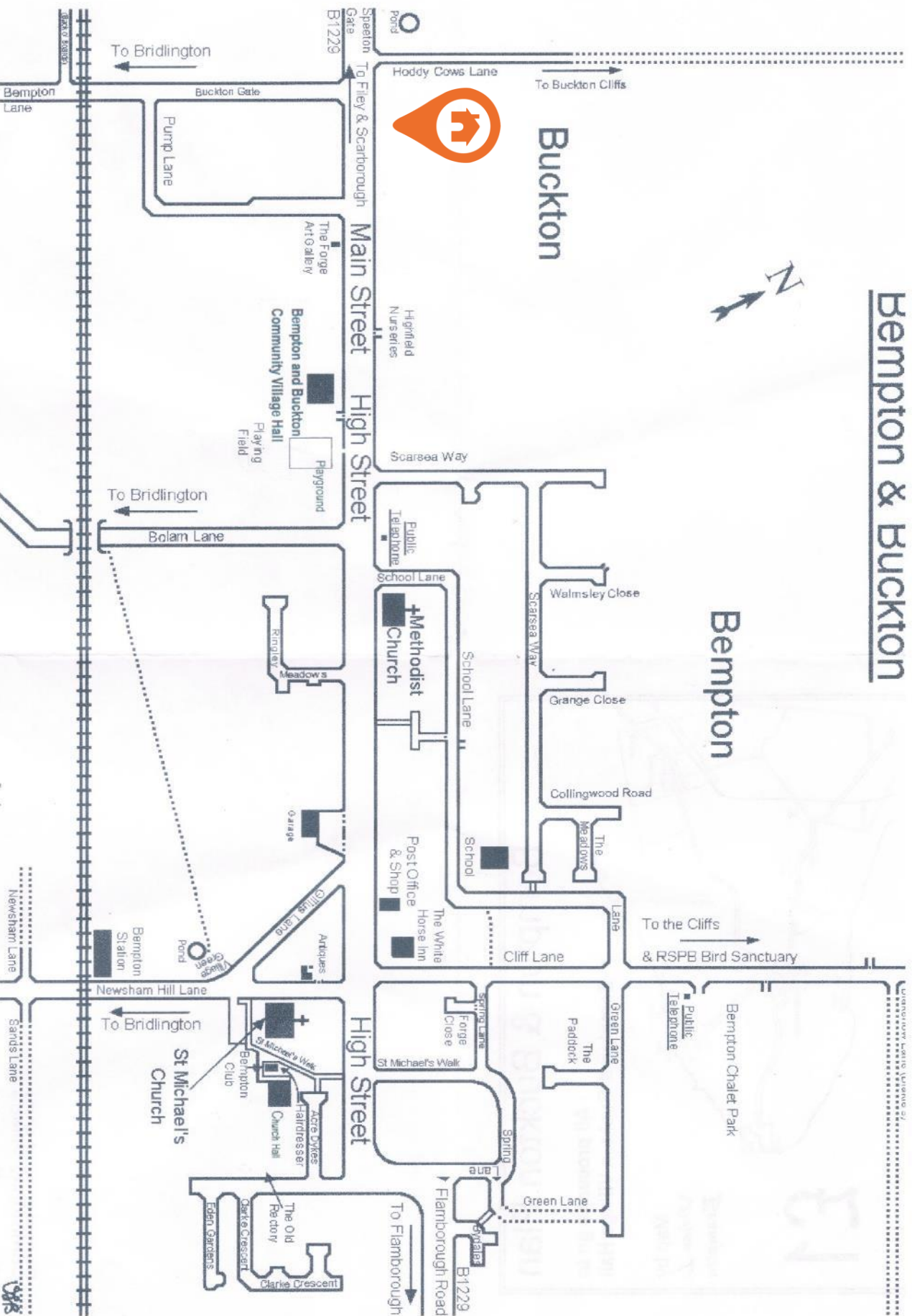


Bempton & Buckton

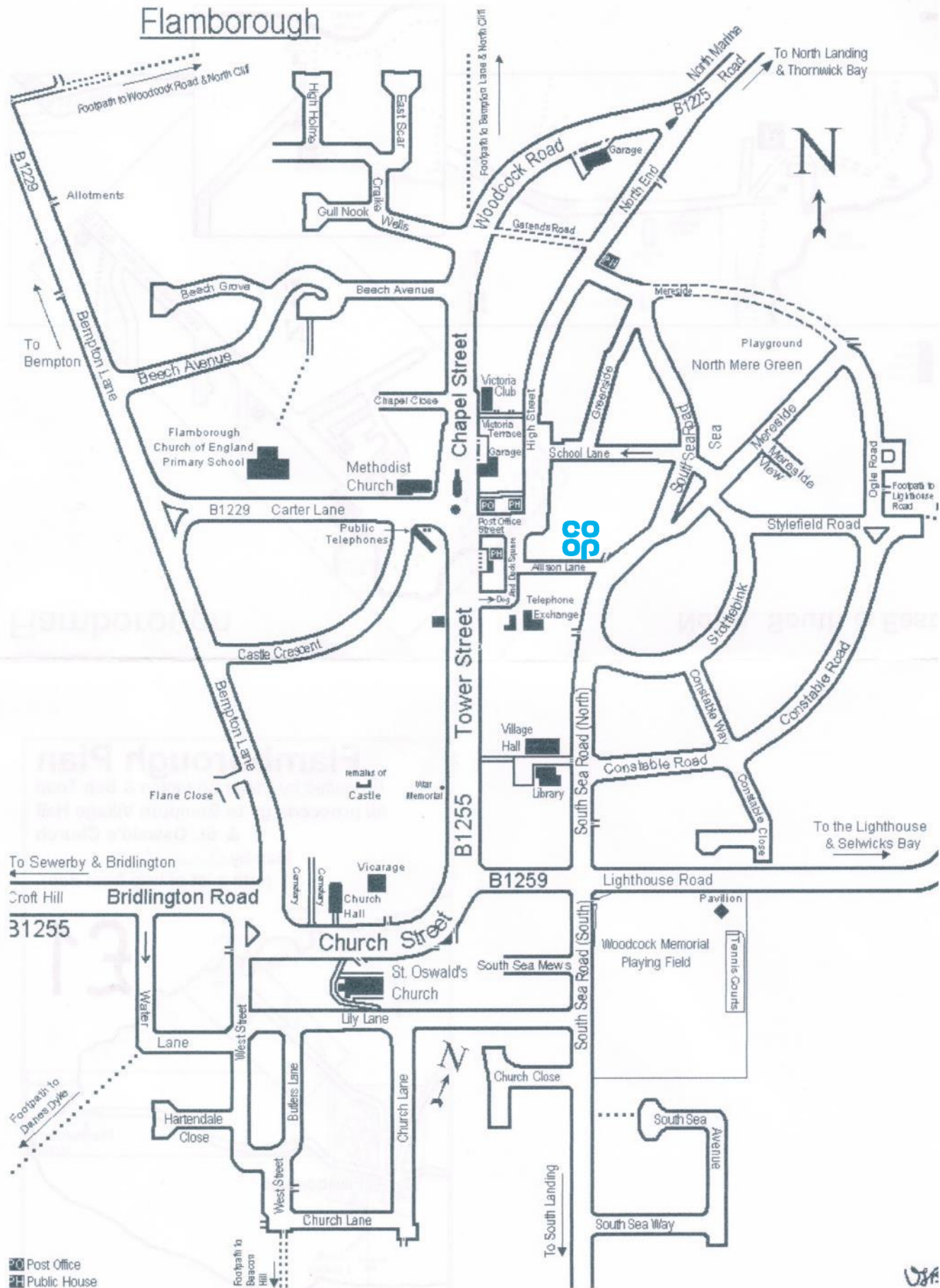


Bempton

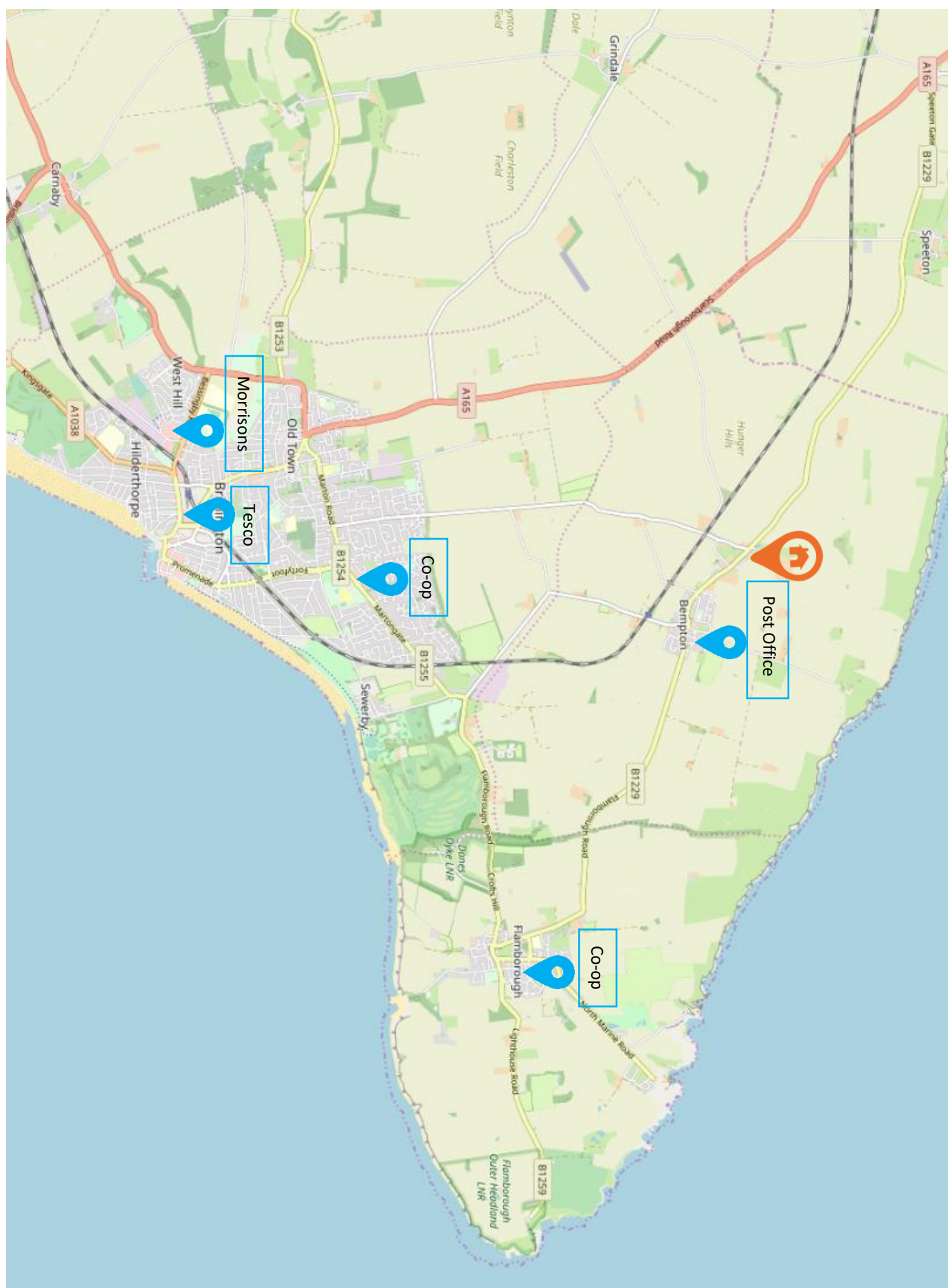
Buckton



Flamborough



Local Post Office and supermarkets



Fire Risk Assessment – Manor Farm

General

The properties were renovated from old barns and stables between 2009 and 2011. The buildings are constructed throughout in brick with slates to the roof and internally exposed wooden beams. The Roost and Puffin are on two floors. There is a storage room above Guillemot.

The buildings are used as self-catering accommodation. Guests have access to their bedroom, bathroom and an open plan lounge / dining room and kitchen.

- ❖ The maximum number of guests that can be accommodated in The Roost is 8 plus one child.
- ❖ The maximum number of guests that can be accommodated in Guillemot Cottage is 4.
- ❖ The maximum number of guests that can be accommodated in Puffin Cottage is 2 plus one child.

Fire Service Access

This is unrestricted due to the drive and wide gate access. Fire service personnel would be able to access around the buildings as there are paths on at least three sides. The road on which Manor Farm stands is a bus route, and therefore clear at all times. Manor Farm is about 10 minutes' drive from Bridlington Fire Station, should an alarm be raised.

Means of escape in case of fire

Egress from the bedrooms and bathrooms is by either the front door or the windows depending on the source of the fire. The bathroom window in the double bedroom, Room 3, in The Roost has an escape window that has unrestricted opening. Egress from the lounges are via an extra wide front door or any one of the downstairs windows that are escape windows.

Guests with mobility challenges will normally be allocated the downstairs bedroom with easy access to the front door and a ground floor opening window as an alternative escape route.

Fire Precautions

There is a monitored fire alarm system installed, with combined smoke and sounder detectors in the properties. These are positioned on the ceilings of bedrooms and the communal areas. When 1 smoke detector is activated, they all

sound as they are electrically linked, with a sound level of 90dB. There is a heat detector in the kitchen again linked to the system. There is also a fire blanket and fire extinguisher located in the kitchen and a fire extinguisher in the main living room. Above each extinguisher is a guide for use.

In, The Roost, there are break glass points, one at each external door.

All bedrooms and the kitchen have been fitted with half hour rated fire doors with door closers.

- The smoke detectors are tested monthly.
- The whole building is a no smoking building.
- Fire extinguishers are formally inspected annually and updated as recommended.

Risks

The bedrooms are carpeted, the lounge/dining area is wood laminate, the bathrooms are tiled. All windows have curtains or blinds.

Sources of Ignition

- Lighting is by ceiling lights and wall lights, plus table lights with shades. There are spotlights in the kitchens and some bedrooms.
- Central heating and hot water is by a gas fired boiler situated in the kitchen of The Roost and above the twin room in Guillemot Cottage. The central heating boilers were installed in winter 2017/18, have full certification and are inspected annually.
- Cooking is by an electric cooker and either gas or electric hob. In addition, a microwave oven, a toaster, kettle, fridge, washing machine and a dishwasher are also in the kitchens.
- There are heated towel rails in the bathrooms. There are irons and hairdryers in all of the bedrooms.
- Guillemot Cottage has a wood burning stove in the lounge.

Risk Management

As can be seen most of the equipment used is electrically operated.

No risks are greater than they would be for normal domestic premises apart from the fact that guests may be unfamiliar with the layout of the property.

Signed



Date 08/06/23

Fire Precautions



Fire exit

In the event of an alarm please leave by the nearest available exit, which may be a door or a window.



Assemble at the top of the drive, in front of the summer house.



Do not take risks.