



Welcome to the Old Farmhouse

Keys

There are keys for the front door, kitchen door and living room door and a yellow swimming pool key. Please leave the keys in the door at the end of your stay.

Car Parking

There are two car parking spaces for your property. Please park at the front of the house and/or in the spaces to the right (as you come out of the front door). Please make sure you do not block access to the next door house. If you have arranged with us to bring extra cars we will let you know where they can be parked.

Speed Limit

Please drive slowly and carefully - there are many free range animals, most of whom will not get out of the way of cars.



Cottage Information

Bedding & Towels

Bedding and towels are provided for guests' use. Please do not use towels supplied at the beach. The coloured towels are for use in the pool and hot tubs. Please do not use white towels in these areas as the chlorine rots them and they become stained and muddy.

A waterproof mattress protector is in a drawer or cupboard of each twin bedroom. Please can you put it on the bed if you think it may be necessary.

Smoking Policy

Smoking is not permitted in the cottages or Pool Hall. We actively discourage smoking anywhere on site out of respect for all guests, but if you must smoke outside, please do so away from the buildings and remove cigarette ends afterwards.

Garden Furniture & Barbecues

Your cottage is supplied with its own garden furniture and barbecue for your use. Please clean barbecues after use ready for the next guests.

Heating and Hot Water

Central heating is available in the cottages as required. The controls are next to the boiler in the kitchen

Televisions & DVD Players

The televisions are Sky freeview. They are quite easy to use (instructions can be found on the TV sets). The DVD players are very simple to operate. If you have difficulty in operating TVs or DVD players please ask us and we will try to help.

Waste & Recycling

Please assist us in our efforts to minimise waste and maximize recycling by separating waste. Full details regarding recycling are set out on the recycling guide on page 4. All waste, once separated, should be placed in the appropriate bins located in the car port near the cottages.



Cottage Information Continued

Instructions, Supplies and Maintenance

Instructions are provided within the cottages for all kitchen equipment where necessary. Instruction books are located in a kitchen drawer. We supply dishwasher tablets, washing machine tablets and washing up liquid. A starter supply of toilet rolls is included in your cottage.

A torch is supplied which is located in the kitchen.

Mobile Phone Reception

Coulscott has limited mobile phone coverage. The best reception is to be found towards the front of the site towards the South.

Wood Burning Stoves

There is a wood burning stove for which we provide wood. Please treat it with caution as the outside become very hot. Please do not empty it as it works best on a bed of ash.

Dogs at Coulscott

Dogs are to be kept on leads in the grounds to protect our free range ducks, chickens and peacocks. Dogs are not allowed upstairs or on the furniture in the properties. Dogs must never be left alone in any of the houses. Please clear all mess left by your dog.

Please see the maps provided for the location of the 6 and 4 acre fields where dogs can be let off the lead – once through the dog gate. There may be cattle in the fields – take great care when around them. These fields are not always available for dogs to go off the lead depending on the stock in them – we will let you know on arrival if this is the case.

If dogs are going to touch the sofas could you please cover them with the throws provided or your own clean throws.



Please see the maps provided for the location of the cottages, facilities and grounds.

Departure Information

Breakages and Damages

Please advise us of any breakages or damage as soon as possible so that we can rectify them for later visitors. Whilst we are aware that accidents happen we reserve the right to charge for replacement items.

Departure Details

Departure time is 10am. If possible, please strip beds before leaving, but do not fold sheets, just leave in a pile. Please leave towels in a separate pile in the bathroom. We need access to the hot tubs earlier than 10am so please do not use them on the day of your departure.

If you have any food (whole, fresh or still in unopened packets etc) leftover please do not throw it away. Leave it in your kitchen and we will donate it to good causes in the village.

Please leave your keys in the door.

Please advise us if you plan to depart early.

Please do not move furniture from its original position.

Two week stays

For guests staying for two weeks, the house will be cleaned and your bedding and towels changed at the end of the first week. This is on a Friday usually between 10 am and 2 pm.

Contact Details

If you need to contact anyone please try to find us before phoning as it sometimes takes a while for messages to get through.

**Sue Jay
Coulscott Barn
Coulscott House
Nutcombe Hill
Combe Martin
Devon
EX34 0PQ
Telephone 01271 883339**

Facilities at Coulscott

Gardens and Fields

Most of the cottages have private gardens or terraces. Your garden and terrace are located in front of the house. Please respect the private areas of other cottages.

You are welcome to explore the grounds which are rich in wildlife. Please see the separate maps to show you where guests are free to go.

Parents are asked to take extreme care with children as the ponds are unfenced and there are streams in the area.



Children's Play Area

There is a children's play area located near the cottages court yard – please see maps provided - including swings, climbing frame, slides, trampoline and football goal.

Trampoline Rules:

- No shoes or sharp objects

on the trampoline

- Children under 12 must be supervised at all times
- Only one person on the trampoline at a time
- Maximum weight (18 stone)

Trampoline should be used with caution and rules followed at all times.

Animals

At Coulscott there are chickens, ducks, peacocks, alpacas and dogs. Parents please ensure that children treat all animals with respect. Please do not enter the alpaca enclosure.

We are happy for you to feed the chickens, ducks and peacocks but please only feed them beyond the hedge in the gardens around the ponds.

We are happy to have guests join in when we feed the alpacas – please let us know if you want to and we will let you know when feeding time is. Please do not feed the alpacas unless we are there with their special food.

Out Door Games

Football, Cricket etc can be played in the area beyond the ponds, or beyond the children's play area behind the cottages.

Laundry

A washer / dryer can be found in the kitchen. Please do not overload these machines. There is a clothes horse in the house. Please try not to use the tumble dryer in good weather.

Hot Tub

Please do not use the hot tub after 9.00pm and do not use any of the jets after 7.00pm. This is to prevent other guests on site being disturbed.

We provide coloured towels. **DO NOT USE THE WHITE HOUSE TOWELS** as chlorine rots the fabric and they get extremely muddy from outside use.

The chemical levels in the water will be checked regularly.

Please always put the cover on the tub when it is not in use. This will prevent a huge drop in temperature.

The tub can be topped up if a lot of water is lost. The ideal level is half way up the outlet.

The hot-tub must be opened with the device provided - There are instructions on the device on the hot tub. Do not sit or stand on the cover.

Swimming Pool

Pool Opening Times 9 am to 8 pm. Closed for maintenance Fridays 9am-2pm. Please see separate map for location of pool.



The pool is not supervised and it is the parent's responsibility not to allow children under 14 to swim unaccompanied. Please ensure that the external pool door remains closed for the safety of young children, and that your children do not tamper with the safety equipment.

The pool is covered to maintain water temperature. If you wish to swim please carefully roll the cover back. Please recover the pool after use and ensure the door is closed and locked on exit.

Please see page 4 for the Swimming Pool Rules.

Please see the maps provided for the location of the cottages, facilities and grounds.

Pool Hall Rules

Children under fourteen, non swimmers and dependant adults MUST be accompanied into the Pool Hall by a competent adult swimmer at all times.

We provide LILAC or CREAM towels for your convenience. Do not use the white house towels as chlorine rots the fabric.

Remove your outside shoes immediately upon entering the Pool Hall.

Do not enter the water when the pool cover is on – remove it fully.

To remove the pool cover, stand at the roller end and gently turn the wheel, the cover will wind itself on to the roller. **Replace the cover after use. – Failure to do this will result in a substantial drop in water temperature.**

To replace the cover – take the end of the blue tape, stand central to the pool at the opposite end to the roller and pull.

Please shower before using the pool to assist with maintaining water quality

Do not use the pool whilst under the influence of alcohol

Large toys are not suitable for use in the water.

No life guard – guests swim at their own risk – do not tamper with safety equipment.

Dogs are not allowed in the Pool Hall.

Do not bring glasses in the Pool Hall.

No running, jumping or diving.

Residents only.

No smoking.

Remember to lock the door on leaving.

The management reserves the right to close the pool at any time.

Opening times: 09:00–20:00. Closed Fridays 09:00–14.00

Recycling Guide

Please help us to recycle. We aim to recycle at least 70% of our waste and to achieve this we have a recycling centre in the car port. Please sort out your recycling and put it in the green and grey bins which are clearly labeled. In the Georgian House and the Old Farmhouse we provide a box to carry the recycling to the carport. The recycling bins are put out on the road on Monday nights for collection.

In Devon we can recycle the following:

- Tins
- Paper
- Cardboard
- Glass
- Plastic bottles minus lids (no other plastics)

We CANNOT recycle:-

- Any tetrapacs i.e. fruit juice containers
- Plastic packaging

Composting: We provide compost containers in each kitchen for all vegetable matter. There is a bin in the carport for emptying your containers in to.

If you have any food (whole, fresh or still in unopened packets etc) leftover please do not throw it away. Leave it in your kitchen and we will donate to good causes in the village.

Any waste that cannot be recycled can be placed in black bin liners and taken to the large black bins at the entrance to Coulscott – these are collected every other Monday.

IMPORTANT INFORMATION

Oil

Boilers in the cottages and swimming pool are oil fired. The tanks are located next to the pool hall and in the bog garden please do not allow children to play on them

Please advise us immediately in the event of an emergency.

Electricity

Each cottage has its own independent electricity supply. The distribution board is located in a cupboard in the porch. The fuses are RCD type and can trip fairly often – for example if a light bulb blows. The RCDs can be reset by pushing the tripped switch upwards. In the event of a power failure, a torch is provided for your use. Please do not use candles in your cottage.

Water

Our water supply comes from our own spring on Exmoor. The water is purified without chemicals on site. Although the spring has never run dry we do ask guests not to waste water as it is a finite resource. The water is tested by the council, to ensure it reaches their rigorous standards, on a regular basis.

Fire

In the event of fire please evacuate your cottage. Advise us of any fire immediately and telephone the emergency services (999) and tell them you are at Coulscott, Nutcombe Hill, Combe Martin EX34 0PQ. Fire extinguishers and fire blankets are provided in kitchen areas. All cottages are provided with smoke detectors. In the event of a false alarm the detectors can be switched off by pressing the reset button. Our fire alarms are fairly sensitive.

Security

Guests parking their cars at Coulscott do so at their own risk. Please ensure that your cottage is locked whenever left unattended and at night. The pool hall is by key entrance only – it is important for safety reasons that it is always locked when leaving the hall.

Emergency & Medical Services

Doctors

- Waterside Practice – Located in the village on the corner of Castle Street and Victoria Street – At Coulscott's entrance turn right down the hill, continue in to the village turning right on to the main village high street. The Health Centre is on the left part way down the village. EX34 0JA Tel: 01271 882406. Out of Hours Tel: 01271 824600.
- Warwick or Waterside Practices. Ilfracome Medical Center, St Brannocks Road, Ilfracombe EX34 8EG. Tel:01271 863119/01271 863840

Dentist

We do not know which will offer an emergency service. We have listed the closest surgeries and their details.

- Torrs Park Dental Practice, Torrs Park, Ilfracombe EX34 8AY.Tel: 01271 863331.
- Marlborough Dental Care, 4 Marlborough Road, Ilfracombe, EX34 8JJ. Tel: 01271 862556
- Nigel Honeys Dental Practice. 32 Pilton Street, Barnstaple, EX31 1PJ Tel:01271 268288
- Emergency Dental Service Barnstaple, Barnstaple Health Centre, Vicarage Street, Barnstaple, EX32 7BT. Tel:01271 324878

Hospitals

- North Devon District Hospital – Has A&E. Raleigh Park, Barnstaple, EX31 4JB. Tel: 01271 322577
- Ilfracombe NHS Trust – No A&E. St Brannocks Park Road, Ilfracombe, EX34 8JF. Tel: 01271 863448

Pharmacy

- Boots Pharmacy. Cornwall House, Borough Road, Combe Martin, EX34 0AN. Tel:01271 883357
- Superdrug. 25 High Street, Ilfracombe, EX34 9DA. Tel:01271 862122
- Lloyds Pharmacy. 21 High Street, Ilfracombe, EX34 9DA. Tel: 01271 862058

NHS Direct – 0845 46 47

Local Pubs

Hunters Inn

Excellent local pub at the heart of Heddon Valley. Perfect for walking the coast and Exmoor. Serves lovely food. Large out door area. 01598 763230

The Fox and Goose

Set in the heart of an unspoilt Exmoor village (Parracombe). Relaxing place. Good food from fresh local produce. Local ales and extensive wine list. 01598 763239

The Black Venus

North Devon pub of the year 2008. Many circular walks start from this pub. Homemade food and local drinks. Well maintained beer garden. 01598 763251

The Castle Inn

Combe Martin Pub – Live entertainment most Saturdays, children and dogs welcome. 01271 883706

Ye Olde George and Dragon (Bottom George)

Combe Martin Pub – Attractive local pub – very welcoming to all. 01271 882282

The Dolphin Inn

Combe Martin Pub – Great location overlooking the bay – Restaurant above does great sea food. 01271 883424

The Fo'c'sle Inn

Combe Martin pub - Excellent bitter served here – overlooks the beach with stunning views – very popular pub. 01271 883354

Pack O' Cards Pub

Combe Martin pub - The Pack o' Cards Inn is a unique Grade II Ancient Monument. Constructed to resemble a deck of cards. They have a fine selection of real ales and lagers and you can enjoy excellent meals in the restaurant or the riverside garden. There is a large playground for the children and in the summer they have barbeques in the garden.

The Royal Marine Pub

Combe Martin pub – lovely view of cliffs and bay – welcoming bar and comfortable dining area. 01271 882470

Local Restaurants

11 the Quay

Damien Hirst's Restaurant – Ilfracombe – Exciting, vibrant restaurant overlooking the harbour. Stunning views and wonderful food – particularly the fish. 01271 868090

The Rising Sun

Lynmouth – Exquisite building and famous food and a wonderful atmosphere. 01598 753223

Andrew's on the Weir

Porlock on the Weir – Our favourite restaurant – Fresh seasonal Exmoor produce that creates seriously good but unpretentious modern food. 01643 863300.

Mucky Duck Restaurant

Combe Martin – Family run bistro serves home cooked meals. Lovely homely feel and great food. 01271 883353.

Churches

St Peter's Ad Vincua (C of E)

Off Castle Street, Combe Martin

St Mary's (Roman Catholic)

Victoria Street Chapel Lane and Arnolds Plot, Combe Martin

Baptist Church

High Street, Combe Martin

Methodist Church

Castle Street, Combe Martin

Orthodox Church

Shute Lane, Combe Martin

Taxi

Andy's Cabs

Excellent local firm. Tel:01271 889200



Local Attractions

Quince Honey Farm - Quince includes hives that open to reveal their inner workings safely behind glass. With shop and refreshments. 01769 572401

The Big Sheep - Working farm turned adventure park with shop and restaurant. 01237 477916

Hartland Abbey - Abbey with woodland gardens, secret 18th Century walled gardens and the Baronets Bog Garden. Tel 01237 441264

North Devon Shooting Centre - Clay Pigeon Shoots & Rifle Ranges Tel: 01271 863959

Silverdale Nurseries - Combe Martin - .National hardy fuchsia collection Tel: 01271 882539

Combe Martin Museum - History of Combe Martin Tel: 01271 882636

Lynton and Barnstaple Railway - Famous and picturesque narrow gauge railway. Tel:01598 763487

Theatres - Landmark Theatre, Ilfracombe. Queens Theatre, Barnstaple Box Office Tel: 01271 324242

Milky Way Adventure Park - Attractions for all ages whatever the weather 01237 431255

RHS Garden Rosemoor - A National Garden: 40 acres with arboretum, formal planting, potager and many varieties of Rose. Visitor centre, shop, restaurant & plant centre. 01805 624067

Dartington Crystal - Working factory. Watch glass blown, shaped & engraved and have a go at glass decoration yourself. Factory shop, visitor centre & restaurant. 01805 626269

Arlington Court - National Trust property with fine collections. Lovely gardens and grounds to wander through Licensed restaurant and shop. 01271 850296

Broomhill Sculpture Gardens - International Contemporary Art Gallery, with 10 acres full of sculptures situated in a beautiful valley.

Mullacott Quads -Tel: 01271 866685

Combe Martin Wildlife & Dinosaur Park - The most wonderful collection of animals from present day, to the world of 225 million years ago! Set in 25 acres of beautiful countryside - just across the valley from Coulescott Tel: 01271 882486

Exmoor Zoological Park - Organised keeper talks, orientated around animal feed times. Great selection of animals Tel: 01598 763352

Watermouth Castle and Theme Park - The Castle, Edwardian history. Dungeon labyrinth. Courtyard - Magical Multi-Coloured Fountain Show Merrygoland, rides and games . Gnome land - speaks for its self. An all inclusive price covers every thing except coin operated machines, shops and restaurant. Tel: 01271 863879

Regular sailings from Ilfracombe Harbour - Timetable and tickets from Combe Martin TIC or Ilfracombe Princess. Tel: 01271 879727

Leaflets giving information on the area are in the houses. There is also a tourist information centre in the village near the beach.

Shopping

Local Stores

Monica's Premier Stores -Excellent small private supermarket (near the sea) Combe Martin 01271 882597

The Village Bakery - (near the sea) Combe Martin 01271 883392

Sues of Combe Martin -Newsagent (near the sea) Combe Martin 01271 882214

Garage - Petrol station and convenience store - 1 mile from Coulescott at the top end of Combe Martin

Supermarkets

Tesco – Superstore – open 8am-10pm Monday–Saturday, 10am-4pm Sunday. New Barnstaple Road, Killicleave Farm, Ilfracombe, EX34 8PQ

Farm Shops

Waytown – 2 minutes from Coulescott – Sells, meats (cut to your requirements), some fish, cheeses, vegetables and lots of other excellent local produce. Turn right out of Coulescott's drive, at the top of the hill turn left, at the main road turn right and Waytown is almost immediately on your right. Open Tuesday, Thursday, Friday 10am-4pm, Saturday 8am-4pm.

Pet shop

Pets Pantry. Treevale, High Street Combe Martin, EX34 0ET. Tel:01271 882807