

Ragmans Lane Farmhouse
Ragmans Lane Farm
Lower Lydbrook, Glos, GL17 9PA

Welcome!

Welcome to Ragmans Lane Farm, please find below some useful check-in information about the Farmhouse and the farm.

If you require any assistance during your stay, please contact the Housekeepers direct on the number provided in your email from The Cottage Company and on the welcome/housekeeper sheet left in the kitchen for you.

Reduced Occupancy - If you have opted for reduced occupancy, you will not have access to 2 double bedrooms, the bathroom with bath or the small kitchen.

Parking - Parking is in the yard, turn right at the bottom of the drive. There are 4 designated spaces in the car park in the main farm yard. Vehicles and property are left at the owners risk. Ragmans Farm can not accept responsibility for any vehicles or property damaged, lost or stolen.

Tips for your stay

Cleaning Materials - Complimentary cleaning supplies are included, however, you may need more during your stay depending on your usage. Cleaning supplies are kept under the kitchen sink. There is a vacuum cleaner and a broom in the under-stairs cupboard should you need them.

Toilets/Shower Rooms - There is a toilet and shower room on the ground and first floor. There is a bathroom with bath and shower over hose and toilet on the ground floor. Complimentary loo rolls are included, however you may need more during your stay depending on your usage.

Septic Tank - the Farmhouse is connected to a septic tank. Please do not put anything except human waste and loo paper down the toilets. If there is a blockage please let the house-keeper know as soon as possible. Please put all sanitary products, wet wipes, nappies etc in the bins, please do not try and flush down the toilets.

Water Pressure - The Farmhouse is an old building and the water has a way to travel, please bear in mind that running 2 showers at the same time/or running appliances, may reduce the water pressure.

Wood burning Stoves - Please do not put anything on top of the wood burners. For tips on lighting the stoves see separate instruction sheets later in the Welcome Information File.

Wood fires burn best with a bit of ash in the grate. An ash bucket is provided should you need to empty ash from the wood burner during your stay. If you do, please be careful with any warm ash/embers, you may like to stand the bucket outside as a precaution.

Your booking comes with a complimentary basket of wood. Additional bags of wood are available to buy during your stay. Additional bags can be found in the covered lean to in the farmhouse garden (see map) along with extra kindling and newspapers.

Safety Tips - Please do not dry clothes within 2 meters of the wood-burner. Please do not store anything combustible within 2 meters of the wood burner. Please close the wood burner down and ensure the door is closed when leaving the Farmhouse for the day, and before going to bed. Please make sure young children do not play around the fire area

General Fire safety -

Please observe the following at all times:

No smoking in the building at any time

No candles or incense in any of the bedrooms

Do not leave lit candles unattended at any time

Please dispose of Cigarette ends carefully and in the ashtray/tins provided.

The Farmhouse is fitted with hardwired smoke detectors and Fire Alarms. In the case of a fire please leave the building and gather in the Car Park (the Fire Assembly point is outside the office) and call 999.

Please familiarise yourself with the Fire Procedure on the wall at the bottom of the stairs.

Please make yourself aware of the assembly point in the Farm Car Park.

BBQ - you are welcome to bring your own BBQ to use in the Farmhouse garden. (No fires allowed). In very dry weather we may have to restrict the use of BBQs.

Fireworks & Flying Lanterns

Fireworks and flying Chinese/sky lanterns are not permitted on the farm, they are a hazard to livestock.

General Safety -

Working Farm and Health & Safety

Ragmans Lane Farm is a working farm please be aware there are potential hazards around the farm such as the pond, electric fences on some of the borders, vehicles and farm machinery. Guests have full access to the Farmhouse and Farmhouse garden.

The following points help keep the farm working safely for all:

- Please be mindful of farm vehicles moving around and do not ride bikes around the farm yard. The yard is in constant use by other farm users.
- There are specific areas of the farm that are out of bounds for safety and privacy reasons. Details of these areas, that include farm buildings and private residential areas, are identified on a map in this Welcome Information File. Please ensure you and your guests are aware of these areas.
- Do not go near any of the farm machinery.
- Please do not feed or disturb any farm animals. If you have concerns about farm animals please let the farm know.

- All animals naturally carry micro-organisms, some of which if transmitted to humans can cause ill health which in some cases may be severe or life threatening. Please be mindful of this when on the farm and make sure to wash your hands well with warm water and soap after any contact with animals or their living area, and before eating, drinking or smoking. Please do not wear outside shoes in the venue.
- Do not enter any of the farm buildings unless requested to, or given permission to do so, by a member of staff.
- Please leave gates as you find them - open or closed.
- Please do not connect external electrical items (e.g. lights or vehicles) to power supplies around the farm. If you think you may require this please identify this requirement prior to your arrival and we will see if it is possible. If provided, there will be an additional charge for this facility.

Child Safety - The farm is a working farm and the Farmhouse is situated in the middle of the farm. Please DO NOT allow your children any unsupervised access to any areas outside of the Farmhouse and Farmhouse garden. Potential hazards include the barns, machinery, a pond, vehicles, livestock, and wild boar.

Pets/animals - please do not bring any pets or animals on to the farm. If you do you will be asked to leave.

Footpaths - there are plenty of footpaths around the farm. Please leave gates open/closed as you find them. Please be mindful of the livestock and do not disturb them.

Noise - please keep it to a minimum, no amplified music after 11.00pm or before 12noon. There are residents living on site and close neighbours we don't want to disturb, and other bookings taking place on the farm.

We are a working farm, so please be aware you may hear noise from farm machinery and work taking place on the farm during your stay.

Bedding/soft furnishings - please do not take Farmhouse bedding items or soft furnishings outside. An additional laundry charge will be made if necessary.

Access - Farm staff or their representatives may need to access the property for purposes of repair, inspection or emergency.

Rubbish: Please empty all bins before you leave and do not leave food and drinks in the fridge/freezer.

Recycling: please empty your recycling (glass, tins, plastic bottles, cardboard and paper only) into the 'Recycling Box' outside of the Farmhouse front door and take to the recycling racks at the end of your stay.

Black-bin bags: for non-recyclable rubbish (a small supply of complimentary black bags are kept under the kitchen sink). Bags need to go in the black wheelie bins by the recycling racks (see map).

Compost/Worm Bin: You can put raw and cooked food in here (minimal citrus waste please). The compost bin needs to be emptied into the Worm Bin opposite the recycling shelves (see map).

Checking Out - check out time is **10.30am**.

On leaving:

Please leave the farmhouse tidy, please wash up, take the rubbish and recycling out and put everything away.

Please strip the beds and put the bedding in the laundry bags provided.

Please leave the keys in the kitchen and all doors unlocked, unless otherwise advised.

The Farmhouse will be checked after your stay, please let us know of any breakages/damage. Please let us know if anything isn't working or is broken on arrival.

Feedback: We hope that you have a great stay. Do let us know if there is anything we can do to improve your experience here.

Have a great time!

Best wishes

Ragmans