

kate & tom's

Extraordinary holidays, celebrations & adventures



Enjoying your stay at Hillside Barns

Everything you need to get the most out of your stay

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Arrival

Where we are

Property Name:	Hillside Barns
Address:	Cranberries Luxury Hideaway Hills Farm Kilmington Axminster
County:	Devon
Postcode:	EX13 7NS

Check in and check out

Check in time:	4pm
Contact name for check in:	?
Contact number for check in:	?
Check out time for 2 night weekend booking:	11am
Check out time for 3 night weekend booking:	11am
Check out time for 7 night week bookings:	10am

Getting to us

The best postcode to use with Satnav is:

EX13 7NS

Nearest Train station and distance:

Axminster, just over 2 miles away

Directions to Hillside Barns

If you are arriving by car then you will likely be looking to work out how to get to Hillside Barns from the A35. The Barns are just off the A35 and easy to find.

Hillside Barns is on the outskirts of Kilmington, near Axminster. When you're on the A35 look out for a sign on your left which says 'Kilmington'. Continue through Kilmington and when you reach a thatched pub called 'The Old Inn' take a right towards Whitford. Go past the church on your left, and continue down this lane. Hillside Barns will be on your right after less than a mile.

If you are travelling by train then the best station to get off at is Axminster, which is a 6 minute drive away from Mulberry Cottage. We recommend this reliable taxi firm below, and we would also advise you to pre-book in advance as they get busy!

Axminster Taxis

Tel: 01297 34000

www.axminster-taxis.co.uk

Cooking & dining - chef services

You'll find our top recommendations below. If you do discover any other gems please do let us know and we will share them with other guests visiting the property.

Lyme Bay Field Kitchen

Tel: 0790 5869764

www.lymebayfieldkitchen.co.uk

From initial menu planning to taking care of the washing up, Lyme Bay Kitchen can do everything for you, leaving you free to sit down and relax! Menus can be designed especially for you, or you can opt for the delicious dishes already on offer, using only the finest local and seasonal produce available.

"Our caterers did a fantastic job, James was brilliant!" Richard

"We also decided to arrange a caterer for both Friday night and Sunday lunch as we were such a large group and they cannot be praised highly enough." Jules

Local produce that the area is renowned for

Wonderful fish, meat, ice cream cakes...the list goes on! Take a look at the shopping section for details of local butchers, fishmongers, farm shop and bakers.

Cooking & dining - great places to eat & drink

Nearest Pub

The Old Inn, Kilmington, Kilmington, Axminster, Devon EX13 7RB (0.8 miles/2 minute drive/15 minute walk)
Traditional thatched inn with lots of good pub grub on offer, and a good selection of real ales.

Pubs

Talbot Arms, Lyme Rd, Uplyme, Lyme Regis, Dorset, DT7 3TF (6 miles/10 minute drive)

Tel: 01297 443136

A popular local pub that serves traditional food and a good selection of real ales and ciders. During summer they have a local beer festival with over 40 tipples on tap!

The Volunteer Inn, 31 Broad Street, Lyme Regis, Dorset, DT7 3QE (7 miles/14 minute drive)

Tel: 01297 442214

A buzzing, atmospheric low-ceiling pub with lots of beers, ales and ciders, plus a good selection of wines. Pub menu features lots of freshly caught seafood like mussels, scallops, Hake, Pollack, Haddock, Mullet Mackerel and many more - it really does depend on what the day's catch brings! Dogs welcome.

Pilot Boat Inn, 1 Bridge Street, Lyme Regis, Dorset DT7 3QA (7 miles/14 minute drive)

Tel: 01297 443157

Nice pub in the heart of Lyme Regis that has a traditional menu. The beers and ales are particularly well-kept, with a good show of Dorset-brewed Palmers Ales.

The Harbour Inn, 23 Marine Parade, Lyme Regis, Dorset DT7 3JF (7.5 miles/16 minute drive)

Tel: 08721 077077

Lying on the beach front, this pub has beautiful views overlooking The Cobb and Lyme Bay. There is an excellent array of fish dishes and some good ales to try. Families are welcome.

The Royal Standard, 25 Marine Parade, Lyme Regis, Dorset DT7 3JF (7.5 miles/16 minute drive)

Tel: 01297 442637

A traditional pub situated right on the seafront serving locally sourced, good quality home cooked food and Palmers real ales.

The Royal Lion Hotel, 60 Broad Street, Lyme Regis, Dorset DT7 3QF (7 miles/14 minute drive)

Tel: 01297 445622

A warm and relaxed atmosphere with locally sourced food and real ales.

Cooking & dining - great places to eat & drink

Restaurants

Hillside Barns is just a short way from what we think are two of the best dining experiences in the UK. There is also whole myriad of other exciting restaurants dotted around Lyme Regis which we recommend you also try. Here are our top picks:

Hix Oyster and Fish House, Cobb Road, Lyme Regis, Dorset DT7 3JP (1.6 miles/6 minute drive/half hour walk)

Tel: 01297 446 910

www.hixoysterandfishhouse.co.uk

This stunning restaurant sits proudly over the harbour of Lyme Regis, making it one of the most picturesque seafood eateries in the country. But don't just take our word for it, read this piece by The Sunday Times:

"Hix Oyster & Fish House, Cobb Road, Lyme Regis, Dorset — this must be the most romantic address and breathtaking location of any restaurant in Dorset, or indeed, the whole of England. Yes, it was a day of pearly luminescence, with the spring sun bouncing off plump green hills and sheer cliffs, with seagulls wheeling in the sky and the sea a soft, sheeny blue, and everything looks better in the sunshine. But the restaurant is perched on a steep hill above the Cobb and has a deck like the prow of a ship, complete with prow and flagpole, where you can sit and sip Manzanilla, and slip the sea down your throat while watching the fishing smacks chug in and out, and the toddlers paddle in the strand below. It is impossible not to feel a faint twinge of wellbeing."

One of the UK's distinguished restaurateurs who has a number of restaurants around London and now Lyme, Head Chef Mark Hix only cooks to perfection. The seafood is stunning and the staff are extremely friendly.

River Cottage HQ and River Cottage Canteen and Deli, Trinity Square, Axminster, EX13 5AN (2 miles/6 minute drive)

River Cottage HQ, Tel: 01297 630300 web: www.rivercottage.net

River Cottage Canteen, Tel: 01297 631715 (to reserve) web: www.rivercottage.net/canteens/axminster

A short drive away are River Cottage HQ, home to Hugh Fearnley-Whittingstall and his team, cookery courses and other events, and the River Cottage Canteen in Axminster, where you can sample some of Hugh's menus. Both very popular, so we advise you book well in advance!

Harry Tate's, 29 Marine Parade, Lyme Regis, Dorset, DT7 3JF (7.5 miles/16 minute drive)

Tel: 01297 442699

Small, authentic Spanish wine bar and restaurant specializing in excellent tapas and seafood.

The Millside Restaurant, 1 Mill Lane, Lyme Regis, Dorset, DT7 3PU (7 miles/14 minute drive)

Tel: 01297445999

email: enquiries@themillside.co.uk

Situated on 'The Riverside Walk' in a secluded area where you can hear the gentle babbling of the River Lim. Nice atmosphere, good food and friendly staff. Two restaurants, one having a romantic classical feel and the other a relaxed Mediterranean style. Tables are available outside on the picturesque patio. Excellent in summer.

Cooking and dining - great places to eat and drink

Tierra Kitchen, 1A Coombe Street, Lyme Regis DT7 3PY (7 miles/14 minute drive)

Tel: 01297 445189

email: info@tierrakitchen.co.uk

A superb vegetarian restaurant hidden away down a side street next to the River Lim, with an a la carte menu and evening menu to choose from.

Best places to eat out with children

Penny Blacks, 37 Broad St, Lyme Regis, Dorset, DT7 3QF (7 miles/14 minute drive)

If you want to escape the hoards on the seafront then head to the family-run Penny Black cafe, a hidden gem behind the Post Office. Lovely food, with a daily specials board. The courtyard at the back is a lovely, peaceful suntrap.

The Harbour Inn, 23 Marine Parade, Lyme Regis, Dorset DT7 3JF (7.5 miles/16 minute drive)

Tel: 08721 077077

Already mentioned above, The Harbour Inn welcomes children to this picturesque pub lying on the beach.

Best Takeaways

Lal Qilla, The Lal Qilla Restaurant, 61 Broad Street, Lyme Regis, Dorset, DT7 3QF (7 miles/14 minute drive)

Tel: 01297 442505

Indian cuisine.

Lucky House Chinese Takeaway, Lyme Street, Axminster, Devon EX13 5AU (2.5 miles/7 minute drive)

Tel: 01297 35100

Cooking & dining - shopping for food

Shopping in Lyme Regis

Lyme Regis has a wealth of independent shops selling freshly baked pies and pasties; freshly made sandwiches and baguettes; cakes, pastries and fudge; locally grown, organic, whole food; specialist imported foods; and organic fruit and vegetables.

Supermarket

The Co-operative Food, 38 Broad Street, Town Centre, Lyme Regis (7 miles/14 minute drive)
Tel: 01297 442 082

Tesco Express, 40-41 Broad Street, Town Centre, Lyme Regis (7 miles/14 minute drive)
Tel: 0845 671 9366

Wine Merchant

Lyme Bay Winery, Shute, Axminster EX13 7PW (2 miles/5 minute drive)
Tel: 01297 551 355
www.lymebaywinery.co.uk

Butchers

G W Meats, 34 Queen Street, Seaton EX12 2RB (6 miles/15 minute drive)
Tel: 01297 22222
www.gw-meats.com

Cheese

Town Mill Cheesemaker, Mill Lane, Lyme Regis, Dorset DT7 3PU, United Kingdom (7 miles/14 minute drive)
Tel: 01297 442626
www.townmillcheese.co.uk

Fishmonger

The Old Watch House, 15 Mill Street, Ottery St. Mary, Devon EX11 1AB (15 miles/26 minute drive)
Tel: 01404 814005
www.theoldwatchhouse.com

Farm Shop

Millers Farm Shop, Gammons Hill, Axminster, Devon, EX13 7RA (1 miles/3 minute drive)
Tel: 01297 35290
www.millersfarmshop.com

Things to do - activities and pampering

Our top recommendations for activities and pampering are below.

Clay pigeon shooting and go karting

Southern Counties Leisure, Wardon Hill, Evershot, Dorset, DT2 9PW (30 miles/45 minute drive)

Tel: 01935 83625

www.southerncountiesleisure.com

Offers clay pigeon shooting and go carting. Legend has it that this was the first track where Lewis Hamilton won his first race! To book a place on the track call this number: 01935 83713.

Horse riding

Vineyard Stables, Wootton Fitzpaine DT6 6DF (8 miles/14 minute drive)

Tel: 07872 022116

www.vineyardstables.co.uk

Small, relaxed and friendly stables that offer hacks in the countryside and riding lessons. Families and beginners are welcome.

Fishing

Angling is another popular option, especially down by the Cobb where you'll see a bevy of posters advertising deep-sea trips for catching cod, conger, skate, etc. Alternatively, a quiet trip around the bay might suit you better; in which case catching mackerel is a more likely outcome. Beach casting and pier fishing are also popular. Mackerel fishing:

Nick's Mackerel Fishing Trips, Lyme Regis Dorset DT7 3JJ (7.5 miles/16 minute drive)

Mob: 0797 4796002

www.lymeregismackerelfishing.com

Provides excellent fishing trips around Lyme Regis bay. One hour trips, private charters, rod fishing and dolphin spotting are all available. Please contact Nick on the mobile number provided for further information.

Watersports

The sea is the focus of a wide range of sporting activities. Swimming and bathing are top of the list, thanks to an award-winning environmental protection scheme ensuring the waters around the town are clean and safe – a fact that also shouldn't be lost on windsurfers, water-skiers or sailors. Check out the Sailing Club and Power Boat Club for information about becoming a temporary holiday member.

Lyme Regis Power Boat Club

Tel: 07860 641617

www.lrpbc.co.uk

Lyme Regis Sailing Club

www.lymeregissailingclub.co.uk

Things to do - activities and pampering

Golf

Lyme Regis Golf Club, Timber Hill, Lyme Regis, Dorset DT7 3HQ (8 miles/12 minute drive)

Tel: 01297 442963

www.lymeregisgolfclub.co.uk

The course occupies a cliff top site with coastal views towards Portland Bill and overlooks the historic town and World Heritage Site of Lyme Regis. Measuring a substantial 6283 yards, the course is challenging for any ability.

Pampering

My Personal Sanctuary

A fabulous variety of Party Packages and an Organic Treatment Menu to choose from in the comfort of your holiday home, including the award winning Green People products.

www.mypersonalsanctuary.co.uk/treatment-days

Top things to do with children

The kids can go wild in the grounds and games room – but if you'd like to go further afield, it's just a stroll to the beaches and harbour where they will love building sand castles, searching for crabs in the harbour and hunting for fossils along the Jurassic Coast.

Fossil Hunting and The Jurassic Coast

Fossil Hunting along the Jurassic Coast

One of the most enjoyable things you can partake in while you're residing along the Jurassic Coast is to try your hand at a bit of fossil hunting. Due to the instability of the land, new fossils are routinely discovered when parts of the cliff face fall away, revealing chunks of prehistoric life that date back as far as 185 million years! While fossil hunting is exciting, it can be dangerous, so be careful to check any warning signs, and keep away from the cliffs. Lyme Regis is the fossil capital of the UK, with fossil shops and museums dotted around the town. The beaches around the Church Cliffs in Lyme are an excellent spot to find some relics, while a little further on at Charmouth Beach, about two miles east of Lyme, some of the biggest and best fossils can be found under the rocks and in the cliffs. For further information on the Jurassic Coast and fossil spots visit the official Jurassic Coast website: www.jurassiccoast.com

Guided fossil walks

Brandon Lennon, local Lyme Regis professional fossil collector with 25 years experience, can take you on a guided tour along part of Lyme Bay's famous Jurassic Coast.

Tel: 07944 664 757

www.lymeregisfossilwalks.com

Dinosaurland, Coombe Street, Lyme Regis, Dorset, DT7 3PY (7 miles/14 minute drive)

Tel: 01297 443541

A quirky, slightly old fashioned museum that houses a spectacular collection of local Jurassic fossils of marine animals that once lived in these waters.

Lyme Regis Philpot Museum, Bridge Street, Lyme Regis, Dorset DT7 3QA (7 miles/14 minute drive)

Tel: 01297 443370, www.lymeregismuseum.co.uk

Packed with fascinating displays. Find out about Lyme's early and maritime history, its internationally important geology, its fossils and the many significant writers connected with the town, from Jane Austen to John Fowles.

Lyme Regis Marine Aquarium, Cobb Lower Walkway, Lyme Regis, Dorset DT7 3JJ (8 miles/16 minute drive)

Tel: 01297 444230, www.lymeregismarineaquarium.co.uk

Presents local fish and marine life of the Jurassic Coast in an historic building on the Cobb - discover the creatures of the seashore and deeper waters of Lyme Bay.

www.lymeregismarineaquarium.co.uk Tel: 01297 444230

Alice's Bear Shop, 55 Broad Street, Lyme Regis, Dorset DT7 3QF (1.5 miles/5 minute drive)

Tel: 01297444589

www.alicesbearshopuk.com

Where the Author of the Alice's Bear Shop range, Rikey Austin, writes the wonderful Alice stories and brings the Teddy bears to life. The Shop is filled with Teddies and soft toys in need of a cuddle!

Top places to visit & shop nearby

Lyme Regis

Lyme Regis Tourist Information Centre

Church Street, Lyme Regis, DT7 3BS

Tel: 01297 442138

www.lymeregis.org

Hillside Barns is a short drive away from the sea and Lyme Regis, where you can enjoy a glorious sandy beach and the iconic Cobb Harbour. Lyme Regis is considered the 'Pearl of Dorset' by visitors and locals alike, and is a part of the much larger Jurassic Coast World Heritage Site which stretches 95 miles along much of Dorset and Devon.

The old town, dating back to the 14th century, is an ideal place to walk and explore the local shops, art galleries, newly replanted gardens with myriad places to stop to eat and drink. Built around the River Lim, Lyme has its own working Water Mill, recently refurbished to include an electricity generator. For such a small town, Lyme Regis packs a big punch: it is perhaps the smallest town in the country to boast its own cinema, theatre, and museum.

The stunning Cobb harbour was the setting for the Hollywood film *The French Lieutenant's Woman* starring Meryl Streep and Jeremy Irons - however its romantic links don't stop there. Fans of Jane Austin's *Persuasion* also visit the Cobb to see the famous steps where Louisa Musgrove falls due to her impetuous character in the novel.

Marine Parade is a great place to walk, sit, enjoy the views and visit its small shops and eating places. Here the seafront facilities has benefited from the restoration of the Marine Parade Shelters. The town and surrounding area have many attractions and host a range of family-centred events, including a Jazz Festival, a Fossil Festival, Life Boat Week and a Regatta & Carnival Week.

Shopping in Lyme Regis

Shops specializing in rocks and fossils as well as jewelry can also be found around Lyme. The town also has a number of art galleries and shops specializing in antiques and collectables. There are a wealth of clothes shops for children and adults, selling sportswear and surfing gear; outdoor gear; shoes and trainers; hats; bespoke designer dresses and vintage clothing. The town also has a selection of national chains (Boots, Co-op & Tesco's), three banks and a Post Office and a wide range of local chains and individual local shops.

National Nature Reserve at the Undercliff

Walkers will love to explore the National Nature Reserve at the Undercliff. This seven mile long undeveloped woodland is part of the South West Coastal Path and stretches west towards Axmouth and Seaton. Going east from Lyme, walkers can follow the same path or take the coastal footpath, part of the 650 mile South West Coastal Path, towards Charmouth and to Golden Cap. At 629ft, this is the highest point on the south coast. Other dry land activities abound: golfing, bowling, pony trekking and biking are just a few of the options available.

Useful information

Hillside Barns at a glance:

The Milking Parlour:

- Sleeps up to 16 people
- Six bedrooms, of which all have ensuite bathrooms
- Two double king-size bedrooms on the ground floor
- Two family bedrooms on the first floor sleeping four people in each; both with a king-size bed and two singles
- One double bedroom with twin beds
- One double king-size bedroom
- Dining Table seats 16 people comfortably
- Two ovens and hobs
- Open plan living, dining and kitchen
- LCD Flatscreen TV
- iPod Docking station
- Wi-Fi
- Hot tub

The Stables:

- Sleeps up to six people
- Two bedrooms, both of which have ensuite bathrooms
- One family bedroom sleeping four people
- Dining Table seats four people comfortably
- Oven and hobs
- Open plan living, dining and kitchen
- LCD Flatscreen TV
- iPod Docking station
- Wi-Fi

The Hayloft:

- Sleeps up to four people
- Two bedrooms, one with a king-size bed, one with two singles, both of which have ensuite bathrooms
- Dining Table seats four people comfortably
- Oven and hobs
- Open plan living, dining and kitchen
- LCD Flatscreen TV
- iPod Docking station
- Wi-Fi

The Tack Room:

- Sleeps up to two people
- One cosy king-size bedroom with ensuite bathroom
- Dining Table seats two people comfortably
- Oven and hob

Useful information

- Open plan living, dining and kitchen
- LCD Flatscreen TV
- iPod Docking station
- Wi-Fi

The Saddlery:

- Sleeps up to 2 people
- One cosy king-size bedroom with ensuite bathroom
- Dining Table seats two people comfortably
- Oven and hob
- Open plan living, dining and kitchen
- LCD Flatscreen TV
- iPod Docking station
- Wi-Fi

Cooking and Dining

- Dining table capacity for up to 30 people in the Function Room
- Fantastic chef available for a special meal or throughout the weekend
- Drop-off meals available
- Great dining nearby including pubs and restaurants at Lyme Regis
- Online deliveries

Where We Are

- The postcode is EX13 7NS
- The nearest village is Kilmington
- The nearest station is Axminster, a five minute drive
- The nearest airport is Exeter
- Taxis available
- Parking for plenty of cars

Things to Do Outside

- Two hot tubs (one with private access for the Milking Parlour guests)
- Games in the grounds
- One hundred acres of grounds and woodland

Activities

- Country pursuits available nearby, including clay pigeon shooting and archery
- Coastal and watersports
- Horse Riding
- Golf
- Hiking

Children Welcome

- Outdoor games
- Cot available
- High chair available

Useful information

Top Things to Do for Children

- Beaches at Lyme Regis, 6 miles from the house
- Crealy Great Adventure Park
- Lyme Regis Marine Aquarium

Payment process

- We take a one third deposit at the time of booking
- The balance is due three months before the date booked

Cautionary deposit

- £500 refundable deposit

House restrictions

- No pets allowed
- Not suitable for stag parties

Arrival and Departure

- Check in 4pm
- Check out 11am for Sunday and Monday on weekend bookings
- Check out 10am on other days

What's Included

- Linen, towels and essentials
- For no extra charge you can use the Function Room as an additional space.

Hot Tub Usage

We hope you'll enjoy using the hot tub. We want to make sure it is as safe as possible for everyone, so we ask all guests to ensure that the following guidelines are respected. These guidelines are designed to meet basic health and safety regulations, so ensure that all members of your party have read the rules regarding the use of the hot tub.

1. Swimming costumes are obligatory and you may need to bring your own towels
2. You must shower before entering the hot tub to remove any skin oils, make-up, hair products etc. This is vital to ensure a clean and healthy hot tub. If this rule is abused the hot tub may need to be closed for several days so that the water can be thoroughly refreshed. In the event of closure, no refund will be made and cleaning costs will be charged to your party.
3. Outdoor shoes and coats must be taken off around the hot tub area.
4. No alcohol or smoking is allowed in the hot tub.
5. Do not bring any form of glass into the hot tub area.
6. Do not bring in any electrical equipment into the hot tub area where you could be in contact with water.
7. Before using the hot tub, please take out the chlorine dispenser. Put it back in when everyone has left the hot tub.
8. Do not over-occupy the hot tub as this will lead to water spillage and will cause the hot tub to stop working. This is because the filter needs to be covered with water to work.
9. Children must be supervised in and around the hot tub and must not use it without an adult present. Some children can overheat; please seek medical advice if this occurs.
10. Please keep noise levels to an acceptable level. The hot tub is a place of peace and relaxation – be mindful that there are neighbouring properties.
11. It is safer and more enjoyable to use the hot tub with another person. We advise against using the hot tub alone without a member of your group knowing of your whereabouts.
12. On leaving the hot tub, please switch off all jets and lights and make sure that the hot tub is sealed with the cover provided.
13. Please note that you must not use the hot tub if you are suffering from an infectious disease or you have an open wound or sore that cannot be covered by a waterproof plaster.
14. You must not use the hot tub within 48 hours of suffering any stomach illness.
15. Certain medical conditions can be affected by the hot tub, particularly those involving extremes of temperature. You are advised to consult your doctor if you are pregnant or suffer from any of the following: heart disease; circulatory problems; high or low blood pressure; diabetes; or any other condition that affects your body's ability to react to heat.
16. Prevent taking any medication which may affect your circulation or your ability to react to heat.

Guest reviews

"Thank you for an amazing weekend, Beautiful accommodation and gorgeous surroundings. The comfiest bed I have ever slept in. Fantastic hosts, all in all a perfect weekend. Thank you." - **Chris and Helen**

"We all had a wonderful time for my birthday weekend. The Barns are stunning and Steve was really welcoming and helpful. Nothing was too much trouble. The girls loved the hot tubs and beautiful barns whilst the boys were kept entertained the whole weekend with the inflatable assault course and bouncy castle. Would recommend anyone to stay. You won't be disappointed. Thanks again for a wonderful weekend!" - **Miranda**

"I organised a party for my 25th birthday party and my parents' wedding anniversary, for 40 people, over the August Bank Holiday weekend. It could not have gone better – the venue is absolutely stunning, everything is so clean, so well decorated, and so well looked after. Have recommended it to everyone and will definitely return." - **Claire**