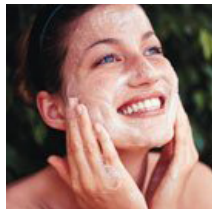
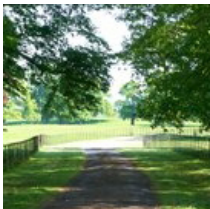


kate & tom's

Extraordinary holidays, celebrations & adventures



Enjoying your stay at The Manor Farmhouse

Everything you need to get the most out of your stay

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Arrival

Where We Are

Please note that The Manor Farmhouse is the marketing name we give the property, which is locally known as 'Swallows Farm'. Please use 'Swallows Farm' if you are delivering anything to the house.

Property Name: Swallows Farm
Address: Manor Farm
Manor Farm Lane
Sykehouse
Goole

County: Yorkshire
Postcode: DN14 9BA

Check in and check out

It is advised that you contact Anita, 30 minutes prior to your arrival to arrange for key collection.

Contact name for check in: Anita
Contact number for check in: 01405 785 036 or 07836 227 136

Check in time: 4pm
Check out time for 2 night weekend booking: 4pm Sunday
Check out time for 3 night weekend booking: 10am Monday
Check out time for 7 night week bookings: 10am Friday

Arrival

Getting To Us

The best postcode to use with satnav is:

DN14 9BA

Nearest train station and distance:

Hatfield & Stainforth (15 minute drive)

The nearest airport is:

Robin Hood Airport

Reliable taxi service:

Dial a CAR

33 Church St, Doncaster, South Yorkshire DN3 3AE

01302 302388

Cooking & dining - chef services

Complete Catering Services

Unit 5, Sandall Lane, Kirk Sandall Ind. Est., Doncaster
DN3 1RA
01302 890615
www.completecateringservice.co.uk
01302 890615

Complete Catering is an excellent catering service, with over 20 years of experience specializing in creative, innovative menus. The team are dedicated to making any occasion simply perfect and can cater for small or large parties.

Cooking & dining - great places to eat & drink

Nearest pub

The Old George Inn

Broad Lane, Goole, DN14 9AU
01405785635

This is a lovely and friendly pub offering a variety of beers and wines, as well as serving excellent home cooked food.

Best pubs

Kings Head

High Street, Bamby-on-the-marsh, DN14 7HT
01757 630 705

Renovated in the early 19th Century, this pretty village pub has a great variety of ales on tap, as well as having some inventive food options such as Yorkshire Tapas that is all locally sourced.

Brewers Arms

10 Pontefract, Snaith, DN14 9JS
01405 862 404

The perfect location for a relaxed evening in a pleasant environment. There is a wide variety of ales sourced from local breweries and there is a very tempting food menu.

Cooking & dining - great places to eat & drink

Best restaurants

The Peppered Pig

Turnbridge Day Nursery, Snaith Rd, Goole DN14 9BY
01405 839888
www.thepepperedpig.co.uk

The Peppered Pig specialises in creating great tasting food using seasonal, locally sourced produce. There are some fantastic British classics on offer, the Sirloin steak in particular is delicious.

Relish Bar & Grill

19 E Laith Gate, Doncaster, South Yorkshire DN1 1JG
01302 342936
www.relish-doncaster.co.uk

This is a fantastic contemporary bar and grill, with great quality food on offer. There is some great BBQ style food as well as, classic pizzas and pasta. The cocktails here are amazing too.

Cooking & dining - shopping for food

Supermarkets

Tesco Express

56 Station Rd, Hatfield, Doncaster, South Yorkshire DN7 6QD
0345 026 9793

Asda

Station Rd, Stainforth DN7 5DX
01302 324200

Wine Merchants

Mainly Wine and Whisky

3-4 The Courtyard, Bawtry, Doncaster; DN10 6JG
01302 714700

Offering a vast array of specialist wines and whiskeys, this is a real hidden treasure, the staff here are knowledgeable and extremely helpful and can advise you on wines to suit your occasion.

Delicatessens

Scicluna Delicatessen

High Fisher Gate, Doncaster, South Yorkshire DN1 1QZ
01302 344242

Has a good range of French, Spanish, Italian and British luxury foods. Hams, game, poultry and fish are all available, plus you can sit down, relax and enjoy a lovely cup of coffee.

Bakery

Batesons Bakery

21 Beancroft Rd, Castleford WF10 5BW
01977 553050

The Golden Crust is a traditional, locally run bakery, with a vast selections of breads, cakes, pastries as well as savory options, that are all freshly prepared and baked in store.

Things to do - activities & pampering

SNO!zone

SNO!zone

XSCAPE, Colorado Way, Castleford WF10 4TA
01977 52 99 20
www.snozoneuk.com

SNO!zone was the North's first indoor snow slope it is 170m long and is covered with over 1500 tonnes of real snow. Suitable for snowboarding and skiing pros and also complete beginners. The instructors here are all really helpful and patient, so lessons are really good fun.

Cusworth Hall and Park

Cusworth Hall and Park

Cusworth Lane, Doncaster, South Yorkshire, DN5 7TU
01302 734309
www.visitdoncaster.com

A grade I listed country house and grounds with fantastic open spaces, Lakeland and an adventure playground. The house is also restored to its original period and is now a free museum open all year round.

South Yorkshire Aircraft Museum

Dakota Road, Doncaster Leisure Park, Doncaster DN4 7FB
01302 761616
www.southyorkshireaircraftmuseum.org.uk

South Yorkshire Aircraft Museum is home to a variety of military aircrafts as well as wartime artefacts. This is a fantastic day out for the young and old alike.

Yorkshire Wildlife Park

Brockholes Lane, Branton, Doncaster, DN3 3NH
01302535057
www.yorkshirewildlifepark.co.uk

A fantastic nature reserve full of interesting species. The Polar Bears, Tigers and Lions are a must see.

Golf

Thorne Golf Club

Kirton Lane, Thorne, South Yorkshire, DN8 5RJ
www.thornegolf.co.uk

Is a stunning parkland course set amongst the South Yorkshire countryside. With three water featured holes, this really is an excellent course to play.

Things to do - activities & pampering

Horse Riding

Sykehouse Arena Equestrian Centre
Holmpton Farm/Broad La, Goole DN14 9AX
01405 785231
www.sykehousearena.com

With two arenas and several show jumps, whether you're a beginner or a pro, this is the ideal setting for lessons or just for fun.

Pampering

Elements MediSpa
81 Thorne Rd, Doncaster, South Yorkshire DN1 2ES
01302 343432
www.elements.org.uk

With a huge range of facilities and spa treatments on offer, you'll be spoilt for choice. The aromatherapy room in particular is a fantastic way to relax

Top things to do with children

The Fun Run

Unit 4, Rawcliffe Rd, Goole, East Riding of Yorkshire
DN14 6TY
01405 780700
www.thefunrunltd.co.uk

Offering a huge multi level adventure indoor play area, The Fun Run has loads of soft play equipment, slides and tunnels to keep smaller children entertained, there is also a separate section for toddlers and babies with smaller alternatives to the play ground and also featuring a sensory area.

Selby Superbowl

Bawtry Road, Selby, YO8 8NA
01757707074
www.selby-superbowl.co.uk

As well as the classic ten pin bowling lanes, Selby Bowl also has laser tag, pro am karting, darts boards, pool tables as well as a large arcade.

Hatfield Outdoor Activity Centre

Old Thorne Road, Hatfield, Doncaster, DN7 6EQ
01302 841572
www.hatfieldoutdoor.co.uk

Hatfield Outdoor Activity Centre is an outdoor activity centre that has a variety of water and land based activities, including, climbing, canoeing, kayaking, windsurfing and many more.

Normanby Hall Country Park

Normanby Rd, Normanby, Scunthorpe, North Lincolnshire
01724 720588

This country park is over 300 acres and is home to wildflower meadows and extensive woodlands with nature trails to explore. There is a brilliant deer park where you can see herds of red and fallow deer. There is a large adventure playground with sturdy equipment that is often surrounded by peacocks and ducks. On a Sunday there is a miniature railway that runs across the park and the tours of the house are free.

The Dome

Doncaster Lakeside, Bawtry Road, Doncaster, DN4 7PD
01302 370777
www.the-dome.co.uk

The UK's first ever two tier ice rink, with the pioneering hot ice concept, where the ice is cold but the temperature is warm, if you're a bit wobbly on your feet, there is also fantastic swimming facilities, with seven interlinked pools, complete with geysers water cannons, whirlpools, giant flumes and many more.

Top places to visit & shop nearby

York

York is a beautiful city with cultural and historical excellence. It is made up of 13th century walls and narrow streets. Right in the heart of the city is York Minster one of the worlds most beautiful Gothic Catherderals in the world.. Despite the history, York is a modern and tourist orientated city, with several museums, restaurants, pubs. In the heart of the city sits the shambles a fine demonstration of medieval buildings, occupied by a variety of boutique and interesting shops.

Jorvik Viking Centre

Coppergate Shopping Centre, Coppergate, York YO1 9WT

01904 615505

www.jorvik-viking-centre.co.uk

York Cathedral

Deangate, York YO1 7HH

01904 557200

www.yorkminster.org

The Shambles

York, North Yorkshire YO1 7LZ

York Theatre Royal

St Leonard's Pl, York YO1 7HD

01904 623568

www.yorktheatreroyal.co.uk

Useful information

The Manor Farmhouse at a glance

Bedrooms and Bathrooms

- Sleeps up to 18
- Eight bedrooms, two of which have an ensuite bath or shower room
- One kingsize, Two double bedrooms, one double plus a single, one family room with a double plus three singles, one twin bedroom and two singles
- Shared bathroom
- Four bathrooms

Cooking and Dining

- Dining table seats 18 comfortably
- Fantastic chef available for a special meal or throughout the weekend
- Drop-off meals available
- Range cooker
- Gas BBQ
- Tables and chairs on terrace
- Good dining nearby
- Online deliveries nearby

Children Welcome

- Toys, books and DVDs for children
- Three cots available
- Two high chairs available

Where We Are

- The postcode is DN14 9BA
- The nearest train station is Hatfield & Stainforth, a 15 minute drive
- The nearest airport is Robin Hood Airport
- Plenty of parking available

Things to Do Inside

- 42"TV with Sky
- DVD Player
- Wi-fi
- Selection of books

Things to Do Outside

- 20 acres of gardens and grounds to explore
- Badminton set
- Trampoline
- Hot tub

Activities

- Walking

Useful information

- Horse riding
- Pampering
- Alpaca walks with prior arrangement. The owner will allow you to walk the alpacas at the price of £20 per animal for four people. For an additional £5 per head you can walk them, hand feed them and also venture out to the pub and back

Top Things to Do for Children

- Feed the Alpacas with prior permission
- Alpaca walks with prior arrangement.

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

- Up to two well behaved dogs allowed, staying downstairs in the utility room
- Horses welcome with prior permission
- Hen and stag parties welcome

Arrival and Departure

- Check in 4pm
- Check out 4pm on a Sunday
- Check out 10am on other days

What's included

- Linen
- Towels
- Welcome hamper
- Essentials
- Utilities

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

"What a great place for a family gathering. The house is in a lovely rural location with so many nice walks and the garden was great for all the children to play together." - Sarah

"We loved it here, the kids were in absolute heaven feeding the Llamas and the hot tub was a nice added touch." - Mack

"It was so nice to sit and relax by the fireplace after a long day of exploring the countryside. The house was really well laid out and all 18 of us felt really comfortable. What a great find." - Susan