



Hollin Root Farm Bed & Breakfast

- Terms, Policy and Access Statement -

Thank you for choosing to book with Hollin Root Farm B&B. We look forwards to welcoming you to our home. When you make this booking with us you are entering an agreement with us. Please read our terms and conditions of booking below, and be aware that the following are subject to change, so please use our contact details or forms and we will be happy to discuss your requirements.

Children

Children are welcome to stay at our Bed and Breakfast.

Pets

Well behaved dogs welcome. Outside of the garden dogs must be kept on a lead at all times. Pets must not be allowed on the furniture or beds so please bring appropriate bedding. At no time can pets be left unattended. Fouling on site and any other mess made must be cleaned up. Owners are liable for any damage caused.

Smoking

We are strictly no smoking.

Check In/Out

Earliest Check-In is 4.00pm and Latest Check-In is 9.00pm. We kindly ask that you check out by 10.00am. But the good news is there is flexibility by arrangement. Please confirm your arrival time the day before you arrive so we can ensure we are here to welcome you. Please let us know if you expect to check in late or are delayed.

Cancellation By You

It is essential that you let us know immediately if you need to cancel your booking. Please telephone and confirm in writing. If you cancel more than fourteen days before your booking you will be charged for one night's stay. If you cancel your booking less than fourteen days before your booking you will be charged for the total cost of your booking. Because we are a small business we are likely to have turned down other bookings and may be unlikely to let the room for the same period. For this reason you may wish to take out cancellation insurance.

Cancellation By Us

We would only cancel or change your booking if your accommodation was unavailable for reasons beyond our control. We would attempt to offer you alternative accommodation, however if this was not possible, or unacceptable to you then we would refund your full payment. Our liability would not extend beyond this refund.

Damage

Please take care with our accommodation. You are responsible and liable for any breakages or damages which you cause to the property or its contents. Please advise us as soon as they occur.

Pricing Information

Price/Room

Prices are based on a normal occupancy of 2 adults sharing a room and it includes accommodation and breakfast, unless clearly stated on the booking form all extras such as additional beds, packed lunches, etc.

Payment

We currently accept the following forms of payment: Cash, Bank Transfer. After making the reservation, we will contact you regarding a non-refundable deposit of One-Night's Fee. (cancellation policy applies).

Children

Children under 14 are charged at £20 / night.

Additional Info

We have a travel cot for babies, available at £5 (single payment). We also have a folding bed (for an extra child / adult) available at £20/night, which will fit into Hollin Crag Room, Please state on your booking how you would like the beds configured e.g. King-size or Twin along with any additional travel cot or folding bed.

Important Notes:

All bookings made by telephone, email or online need to be accompanied by your full name, postal address & telephone number. We want you to enjoy your stay. If you have any problems, please let us know so we can try and sort them out while you are here.

Access Statement

Hollin Root Farmhouse is a non working farm set in a farm yard with a sloping tarmac pathway from the farm yard to the farmhouse. We are located 3 miles north of Kendal off the A6. The farmhouse is set within an acre of gardens surrounded by woodland and pastures.

Free car parking for guests is available in the Farm Yard. We can allocate a wider parking space for you if you have particular access needs. The distance from the car parking to the house is approximately 25 metres / 82 ft. You are welcome to stop the car by our pathway entrance for dropping off.

The main entrance door is located within the porch. There is a stone step of 16cm / 6" from the pathway to the porch and a stone step from the porch to the entrance hall of 14cm / 5". There is a metal threshold at the main entrance measuring 4cm depth x 5cm width / 1.5" x 1.9".

The ground floor of the farmhouse is level throughout with stone flooring in the entrance hall and a wood threshold of 2cm depth to the wood flooring of the Breakfast Room.

The communal dining table in the breakfast room has 72cm / 28" clearance from floor to under table. We serve breakfast in the Breakfast Room or pack a basket for you to take into the garden. There is an outdoor table on the lawn at the end of the tarmac/stone flag pathway on a level.

To the first floor there is one flight of 14 wooden steps measuring 19cm / 7.5" in depth. There is a wooden handrail to the right ascending.

The wood floored landing leads to Hollin Crag and Potter Fell rooms.

Hollin Crag Room

- The entrance doorway is 75cm / 29.5" wide and opens inwards.
- To the right side of the bed there is 148cm space and 50cm space to the left.
- There is 18cm space between the end of the bed and the wall.
- The en-suite door opens inward; the doorway is 70cm wide.
- There is carpet flooring in the bedroom and painted wood flooring to the en suite.
- The king-size bed has a zip and link divan which enables us to configure the room as a twin.
- The en suite has a painted wood floor. The room is approximately 180cm long by 116cm wide.
- There is a pedestal WC, wash hand basin with lever taps (the hot tap is located to the right) and shower enclosure with electric shower. The electric shower switch is located outside the shower room. The shower head and hose are height adjustable.

Potter Fell Room

- The entrance doorway is 75cm / 29.5" wide and opens inwards.
- There is a painted wood floor throughout.
- The double bed wood frame is 152cm wide by 203cm length.
- To the right side of the bed there is 52cm, to the left side of the bed is 104cm.
- The en-suite door opens inward; the doorway is 70cm wide.
- There is a pedestal WC, wash hand basin with lever taps (the hot tap is located to the right) and shower enclosure with electric shower. The electric shower switch is located outside the shower room. The shower head and hose are height adjustable.
- The en suite has a painted wood floor. The room is approximately 156cm wide by 198cm long.

Holin Root Lodge

- There are three steps to the entrance door. The step rise is 40cm. There is a private enclosed outside area with slate clippings.
- The entrance door is 74cm wide and opens inwards.
- There is wood floor throughout the bedroom. There is ceramic tile in the en suite shower room.
- The double divan bed is 198cm l by 137cm w.
- To the right side of the bed there is 132cm there is 84cm on the left side
- The en suite door opens outwards and is 72cm w.
- The en suite is 212cm l. by 200 cm w.
- There is a pedestal WCA's, wash hand basin with lever mixer tap and shower enclosure with height adjustable shower head and hose.