

House Information

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Contents

Access road.....	2
Water	2
Drinking water	2
Hot water	2
Boiling water.....	2
Kitchen sink.....	3
Sewage	3
Dishwasher	3
Stacking.....	3
Filters	3
Disabled/Accessible shower.....	5
Light switches.....	5
Entrance lobby lights.....	5
Bathroom light/fan switches	5
Outside floodlights	5
Mobile reception.....	5
Wi-Fi	6
Doors and Windows	6
Doors.....	6
Windows	6
Heating controls	6
Fire safety.....	7
Fire alarm.....	7
Fire doors.....	8
Walls, fences and gates	8
Suggestions, faults, repairs, damages, replacements	8

Peak District Retreat: Shawbottom Farm

Access road

Shawbottom is located 600m from the public road and access is via a private farm track.

The first part of the track is surfaced with hardcore without tarmac. As is typical for unmade tracks the centre is higher in some parts, and there may be some potholes but we try to fill those before they become too deep. One of our cars is a VW Polo and has no problem using the track, but very low-slung cars may be at risk of scraping.

The second part of the track is surfaced with tarmac and is smoother.

Water

Drinking water

- Cold water is mains water and is drinkable
- Hot water is also mains water and is managed in a sealed system so is also drinkable
- Kettle boiling tap water is also mains water and drinkable

Hot water

- The hot taps and the showers all supply water at a temperature of around 40C, which you cannot vary. This is a suitable temperature for showers and hand washing and avoids any risk of scalding.
- Hotter water may be needed for washing up. This can be achieved by filling the washing up sink with the hot tap at 40C, then adding some boiling water from the boiling water tap or from a kettle
- If the shower water seems too hot or too cold please report it to the owners.

Boiling water

- There is a standard electric kettle.
- There is also a Kettle 4in1 boiling water tap, which is the tap on the left of the two kitchen sinks. It heats and stores 7 litres of boiling water. It starts reheating as soon as any boiling water is drawn off. It takes 22 minutes to reheat fully if the tank has been completely emptied.
- The left side of the Kettle tap is a standard cold / hot (40C) mixer tap.
- The right side of the Kettle provides filtered cold water if you turn the tap towards you (i.e. the button on the top of the handle moves towards you)
- To obtain boiling water pull off the red plastic safety cap (if fitted), press the button on top of the handle, and turn tap 'backwards' i.e. turn it such that the button on top moves towards the wall. Replace the red safety cap after use.

Peak District Retreat: Shawbottom Farm

Kitchen sink

There are two sinks. It is important to empty these one at a time instead of both together. If you don't wait until one has drained before starting to drain the other, you may flood the grease separator sited in the cupboard below the right sink. This will give you a greasy wet mess in the cupboard and on the floor which will take some time to clear up.

Sewage

Like many rural properties we have to dispose of our own sewage. Our old septic tank has been replaced with a more modern small sewage treatment plant. To avoid pipe blockage or sewage plant failure disrupting your stay please follow these guidance notes.

- Nothing should be flushed down the toilets other than body waste and toilet paper.
 - Everything else such as sanitary products, wet-wipes, nappies, etc must be disposed of using the bins provided in the toilets
- Do not dispose of oils and grease, or chemical products, via the toilets or sinks. Dispose of these by placing in sealed containers in the non-recyclable waste bins
- Coffee grounds do not digest well in small sewage plants so these should not be flushed down the sink – instead please place coffee grounds in compost or non-recyclable waste.

Dishwasher

Stacking

The large dinner plates will obstruct the rotation of the washing arm if you stack them at the back of the lower tray. However they fit and wash well if you place them in the front of the lower rack.

Note that above the upper crockery rather there is a slim cutlery rack which is easily overlooked.

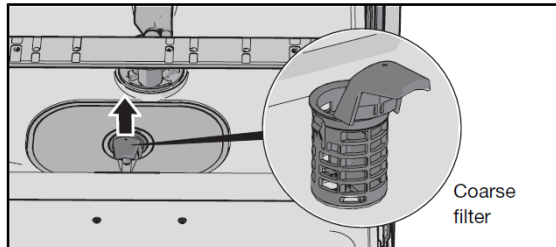
Filters

The filters at the front of the base of the dishwasher, below the lower rack, need to be cleaned from time to time. If they clog up then the dishwasher may overflow onto the kitchen floor.

Cleaning the filters

Coarse filter

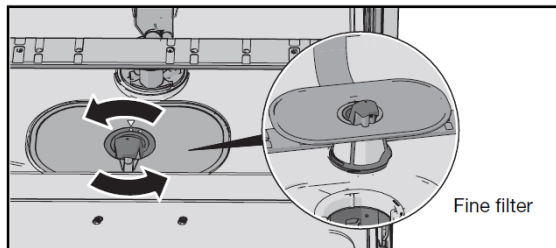
The coarse filter traps larger food particles, which cannot get past the drainage pump. Empty the coarse filter when necessary.



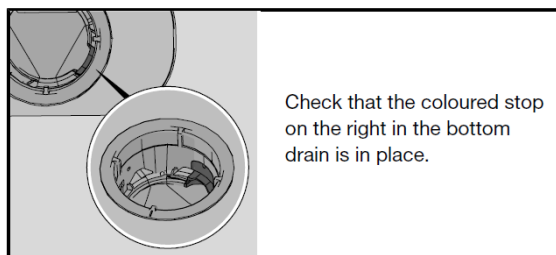
1. Lift the coarse filter by the handle.
2. Empty the coarse filter. Remember to refit it!

Fine filter

Debris that collects on the fine filter is automatically rinsed away during each wash. Clean the fine filter when necessary.



1. Turn the handle anticlockwise.
2. Lift the filter straight up using the handle. Free the coarse filter to clean the fine filter.
3. Refit in reverse order. Check that the edges seal properly when refitting the fine filter.
4. Lock the filter in place by turning the handle clockwise to the stop position. The handle should point straight out from the dishwasher.



NOTE!

Dishwashing results may be affected if the coarse and fine filters are incorrectly fitted. The dishwasher must not be used without the filters in place!

Peak District Retreat: Shawbottom Farm

Disabled/Accessible shower

Please direct the shower head away from the door to avoid flooding the hallway.

Light switches

Entrance lobby lights

These are operated by a motion sensor and there is no switch.

Bathroom light/fan switches

- These are touch sensitive timer switches.
- Lightly touch the centre pad, inside the blue-light circle, to turn the light+fan on.
- There is no 'off' switch, just leave them on when you leave the room. The light and fan will both turn off automatically several minutes after you leave the room. This is to ensure the room is ventilated after use.
- If there is a red light flashing on the switch that means it will turn off within one minute. If you want it to stay on for longer, just touch the centre pad until the red light goes off, and it will delay the off time for 10-20 minutes.

Outside floodlights

The main carpark floodlight switch is by the front door.

By the kitchen patio door there is another floodlight switch, which lights the carpark from a different angle.

- These are motion-sensitive floodlights, so once turned on by the switch the light will come on when motion is detected, going off automatically after a few minutes unless movement continues to be detected.
- They can also be set to turn on and stay on regardless of motion-detection, by an on-off-on movement of the switch. They will stay on until the switch is turned off. The timing of the on-off-on is critical, and will need some experimentation to get the light to stay on. Try approximately 0.5-1 second between switch movements.

Mobile reception

There is no mobile signal within the buildings. Stepping outside the buildings does not usually find a signal either, though sometimes a Three network signal may be found just outside the farmyard gate. If your phone and your network provider both support Wi-Fi Calling then you may be able to make and receive mobile calls and texts by connecting to our Wi-Fi and switching on Wi-Fi Calling.

Peak District Retreat: Shawbottom Farm

Wi-Fi

Unless it has been disabled at the request of your group organiser, you will find the Wi-Fi network 'Shawbottom Guest' allows you to connect without supplying a password.

If you are the group organiser and for your event you wish to limit Wi-Fi access to specific individuals only please ask us to set a password on the Guest network.

Doors and Windows

Doors

- Do not allow external doors to be damaged by gusts of wind.
- Either secure them closed, or secure them open using the hooks fitted

Windows

There are trickle vents fitted at the top of each window frame. To open them, use the tab towards the right end of the vent cover, and push it towards the left and down. To close them press to the right and up.

It is advisable to close the vents tight if wind is blowing rain towards the window.

It is also advisable to close the vents when the central heating is on. The central heating is easily overpowered by a strong draught of cold air coming through an open vent and your room may not heat adequately.

Heating controls

As a rural property we have no gas supply. We have investigated the possibility of heat pumps but the nature of our land (National Park, and SSSI) and buildings has made this problematic. Our heating is primarily provided by heating oil (with some small contribution from solar energy but in the winter the solar contribution is small).

Each room has its own thermostat, which regulates the underfloor heating for that room. The heating level will have been preset so you may not need to change it, but you can adjust it if you wish. If the room is too warm and you have opened the vents or windows please also turn the heating down so as not to waste heating oil and create unnecessary carbon dioxide.

- Usually the thermostat will be set to Auto and will follow a preset heating profile. If in doubt leave it on Auto or return it to Auto.
- If you set it to Hold then it will try to hold the current temperature.
- If you set it to Standby this is similar to turning the heating off – it will set it to a low target temperature.

Peak District Retreat: Shawbottom Farm

If it is running on Auto and the room is too warm then please set it to a lower target temperature by using the down arrow to set a lower target, then press Set.

Similarly you can increase the target temperature by using the up arrow to set a higher target.

From time to time the thermostat will reset to the predetermined profile so you may need to adjust it again.

Fire safety

- Reduce fire risk: no burning candles, beware faulty electrical items such as frayed charger or hair dryer cables, do not use “Granny chargers” for EVs.
- There are fire extinguishers and fire alarm call points on both floors in several locations.
- There are fire notices with our postcode (*ST13 8UQ*) and what3words location (*///indulges.unfit.chuckling*) in case you need to call fire services.
- To call emergency services, including fire services, you can use a landline phone which is on the window-ledge in the middle-house kitchen as you will probably not have a mobile signal (though Wi-Fi calling may work).
- Our emergency systems (fire alarm, fire extinguishers, fire doors, and emergency lighting) are maintained, serviced, and tested regularly.

Fire alarm

- The fire alarm is tested shortly before your arrival and for stays up to 7 nights no further tests will be scheduled during your stay. If the fire alarm sounds then exit the building.
- For stays longer than 7 nights we will schedule appropriate fire alarm tests during your stay, in coordination with you so that you will know when to expect them.
- The assembly point is across the yard by the farm gate.
- The official fire exit is the blue main front door. Other external doors could be used in an emergency but they all have disadvantages, such as obstructions or they may even be locked.
- Avoid creating false alarms.
 - In the past, humidity from the showers has triggered a false alarm and a consequent evacuation outside.
 - Do not be the one who has to evacuate mid-shower and go outside in the snow and rain wearing only a wet towel!
 - Always use the extractor fans when using the shower – Activate the extractor fan by turning on the shower room lights (even in daytime).
 - Other causes of false alarms have been burst vacuum cleaner bags releasing a lot of dust, cooking disasters creating smoking food, and incense burning.

Peak District Retreat: Shawbottom Farm

Fire doors

Fire doors must not be propped open. Their purpose is to slow down the spread of fire to allow time for the fire services to get here to rescue you. Nearly all the doors are fire doors and are marked as such, including bedroom, corridor and storeroom doors, the main exception being the bathroom doors which are not fire doors.

'Dorgards' (where installed such as on the kitchen and hallway fire doors) may legally be used to hold fire doors open for convenience.

- Dorgards release fire doors automatically when there are loud noises such as a fire alarm (and also some other loud or sustained noises).
- They must be closed manually at bedtime (and it may not be possible to reactivate them before about 6am)
- To release, push the plunger towards the door.
- To hold open, press the plunger vertically down. It doesn't need to be pressed hard and shouldn't be stamped on – but it must be pressed directly vertically and not at any angle.

Walls, fences and gates

- When outside, please leave gates as you find them – if you open them then shut them behind you.
- Local dry-stone walls are unstable and easily damaged – don't climb them.
- Fences also can be strained and damaged by climbing.

Suggestions, faults, repairs, damages, replacements

In the event of any issues with the property or its equipment, whether faults, breakages, suggestions etc, please make a written note to pass to the owners.