



welcome to the farm!

Thank you for booking to stay with us.

Please see the following information that we hope will be of help and interest.

We hope you will have a wonderful and relaxing stay and if there is something that needs attention, please let us know and give us the opportunity to put it right for you.

If you need anything or have a question please send us a message on WhatsApp and we will attend to it as soon as possible. 07739 561 065 is monitored during the day and early evening.

[quick resource](#)

For minor injuries or illnesses - **dial 111**

In emergency (medical/fire/police) - **dial 999**

Our landline is **01769 572491**

Address: *Collacott Farm, Kings Nympton, Umberleigh, EX37 9TP*

WhatThreeWords */// ferrets.schooling.class*

Anthony, Tamsin + Alex and Charlie moved to Collacott Farm in mid-January 2022 with a desire to reconnect with nature.



Anthony has had a lifelong connection with horses, and we all enjoy being outside in the fresh air working on the garden and learning and practicing permaculture methods to try and grow our own food and re-connect with the land.

Tamsin has studied breathwork with Alchemy of Breath, has a keen interest in natural medicine, plants and animals. Previous careers in interior design, furniture making and sustainability will all be put to good use as we progress at Collacott farm.

Charlie has studied art and is currently finishing Year 1 of her homeopathy course. She will be offering art classes in high season.

Alex is working in computer design and combines this with helping out around the farm.

We have many animal companions here; four cats in the farmhouse and a dog called Kiki (who is male, despite the name that he arrived with).

Two more cats Gyp & Peanut live in the stables with the wonderful horses and ponies. At the top pond you might meet the chickens, two pygmy goats called Fudge & Fleur and a flock of wild ducks.

Feel free to go and say hello but please don't go into the enclosure or feed any of the animals.

We are very lucky to have many other visiting wild birds and animals, listen out for them especially at night, dawn and dusk.

collacott equestrian centre

We have BHS qualified Instructors available for private one-to-one or group lessons. Hacks of varying lengths are also available as are 'Tots Trots' (lead rein rides). It is advisable to book your riding as soon as possible. We cater for complete beginners right through to more advanced riders. All are welcome.

If you would like to book some riding during your stay, please call the stables on 01769 572 725 or message them on Facebook Messenger.

Prices + timings:

<i>Private Lesson</i>	1 hour	£35.00
<i>Private Lesson</i>	1/2 hour	£27.00
<i>Semi Private</i>	1 hour	£31.00
<i>(2-3 people on their own)</i>	1/2 hour	£23.00
<i>Group Lesson</i>	1 hour	£27.00
<i>Group Lesson</i>	1/2 hour	£21.00
<i>Tots Trots</i>	15 mins	£10.00
<i>Pony Club</i>	9am - 1pm	£35.00
<i>Walk/ Trot Hack</i>	1 hour	£23.00
<i>Canter Hack</i>	1 hour	£25.00
<i>Canter Hack</i>	1.5 hour	£30.00
<i>Canter Hack</i>	2 hours	£40.00

Loan-A-Pony (10.00am-4.00pm daily)

1 day	£55.00
5 days	£250.00

Arena Hire

£20.00 per hour
£25.00 per hour with lights

Hat Hire - £1 per day

our facilities and useful info

arrival

Unless agreed in advance, the cottages are available from 5pm. Please let us know if you have any special requirements that you may not have mentioned when booking and we will do our best to accommodate them.

baby-sitting

We can offer a baby-sitting service – please send a WhatsApp to Tamsin on 07739 561 065 with details of your requirements.

barbecues (summer)

Charcoal and lighters are on sale at the main house. We have BBQ's on site, please give us 24 hours notice if you would like one. Please make sure that the barbecue has been cleaned out and the grill washed after use so that it is in good condition for the next guests.

breakages

Accidents happen, if they do in your cottage, please let us know. Any breakages that can be repaired or replaced for you and the following guests will be arranged.

cars & parking

The courtyard can be used for unloading and unloading. Afterwards, please park your vehicles in the allocated spaces provided in the car park by the stables.

dogs

Please keep your dog/s under your supervision and on leads in public areas. Owners are responsible for clearing up any mess from public areas, cottages and gardens. You are welcome to exercise your dog in our fields off the lead if there are no horses in there. Most pastures border the road or adjoining farm land so please keep your dog safe and make sure they don't stray on to our neighbours land where there may be livestock.

Please never leave your dog in the cottage alone. A dog sitting service may be available, especially in advance. Please send an enquiry via WhatsApp to Tamsin on 07739561065 with your name, dates & times required.

Please do not let dogs into the pool area or the tennis court. There are hosepipes available around the property for washing down the dogs after muddy walks or visits to the beach; there are two hosepipes in the stable yard and one outside the gate opposite the duck pond – please ensure you use these facilities before letting the dogs back into the cottages. Later on in this guide you will find a list of pubs and beaches that are dog-friendly.

emergencies - fires and burst pipes

There is a fire blanket in the kitchen, and a fire extinguisher on the wall. Please make sure you and your party know where they are. There are also fire extinguishers in the Tack Room, on the yard and in the games room.

The stop cock for the cottage is in the loft and may be difficult to get to. In case of emergency, please use the main stop cock in the laundry room.

lighting the woodburner

Open the air vent below the fire doors and make sure the handle at the bottom of the flue above the fire is pointing upwards.

Put the one or two firelighters onto the grate and place some kindling onto the firelighter ensuring that a piece of each firelighter is exposed so that you can light them.

Add one or two small pieces of wood, light the firelighters and shut the doors.

Once the fire is going, it can be shut down a bit by closing the vent a little and turning the flue handle slightly to the left or right, approximately 10 degrees.

The fire will go better to start with if the doors are kept shut, but once it is going you can open the doors.

If you open the doors of the woodburner, please ensure you fit the spark guard for safety. Please never leave a fire unattended or go out of your cottage with a lit fire.

Logs are £5.00 per basket used including kindling and firelighters. From November to March there will be an initial supply of logs in your cottage. We will be happy to refill your log baskets and kindling supplies, just send us a WhatsApp on 07739561065.

games room

Please supervise your children in the Games Room to avoid damage to the equipment. The Games Room closes at 10pm. Wipes are available for wiping down equipment before and after use. Please leave the room as you would wish to find it.

heating

Heating is included in the cost of the cottage. Your heating is set on a timer. If you would like to change the temperature, use the up and down arrows on the thermostat. Where the thermostat is located upstairs it sometimes feels cooler downstairs. We would recommend not turning up the heating too high (eg: above 21c) as it can become too hot for sleeping where bedrooms are upstairs.

lighting

Please turn off lights when you are out or not using the rooms. Courtyard lighting is on at dusk and off by 10pm. Torches are provided in the cottage, please remember to put them back after use.

the horses, ponies and other livestock

From little Pepper to huge Bob we have horses and ponies to suit all abilities. Please feel free to come and meet them all, but please do not feed them; some of them may be on special diets and feeding them with anything different could make them really ill.

However well trained and used to people and other animals, all livestock can be unpredictable at times, so please put dogs on leads and take all sensible precautions when entering fields.

internet access

We are very rural and the broadband service available to us is very s-l-o-w.

There is a shared wifi network that you are welcome to use called 'Collacott_Farm' and this is an open network. It is perfectly fine for downloading emails or doing simple searches. Avoid bringing or connecting Amazon Firestick, PlayStation, X-Box etc as the bandwidth won't handle it!

laundry room

The washing machine and tumble drier are in the laundry room at the top left-hand side of the courtyard next to Shippon. The cost for a wash is £4 (inc powder). We have chosen to go down the honesty system route, so please pay at the end of your stay. The use of the dryer is still coin-op at 50p for 20 minutes. There are clothes airers in each of the cottage cupboards.

play area

The play area is equipped with low-level equipment to minimise the risk of accidents. It is an area of risk, and you are required to supervise your children at all times whilst they are on the equipment.

recycling

Please leave fully rinsed glass, squashed cans, plastic bottles (without tops), flattened card & paper in the bins by the laundry room. Currently we cannot recycle Tetra-Pak cartons or plastic film, so these go in general waste / black bin.

waste

Please place your black bin liner outside your front door as you leave.

swimming pool – (may-september)

During these months, the swimming pool opens at 10am and closes at 6pm.

The swimming pool is very close to the arena where the horses and ponies are working with lessons. Please talk to your group to make sure they understand how easy it is for horses to be 'spooked' by loud noises or flying objects by the fence, so please keep calm and enjoy the serenity of the place.

We leave the cover on the pool to prevent wild ducks from having a swim and to retain the heat. If you wish to swim, please remove the cover carefully and re-cover when you leave.

The pool is provided for your pleasure but is an area of risk, and you are responsible for yourselves and your children at all times.

The following rules are issued by the Health & Safety Executive and, if broken, we risk the swimming pool being closed.

PLEASE ABIDE BY THESE RULES:

- ALL children under 16 years of age MUST be supervised at all times.
- No-one to swim or use the pool area without someone else being present.
- Please ensure the gates are kept closed at all times because of the danger to young children.
- Do not take any glass (glasses or bottles) into the pool enclosure – plastic utensils are available in your cottage for use by the pool.
- No diving, running or bombing.
- No swimming if intoxicated, or after heavy meals.
- No large inflatables, floats or balls* (see horse comment above)

There is a dustbin by the changing rooms for all litter.

THANK YOU FOR YOUR CO-OPERATION :)

telephone

Mobile signal is weak at the farm, if there is an emergency, please use the telephone in the Stables or come to the main house at any time.

tennis

In mid and high season, there is a booking sheet for the tennis court in the walkway from the courtyard to the stable yard. Racquets can be found in shed by the tennis court – please return them after use. Balls can be hired at £3 a tin. PLEASE ONLY WEAR TENNIS SHOES OR TRAINERS.

tv and music

In each cottage there is a TV with freeview channels and DVD players. Do bring any DVDs you want to watch with you as we took the shared ones out of circulation following government guidance in the last couple of years.

Do be considerate of other residents, especially in the summer when windows may be open. Please no amplified music in the garden or patio, by the pool or tennis court.

At the end of your stay

Please vacate your cottage by 9.00am to give us chance to get ready for the next guests.

Strip the beds of the top layer of linen (duvet cover the right way out, sheet and top pillowcase) and leave them inside the front door of the cottage.

Please empty your bins and place the black bag outside the front door

If you have loaded the dishwasher with dirty items, please turn it on before you depart.

We really hope you have a pleasant stay and look forward to welcoming you again.

places to eat

Please take a moment to call, visit their websites or look on Facebook for up-to-date opening hours and availability. Usually dog friendly.

The Grove Inn, Kings Nympton	Our local pub for drinks and food	01769 580406	EX37 9ST
The Castle Inn, George Nympton	5 mins drive, friendly bar and pub food	01769 574945	EX36 4JE
The Exeter Inn, Chittlehamholt	Traditional thatched pub about 15 mins drive	01769 540281	EX37 9NS
The Mason's Arms, Knowstone	<i>closed Sunday & Monday</i> Mark & Sarah Dodson run this award-winning 13thC. thatched inn. 1 Michelin Star restaurant with exceptional local cuisine. Well-priced set lunch menu but usually need to book well in advance.	01398 341231	EX36 4RY
The Bell Inn, Chittlehampton	20 mins drive, super friendly with excellent pub food – large garden and play area for the children. Well known locally for their excellent steaks. Open for inside and outside areas every day. Easy to park most of the year in front of the church and responsive on FB Messenger.	01769 540368	EX37 9QL
<i>By the Water:</i> The Boathouse in Instow	All day dining and super sundowners overlooking the Taw & Torridge rivers, excellent views & dog friendly from the Top Deck. Definitely book ahead.	01271 861 292	EX39 4JJ

Fish & Chips –

order by phone in advance to try and reduce your waiting time the other end!

The Welcome Fryer	01769 574 440	EX36 3AQ
Chip n Fin	01769 572 595	EX36 4AA

beaches

buck mills

Free car park, dog friendly, half a mile downhill walk to the beach

broadsands

Restricted parking in high season, dogs on lead from April 30th-Sept 30th

putsborough sands, croyde

Half of beautiful Putsborough Sands has plenty of space for dogs for to enjoy running around and playing in the surf. There's a restriction on part of the beach April-Oct, the rest is dog-friendly.

saunton sands

Saunton Sands popular beach for dog walkers, with dog-owners asked to turn left at the slipway. Here you'll find miles of sand to run around and throw balls and sticks.

woolacombe beach

Woolacombe's glorious sands are split into three zones; dog free, dogs on leads, dog-friendly. This allows everyone to enjoy the beach - and dogs are also allowed on leads at nearby Barricane Beach too where some evenings (4-7pm) you can enjoy a delicious Sri Lankan curry from the Barricane Beach Hut (cash only)

crow point

If you fancy visiting the other end of Saunton, head down the toll road (£2) to Crow Point. You'll find parking and the quieter end of Saunton Sands with plenty of dunes to climb.

westward ho!

Dog restrictions are in place on some of Westward Ho! but if you venture between Sandymere and the estuary, dogs are allowed. This gives a vast expanse of sandy beach to wander around with your four-legged friend.

hele bay

Venture past Ilfracombe and out to Hele Bay for a lesser-known spot which is perfect for dogs. The small beach allows dogs year-round and is a great place to get away from the crowds.

lynmouth

The rocky beach at Lynmouth can provide a great place for your dog to let off steam during the summer. Head to Lynmouth and enjoy an ice-cream at this proper seaside destination.

wildersmouth

If you're visiting Ilfracombe, Wildersmouth is the perfect place to take your dog. You take water-loving pooches for a paddle here too.

watermouth

This little cove is a haven for water-lovers, and allows dogs on its sands year-round. Take your dog for a walk around the boats and enjoy watching watersports enthusiasts in the sea.

walks

A variety of walks on Dartmoor and Exmoor, fantastic guided walks are bookable with Unique Devon Tours, contact through FaceBook

Local walks are mainly road-based and there are some pretty woodland walks at Chittlehamholt Wood & Eggesford Forest.

South West Coast Path is a scenic walk and especially beautiful by the Valley of Rocks (pictured here at sunset) and across the back of Woolacombe Bay. A great read is The Salt Path about one couple's journey around the SW Coast Path.

Black Dog Freedom adventures is a private and secure 2acre dog walking field that can be booked in advance for exclusive use. Perfect for dogs that can't be let off the lead in public places, dogs with little or no recall, puppies and older dogs who need a secure environment. Located in North Cockerham, Hacche Lane EX36 3EH Get in touch via FB Messenger if you wish to book the field.

properties to visit

arlington court

A charming National Trust owned house surrounded by beautiful rolling parkland on the edge of Exmoor, with Shetland ponies and Jacob sheep. Take a carriage ride around the grounds, or view the many fascinating collections of the Chichester family.

castle hill gardens

Home to the Fortescue family since 1454 and RHS partner garden with tearooms. Dogs on leads welcome. Try to book in advance via their website.

cleve abbey

Explore the mysteries of this 12th century Abbey, with magnificent architecture, and unique wall-paintings.

combe sydenham country park

The hidden valley of Sir Francis Drake's romance, set in beautiful Exmoor countryside with 10 miles of woodland walks. Fishing available, plus tours of the 1580 Elizabethan manor house.

dunster castle

During the civil war the Royalist Garrisons defied the Parliamentarians at Dunster castle for six months. Dunster Castle tells a story of an age of siege warfare, cannon fire, treachery and glory. The castle was given to the National Trust by the present head of the Luttrell family, it's original owners.

dunster watermill

A working 17th century watermill, set on the river Avill overlooking Exmoor National Park. See the mill in action, view the collection of ancient agricultural machinery and visit the Mill Shop.

attractions & activities

clovelly

Clovelly is an unspoilt, historic North Devon village, where flower-strewn cottages sit either side of a cobbled road down to a 14th century harbour. Take time to visit the Fisherman's Museum and the Charles Kingsley exhibition, or browse the gift shops, Clovelly Pottery or The Silk Shop.

dartington crystal

See skilled craftsmen blowing and shaping Dartington Crystal, watch each stage of it's creation, and visit the factory shop and visitor centre.

exmoor brass rubbing centre

Over 100 brasses and special rubbing plates available, with Instruction, supervision and materials provided.

quince honey farm

Home to a million bees! See how they live and work.

lynton & barnstaple railway

Steam Train operating between Woody Bay Station and Killington Lane Halt

rosemoor gardens

A stunning 40 acre Royal Horticultural Society garden set in the beautiful Torridge Valley, with lake, arboretum and formal gardens, and explorer trails for children.

north devon hawk walks

One of the best experiences around on Exmoor. Absolutely must be booked in advance and is weather dependent. Nigel will guide you on a walk and introduce you to falconry. Maximum group size is 4, suitable for all ages and all fitness levels.

climbing wall, bouldering and kayaking

Activity centre with climbing wall and bouldering walls. In the summer their activities increase to Kayaking and archery.

norse axe throwing

A Viking themed activity centre, providing axe throwing training as well as a VR gaming centre. Well worth a trip! (<https://norsehawk.org/axe-throwing/>)

shopping

local produce

Fruit/veg/meat/plants/café (and pizza on a Friday night), *Eggesford Station Farm Shop*.
Amazing meat direct from an organic farm at, *Higher Hacknell Organic Farm*.
Fruit & veg *Higher Hacknell* also grow organic vegetables, limited to what is in season.

The Pannier Market is a traditional local farmers market selling fruit, veg, meat, cheese, olives, plants, jams and other locally made produce as well as second-hand furniture and pet food - held on a Saturday and Thursday morning just off the main square in South Molton with pay & display parking nearby. On Sundays, it often hosts flea markets, salvage fairs, and plants.

There are many wonderful antique shops and salvage shops in the town to wander around and Browns Architectural Antiques on the Barnstaple Road (with a double decker bus) is very interesting.

nearest supermarket

Sainsbury's, South Molton

Open 8am - 8pm Monday to Saturday. Sunday 10am - 4pm.

nearest convenience store

Spar, South Molton or Chulmleigh

South Molton 7am to 10pm daily

Chulmleigh 8.30am - 8pm Monday – Friday & 8.30am until 1pm Sundays

petrol station

Rogers Garage, East Street, South Molton – approx 4 miles

Lapford Garage and Spar (on A377) – approx 10 miles

bigger shops and chain stores

Barnstaple has most of the chain stores and out-of-town shopping facilities

Coastal towns like Woollacombe and Braunton have more holiday-type stores for surf and gift.

emergency numbers

Mobile phone signal is not very strong here, so if you need a landline, please knock at the Farmhouse or the Stables.

Chemist	Boots, Broad Street, South Molton Monday & Friday 9:00am - 6:30pm Tuesday, Wednesday, Thursday, Saturday 9:00am - 5:30pm No prescriptions between 1 and 2pm
Doctors	NHS - Dial 111 South Molton Health Centre – 01769 573101 Open on Monday – Friday 8.30am – 6pm
Dentist	Chulmleigh Dental Practice 01769 580053, Duke Street Dentist South Molton 01769 572588 NHS emergency Barnstaple
Hospital	North Devon District Hospital – A&E 01271 322577 – EX31 4JB Tiverton Hospital for minor illness & minor injuries 8am-8pm EX16 6NT
Vets	Market Vets, South Molton EX36 1QN - 01769 572176 They operate out of hours in South Molton (or Barnstaple EX31 1QN)
Police	South Molton Police Station, North Road, South Molton Monday, Tuesday, Thursday 8:30am - 5:30pm Wednesday 1pm - 7:30pm Friday 9am - 2pm
Post Office	Located in Spar, 3-4 Broad Street, South Molton Monday – Friday 9am - 5:30pm Saturday 9am - 12:30pm