

Welcome to West Barn



Netherloads Farm, Loads Road,
Holymoorside, Derbyshire.
S42 7HW

WIFI Network name = **WestBarn** Password = **WB-Guest**

Visit www.west-barn.net
for more information

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This document is available to view on our website -
<http://www.west-barn.net/about-west-barn-2/guest-information/>

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1 Welcome to West Barn

We really hope that you enjoy your stay at West Barn.

Probably, you will already have found a 'welcome tray' on the kitchen table. We hope you enjoy these items. Wherever possible they are sourced from local manufacturers and shops.

1.1 Invitation for you to provide feedback

If you notice anything that needs attention or repair, please let us know using the maintenance notepad located on the hall table.

We understand that accidents do happen, but please let us know if something was broken or damaged so that we can repair or replace items for the next guests.

Also, if you have any suggestions that might improve the service we provide, please feel free to note it in the maintenance book.

1.2 Courtesy Request on behalf of our neighbours

We are fortunate to have very good neighbours, Trevor & Janet, and it would be much appreciated if you would help us to maintain this relationship.

We rarely close the main gates to the yard as this causes cars to stop on the neighbours' driveway unnecessarily. You are welcome to close these gates if you wish, but we do request that you leave them open when you go out and at the end of your stay.

Please pass across their frontage without stopping or parking as we do have plenty of space in our own yard. In return, they ensure that we have clear access in and out.

Many thanks.

2 Facilities A-Z

2.1 Appliance / Instruction Manuals

Kitchen appliances - These can be found in a folder in a kitchen drawer

TV related items – on the TV stand

2.3 BBQ

A gas BBQ is provided for guests' use. It is normally left covered in the courtyard (in winter it is stored in the garage). BBQ utensils can be found in a kitchen drawer.

Please leave the BBQ clean for other guests and cover it when you are finished. Also, please shut off the gas using the small switch on the bottle/valve.

We check the gas periodically and we replace it when the gas is low. If you think it is getting low, please let us know using the maintenance book.

There is a spare bottle of gas in the garage. If the gas runs out, feel free to fit the spare bottle. Occasionally it may be necessary to change the regulator (we leave one with the spare bottle if it is needed). This is achieved by loosening and then tightening the 'jubilee clip' (screwdriver in kitchen drawer)

2.4 Binoculars

A pair of binoculars is provided and normally live on the narrow bookshelf in the hallway. Feel free to use them to view the birds in the garden and on the feeders.

2.5 Bird Feeders & Food

There are several bird feeders in the garden which empty quickly!. If there is some bird food in a container in the garage feel free to top up the feeders.

2.6 Boiler

Located in the cupboard in the downstairs toilet. This does NOT require ANY guest intervention. It is serviced annually.

2.7 Books

You are most welcome to enjoy any of the books we have provided at the barn. We would also recommend book shops at High Peak Bookstore on A515 at Brierlow Bar, Scriveners in Buxton (wonderfully quirky) and at the former Hassop station.

2.8 Carbon Monoxide Alarm

Located above the cupboard door in the downstairs toilet. This is tested regularly and a record can be found in the hall table drawer.

2.9 Check-out time – 10:00 am

Please vacate the property by 10.00 am, to enable our cleaner Caroline to start on time in order to be ready for the next guests.

2.10 Dishwasher

Located beside the kitchen sink. Some dishwasher tablets are provided.

There is a water shut-off valve under the sink.

2.11 DVD Player

Please refer to section [2.37 TV](#)

There is a small selection of DVDs and CDs available in the Hi-Fi Cabinet.

2.12 External Lights

2.12.1 Front Yard Lights

1 x High-Level dusk-dawn movement sensing light on corner above stairs – to light the yard

Left-hand switch located high on wall beside fusebox in pantry (normally left on)

1 x Wall light near garage doors, not switchable by guests

2.12.2 Front Courtyard Lights

Both controlled from the same switch beside main door (inside)

1 x Wall light beside main door, dusk-to-dawn

1 x Wall light around eastern side, dusk-to-dawn

2.12.3 Rear of House Lights

1 x Security flood light wall mounted high above oil-tank

Right-hand switch located high on the wall beside fusebox in pantry (normally left off)

2.13 Fire/Woodstove Guard

Stored folded beside the hot-water tank in the pantry, please return after use.

2.14 Fusebox / Consumer Unit

If an electrical circuit 'trips' or fails, it will be necessary to open the front cover of the consumer unit, located high on the wall in the pantry.

The MAIN SWITCH on the left or the RCD on the right may be in the down position.

Also a tripped circuit breaker may be in the DOWN position. They can normally be reset by pushing the switch slowly to the UP position.

Just occasionally, it is necessary to set all breakers to off/down, and then FIRST turn on the MAIN SWITCH and the RCD, followed by slowly turning all the other breakers on, one at a time.

If when resetting the breaker, it refuses to lock in the UP position, it would indicate an electrical fault connected to that circuit. Each switch is labelled with the purpose of the circuit, and if for example it is for 'upstairs power', try unplugging everything in the upstairs power sockets before trying to reset the switch to the UP position again. This could identify a faulty item/appliance.

If this fails to rectify the problem, please contact the owners asap.

2.15 Fuses

There is a selection of 3, 5 & 13 amp plug fuses in the drawer in the hall table. It is essential that you use the correctly rated fuse ONLY.

2.16 Garden Equipment

We have provided a selection of items that can be used outdoors that we hope you will find useful.

In the storage box & cupboard in the downstairs toilet;

- Bench & seat cushions
- Folding café chairs
- Additional cushions

In the garage (see below)

- Barbeque (winter storage only)
- 2 Parasols & 2 bases
- 4 Reclining sun-lounger chairs

2.17 Garage Access

Keys are provided on hall table (1 deadlock & 1 padlock)

There is a light to the right of the door opening (inside); switch is on the cord below the light.

There is a segregated and separately locked area of the garage for the owners' use only.

2.18 Gates

We have provided gates to fully secure the front courtyard, to make it safe for children.

The 10' wide opening in the courtyard wall can be secured by 2 removable ornamental fence panels. They can be installed or removed using 3 steel rods (with balls atop) through metal 'eyes' on the panels and also set into the faces of the gate posts.

There is an additional gate to block access to the stream from the main yard.

We rarely close the main entrance gates to the yard as this causes cars to stop on the neighbour's driveway unnecessarily. You are welcome to close these gates if you wish, but we do request that you leave them open when you go out and at the end of your stay.

2.19 HD Satellite Receiver

Manhattan device - Please refer to section [2.37 TV](#). In normal operation, the TV can be controlled using the Manhattan remote control to change channels and volume.

2.20 Heating

Please refer to the detailed section [3 Heating](#) - below

2.21 Hi-Fi (Radio & CD Player)

Please start by turning the volume down on the Denon amplifier (large knob fully anti-clockwise), to avoid power surge to the speakers.

Ensure the cabinet is turned on at the wall and that the amplifier is turned on. As required, select the appropriate source button on the amplifier.

Please leave the volume low when finished, so as not to scare the next guest.

2.22 Hot Water

Please refer to the detailed information in section [3 Heating](#)

2.23 Internet – See Wi-Fi

2.24 Internet Abuse – Data Protection Act

To satisfy the requirements of the DATA PROTECTION AND USE LAWS, the name of the lead person on the rental booking is legally responsible for the legitimate and legal use of the internet, covering all accesses plus content downloaded or uploaded.

2.25 Keys & External Key-Safe

Two sets of front door keys and one set of garage keys are provided.

One key/fob normally lives in the external key-safe. Please return this to the key-safe when you leave, or hand it to our cleaner. Please also lock and 'shuffle' the digits of the key-safe when you leave.

A Blue button key-fob can be found on the hall table.

Please ensure you leave all keys behind when you leave, thank-you.

Keys to the other doors in the other rooms are kept in the nearest drawer. Please lock the doors and replace these keys when finished with them.

2.26 Light Bulbs

A selection of spare light bulbs are located in a white plastic box in the pantry. Feel free to replace a blown bulb and please do let us know via the maintenance book.

2.27 Logs & Kindling

ONE basket of logs plus kindling is included in the rental cost. Additional baskets are available for an 'Honesty payment' of £5 (our cost price).

Additional dry wood & kindling is stored in the garage.

Please refer to the details on the wood-burning stove in section [3.6 Wood Burning Stove](#)

2.28 Maps and Guide Books

We have provided a selection of local maps and guide books plus books on birds, animals and plants that we use ourselves. You will find these in the book-shelf in the hall.

Please feel free to use these, but do remember to return them when you have finished with them.

2.29 Neighbours

- East Barn - Trevor & Janet
- Farmhouse - Kathy & Max
- Cobjoe Cottage - Leslie
- Farm to rear - Tom

2.30 Rubbish/Waste/Recycling Bins & Collection

There is a household waste bin in the kitchen, additional bags are under the sink.

There are green bins in the pantry for short-term storage of items for recycling (magenta) bin

- Black Bin Household waste
- Green Bin Garden waste
- Magenta Bin Recyclable waste

There is a leaflet in the pantry detailing which bin is suitable for which waste items.

It would help us greatly if you would roll the bins down to the main yard during your stay. The calendar on the pantry door is marked with the collection days. As they are collected early, it is best to roll the bins down the night before. Our neighbour will also do this, so just follow his example, or refer to the calendar.

2.31 Smoke Alarms

Located in the hall and on the landing. They are mains powered, battery backed-up and linked. If one alarm triggers, all 3 alarms will sound. The sensor that first triggered the alarm will display a red light. These are tested regularly and a record can be found in the hall table drawer.

Occasionally one of the internal backup batteries may trigger a low power 'chirp'. This can be very annoying as it tends to happen overnight! If this happens - Sorry! - we recommend removing and unplugging the offending alarm head, and then let us know asap.

2.32 Stair-Gate

Stored in the cupboard at the end of the landing.

It is pre-adjusted, so only needs to be located (using the transparent lugs on the wood of the stairs, to receive the bottom of the gate) and locked into place using the handle at the top of the gate.

To remove, lift the handle at the top, which relieves the tension across the gap, and the gate can be withdrawn.

2.33 Stop-Cock / Mains Water

Located under the sink in the kitchen.

2.34 Telephone & Mobiles

The mobile phone coverage at the barn varies between networks but can be bad or non-existent, especially indoors. Normally a short walk, into the courtyard or further to the yard will get you a signal.

Unfortunately we have been forced to withdraw outgoing telephone calls (except emergency services) due to excessive use by previous guests. Emergency service numbers are programmed into the phone's stored memory.

Internet based telephony such as Skype or WhatsApp can be used.

2.35 Torch

A torch is located in the console table drawer in the hall.

2.36 Toys & Games

A small selection of children's games and toys can be found in the twin bedroom. Games can also be found in the Hi-Fi cabinet in the living room.

2.37 Travel Cot


Located in the cupboard on the landing. Instructions are provided.

2.38 TV - Live & Catch-Up

Normally **'Live'** TV is provided and controlled by the Manhattan device and its remote control. The TV source should be set at HDMI2.

- Turn on the TV and Manhattan devices using their remote controls
- Change channels and volume with the Manhattan RC
- Turn off the TV and Manhattan devices using their remote controls

Normally **'Catch-Up'** TV is provided by the TV and its remote control

- Press the JVC TV Freeview Play Button  on it's remote control
- Using the TV screen menu and the remote control, select the app icon for the TV provider you require (BBC iPlayer, ITV Hub etc)

Or use the Search box to find the programme you desire.

There are instructions for using Freeview in the JVC TV manual in the lilac folder.

The BBC iplayer, ITV Hub, All 4 & My5 apps should already be logged in using a West Barn guest account (westbarn@sky.com; p/w W3stbarn!)


You are free to use your own accounts on apps like Netflix or Amazon Prime etc. if you wish, but do remember to sign out of your accounts.

To return to Live TV


- Press the JVC remote control input/source button 

(HDMI2 should be selected on the TV to use the Manhattan device)

2.38 TV - DVD player (JVC)

- Ensure the TV and DVD devices are connected to power and turned on.
- Press the JVC TV Input/Source Button  and select 'Back AV' as the source.
- Use the Toshiba remote control to operate the DVD player.

To return to Live TV

- Press the JVC remote control input/source button 

(HDMI2 should then be selected on the TV to use the Manhattan device)

Please refer to section [2.10 DVD Player](#)

2.39 USB Charger

There is a 5 outlet USB charging device on the HiFi cabinet for charging phones and tablets etc. Use the 2 outlets labelled 2.1A for tablets.

2.40 Washing Machine

Located in the cupboard in the downstairs toilet. Some detergent is provided, as well as a laundry basket and a clothes airer/drying rack (for indoor and outdoor use). There is a water shut-off valve in the pantry near the hot water cylinder.

2.41 Website

If you visit our website at www.west-barn.net you will find information about West Barn and the local area, plus many links to sites that give information on the numerous places, events and attractions in the Peak District.

Please feel free to use the email form on the “contact Us” page to provide feedback, request information or share your discoveries and recommendations.

2.42 Wi-Fi

Free Wi-Fi and internet use is provided at West Barn. There are no download limits.

Network name = **WestBarn**

Password = **WB-Guest**

To satisfy the requirements of the DATA PROTECTION AND USE LAWS, the name of the lead person on the rental booking is legally responsible for the legitimate and legal use of the internet, covering all accesses plus content downloaded or uploaded.

3 Heating

Depending on the time of year the heating will have been turned on ready for your arrival.

Under-floor heating is used downstairs. This provides an even temperature but as it uses the concrete floor as a huge storage heater, temperature changes will take a few hours to take effect. Radiators are used upstairs and these respond quicker and can be adjusted to suit individual preferences, but there is a necessary procedure, please see the advice in section [3.3 Changing the upstairs radiator and room temperatures](#) below.

The heating is set for what we believe is a comfortable starting level.

3.1 Initial Settings

Many guests enjoy using the wood-stove in the living room, which will raise the temperature significantly. Therefore the living room temperature (and downstairs generally) is set for 18°C – otherwise it would get far too hot for comfort when the fire is in use.

Upstairs, the heating is set for ~20°C, and for the boiler to NOT fire-up overnight so that the boiler and pump and associated noises don't wake guests. Heating comes on at 0730 daily.

3.2 Changing the downstairs under-floor heating temperatures

Remember this will take several hours to take effect!

The downstairs heating is controlled by 3 wall-mounted thermostats, each controlling a room or zone.

- behind the kitchen door
- in the hall opposite the cloakroom door
- behind the living room door

To turn the heating temperature up or down;

- press the up ▲ or down ▼ arrows until the required temperature is displayed

A flame symbol will appear if the room temperature is below the required temperature and the boiler will start.

3.3 Changing the upstairs radiator and room temperatures

Every radiator is controlled by an individually adjustable thermostatic valve. These are all pre-set to what we believe is a comfortable starting level.

However - ALL upstairs rooms are governed by wall thermostat in the Master bedroom.

If the Master bedroom reaches its pre-set temperature, the upstairs heating will pause and other bedrooms will not receive further heating, REGARDLESS of their radiator settings.



The trick to making bedrooms 2, 3 & 4 warmer than the standard setting is actually – to turn DOWN the radiator VALVES in the MASTER bedroom. The master bedroom will take longer to reach its desired setting (specified by the wall thermostat) leaving the other radiators to keep working. Trust us, this works!

The upstairs heating is controlled by 1 wall-mounted thermostat in the master bedroom.

- press the up ▲ or down ▼ arrows until the required temperature is displayed

A flame symbol will appear if the room temperature is below the required temperature and the boiler will start.

3.4 Hot Water

This is controlled by the programmer unit in the pantry in the kitchen (situated to the right of the water tank, about 1.5m off the ground) and operates automatically twice daily.

If more hot water is required and the programmer's red light is off, press the advance button on the programmer ONCE to start the boiler (the red light will come on).

Also there is an immersion heater fitted which is not normally used. The switch to turn it on is the one nearest the water tank. **Please ensure this is switched off immediately after use.**

3.5 Remote Control for Heating

Located on the bookshelf in the hall is a device that is connected to the internet and that provides us with remote control of the heating system when the barn is empty.

This helps us protect against frost and to be confident that the heating is working for our guests.

This device does not require ANY guest intervention. Please ensure that it is always left powered ON.

3.5.1 Remote Control Boiler Master Control Unit

Located to the right of the heating programmer is a Horstmann device that controls the boiler.

This should always be ON when the barn is in use. If this displays a RED light, press the ON button once (the GREEN light will come on).

If this fails, please contact the owners ASAP.

3.5.2 Remote Control Temperature Sensor

Located at the top of the stairs, high on the wall is a heating thermostat that is used to report temperature, via the internet, for when the barn is empty.

This device does NOT require ANY guest intervention.

3.6 Wood Burning Stove

Caution: All parts of the stove become VERY HOT and will easily burn skin.

Only open and close the stove door using the tool and glove provided.

3.6.1 Firewood & Kindling

Wood needs to be seasoned and DRY for use in the stove. One basket of firewood is provided free for our guests, also there is sufficient kindling for a normal week's use.



Additional firewood and kindling is stored in the garage. Guests are welcome to use extra wood, but we ask for a £5 "Honesty Payment" per additional basket - this is the cost that we pay (£80/ton bag for hardwood). You can also purchase wood in petrol stations, but it is more expensive. Extra kindling is free but takes me ages to chop!.

Please leave the Honesty Payment(s) with the visitor's book in the hall.

3.6.2 Setting the Fire

Don't worry about clearing out the stove, wood likes a 'bed' of ash.

- Take about 6-8 sheets of newspapers (Daily Mail whole sheets, tear Daily Telegraph in half down the centerfold)

- Screw them up loosely and place them in the middle of the ashpan
- Place a log on either side of the heap of paper and about 6-8 chopped sticks/kindling randomly scattered on top of the paper in the middle
- Place 2-4 more logs on top of the kindling, thinner ones lowest

3.6.3 Lighting the Fire

- Twist anti-clockwise the round “Tudor Rose” vent on the front of the stove - creating a 5mm gap
- Fully open the circular side vent on the right-hand side at the top – turn the vent so that the holes are most exposed.
- Pull the knob at the bottom centre at the front out fully
- Light the paper at the bottom in two/three places
- Now as the flames grow, gently close and fasten the front door

You should see the flames get blown by the air rushing through the front Tudor Rose vent.

After about 5 minutes when the chopsticks and thinner wood are burning well,

- Close the centre rose vent by turning it clockwise, and push in the centre knob at the bottom

Now control the rate that the fire burns using the circular side vent. Once you have stove up to temperature, set the circular side vent so that the gaps are about 5mm.

4 General Information

4.1 Nearby Farm Shops

Details of places to eat can be found in a thin grey folder in the drawers of the lower-height cabinet in the living room.

- | | |
|----------------------------------|--|
| Chatsworth Farm Shop | Located behind the farm shop in Pilsley in the Chatsworth estate. Quality you would expect from Chatsworth plus teas, lunches and snacks |
| Marsh Green Farm Shop | Located at Kelstedge on A632 Chesterfield-Matlock road, plus cafe |
| Highfield House Farm Shop | Located on B5057 Darley Road, Stonedge Chesterfield-Matlock road , plus cafe |
| Meadowfresh Farm Shop | Located on north side of chesterfield market hall, recommended butchers plus cafe |

4.2 Pubs & Restaurants / Eating Out

Please also refer to our website - https://www.west-barn.net/out_about/eating-and-drinking/

In Holymoorside village,

- The Lamb - does not serve food but the beer is good.
- The Bull's Head – serves food and many guests have reported good meals there. They normally prefer that people book first.

In Chesterfield, you can find many independent restaurants and most of the large chains such as TGI Fridays, Pizza Hut, Frankie & Bennys etc

There are many pubs serving good food locally and some are only a short drive away. Places we have used and could recommend are:

Also, if you are out and about you may be near or passing one of these places.

- The Peacock, Barlow
- The Peacock, Cutthorpe
- The Derwentwater Arms, Calver
- The Chequers, Frogatt
- The Robin Hood, A619 towards Baslow
- Devonshire Arms, Beeley
- Devonshire Arms, Pilsley
- The Red Lion, Stonedge
- The Barrel, Bretton
- The Crispin, Gt. Longstone
- The Packhorse, Lt. Longstone
- Manifold Arms, Hulme End, near Hartington
- The Red Lion, Litton

- The Bull, Ashford-in-the-water
- The Bulls Head, Monyash
- Monsal Head Hotel & Pub

Plus

- Gulab, Indian – on the left going into Chesterfield
- Il Lupo, Italian - Baslow
- Nonna's - Italian restaurant and bar - on the left going into Chesterfield
- Shalamar, Indian – on the A6 between Rowsley & Darley Dale

Please also refer to our web-site for more information

4.3 Cafés

Chatsworth Farm Shop	Located behind the farm shop in Pilsley, quality you would expect from Chatsworth - teas, lunches and snacks
Edensor Tea Room	Located in the pretty estate village in Chatsworth park. Excellent cakes, teas, lunches and snacks
Riverside Herb Cafe	Hathersage to Hope Road. Mentioned for the good teas, lunches, delicatessen and notable for considerable bird-life encouraged by feeders just outside the café windows over the river to the rear
Charlie's	Baslow, opposite church and beside the small parade of shops

4.4 Nearby Convenience Stores

For papers, milk, eggs, cereals etc. you can go to the following. Otherwise most major shops can be found in Chesterfield.

Holymoorside village shop	Normally open 0900-1300 weekdays, Sat and Sun. Papers sometimes served from garage beside shop. Leave the money/voucher if no-one around – there IS a camera
Londis	On the Chatsworth Road going back into Chesterfield. Approx 2 miles on right. Open early 'til late. Includes Post Office
Texaco Garage	On the A61, near the Blue Stoops Pub, Walton. approx 2 miles
Co-op	Baslow village, on the A623 near the church.
Spar	Baslow village, turn right at Il Lupo traffic lights and up over the brow of the hill.

4.5 Shopping Centres

Most major chains of shops and stores are present in Chesterfield either in the town centre or several retail parks around the town. Too many to list all, but Morrison's and Lidl are on the way in to the town, and Tesco and Sainsbury's are on the far side of town off the A61 towards Sheffield.

Chesterfield Large market Fri & Sat, Flea market Thurs. Most familiar large stores. Tourist Information. Famous crooked spire church.

Chatsworth Farm Shop Pilsley. Award winning farm fresh meats, vegetables & delicatessen

Ashbourne Pleasant market town, independent & antique shops

Bakewell Picturesque peak district town, Monday general market & livestock market, many outdoor clothing stores, pubs, restaurants, cafes and some independent shops. Co-op. Spar includes Post Office

Buxton As Bakewell, former grand spa town. Theatre, opera house, Waitrose

Derby & Nottingham Ashamed to say we haven't been there yet, but look good!

Leeds As well as all the major stores, fantastic victorian arcades with a large selection of high-end boutiques and major stores such as Harvey Nichols, and famous covered market, new Trinity Leeds shopping centre, a quirky student focused quarter, but city centre parking is challenging

Manchester Everything, but a long journey across the pennines, via the spectacular A537 road past the famous Cat&Fiddle pub

Sheffield Meadowhall, just off the M1, is an enormous shopping complex

Sheffield, city centre All the major stores and more

Sheffield, Eccleshall Road Smaller independent shops, boutiques, bars & restaurants