



Ladthwaite Farm is set in an isolated valley on its own, at 1000ft, at the foot of the North Pennines in the Upper Eden Valley, on the edge of the Area of Outstanding Natural Beauty. Kirkby Stephen is a busy historic Market Town with plenty of pubs, cafes and shops.

Not far from the bustle of the Lake District, the Barn provides total peace and tranquillity with excellent walking / wildlife and wildflowers for the holidaymaker to enjoy right from the doorstep. You can watch red squirrels in the yard and be up enjoying the views from the Nine Standards within an hour on Wainwright's famous Coast-to-Coast walk which passes close by. There are numerous other local walking routes available. Kirkby Stephen is part of the 'Walkers are Welcome' scheme. There are also several local nature reserves to explore, including Smardale with the famous viaduct and rare butterflies.

There is easy car access to the Lake District, North Yorkshire Dales and Upper Teesdale for day outings.

## How to find us:

Map Reference: NY 797 068

Approach Kirkby Stephen either from A1 Scotch Corner/Penrith A66, or from M6 Junction 38, then A685, which goes from Tebay via Kirkby Stephen to Brough.

At the north end of Kirkby Stephen take the turning to Hartley. At the T-junction in Hartley turn right and follow the road through the village, then up past the quarry entrance. Follow the narrow winding road all the way round the quarry and pass Fell House on the left. Cross a second cattle grid and at the top of the hill bear right and cross a third cattle grid. There is then a half-mile mostly paved track down to the farm. Total distance from Kirkby Stephen is 3 miles.

Nearest pub, shop and restaurant 3 miles.

## Price guide for 2012

Low Season	£300 (late autumn)
Mid Season	£385 (spring /early summer/autumn)
High Season	£450 (holidays - summer)

If booking directly with the owners, there is a non-returnable deposit of £50 due per week, payable by cheque to Anette Watt, and this is required at time of booking. The balance is payable one month prior to the holiday. We offer discount for the booking of two or more weeks.

Please contact us for more details.

## Ladthwaite Barn

Self-catering Holiday Accommodation  
For 4 people



No-smoking

Mrs Anette Watt  
Ladthwaite Farm  
Hartley  
Kirkby Stephen  
Cumbria  
CA17 4JF



For availability and on-line booking:  
[www.cottagesdirect.co.uk](http://www.cottagesdirect.co.uk) (Ref: 700757)

For booking directly with owner:  
Tel & Fax: 017683 71488

Email: [anetwatt@btinternet.com](mailto:anetwatt@btinternet.com)  
Bookings available  
March to end November.

Short breaks & flexible start days are available  
during low & mid Season.

## Property Details:

The Barn is a converted stone barn attached to the owners' traditional 17<sup>th</sup> century farmhouse. It is furnished to a high standard.

The sitting room is upstairs to take full advantage of the views, and it has a small south-facing balcony.

Visitors have access to informal gardens and furniture, fields and woodland which extend to 35 acres. There is access to an extensive network of footpaths.

**We welcome up to two well-behaved dogs.** No cats, sorry. This is sheep country; please accept that your dogs need to be under close control: please do not leave your dog unattended inside or outside the Barn, but you are welcome to exercise your dog off the lead in the fields, restricted only at hay time. I offer a dog sitting service for individual days for a fee of £10 per dog per day.

**Please arrive after 3.30pm on day of arrival and please leave by 10am on day of departure.**

The field is a traditional upland hay meadow with lots of beautiful wild flowers in May and June. This is cut for hay in July then grazed by sheep or cows in late summer.

The fields are bounded by traditional dry stonewalls and hedgerows.

The rocky Ladthwaite Beck tumbles through the main meadow and creates a river wildlife corridor.

The old sheep pens at the back of the buildings are now part of the walled garden. There are table and chairs available for visitors to enjoy



## Services:

### Ground floor:

Entrance hall, shower room with wash hand basin and WC

Two bedrooms:  
One double / one twin.

### First floor:

Bathroom with wash hand basin, WC and bath.

Spacious open plan sitting/dining/well equipped kitchen with door to south facing balcony.

Open stonework with cosy coal effect gas stove.

Attractive stripped pine floors and ceilings throughout.

Check our website for an Access Statement  
[www.ladthwaitebarn.co.uk](http://www.ladthwaitebarn.co.uk)

## Facilities:

Laundry facilities (shared with owner)

Gardens shared with owner

Electric cooker

Microwave

Fridge and freezer

Local spring water

Digital Freeview TV / DVD

CD player

Wi-Fi

Full gas central heating and electricity included in the rent

Bed linen, bath mats and tea towels included. (No towels - except for overseas visitors).

Cot and high chair available on request

Garden seats available

Private parking (up to two cars)

Recommended holiday insurance on request

For your convenience, the Barn is stocked with toilet paper, soap, tissues and cleaning materials, rubbish bags, cling film and tin foil.

