



FRON GOCH FARM 

GUEST HANDBOOK 2022

# DEAR GUEST,

We hope you have a fantastic stay at Fron Goch Farm. We have prepared this handbook for you with everything we think you need to know about the house.

If you have any questions, feel free to get in touch!

**James**  
07840936672

**Sarah**  
07840935872

[info@frongochfarm.com](mailto:info@frongochfarm.com)

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# About Fron Goch Farm

We bought Fron Goch Farm in March 2021, so you've joined us right at the beginning of our journey! Our goal is to create a place that's good for people and good for wildlife.

Fron Goch means 'Red Hill'. The origin of this name becomes apparent in summer, when the meadow next to the house turns red with wildflowers and grasses.

The farmhouse is surrounded by 40 acres of grazing land, wildflower meadow, woodland, river and cider orchard. The river below the farm is the Elwy, home to brown trout and Atlantic Salmon (if you'd like to fish, get in touch). Buzzards, kites, barn owls are a reasonably common sight, so bring your binoculars. There's plenty of space to stretch your legs - we'd recommend a ramble up the hill to watch the sunset over the Carneddau. On a clear day, you can make out Tryfan and Carnedd Llywellyn (and you'll understand why we fell in love with the place).

The apples and pears this year are being sold to Dee Cider. Watch out for next year's crop in your local!  
<http://deeciders.com/>

## In the next ten years we plan to:

1

**Reduce the carbon footprint of the house significantly,**  
installing more efficient heating and generating our own renewable energy.

2

**Build lots of cool things,**  
including a wood fired sauna, a swimming pond, a small campsite, play area and games room.

3

**Monitor and improve the biodiversity of the land,**  
with a focus on small invertebrates.

4

**Raise our own conservation grazing animals,**  
creating biodiversity meat as a by-product.

5

**Convert the stables into a one of a kind event space,**  
for small weddings and special celebrations.

**So please do come visit us again in the years to come!**

## Getting to the farm

By far the easiest way to find the farm is to simply Google 'Fron Goch Farm'. Our profile should look like this:



Then simply click '**Directions**' and the app should direct you to us.

Or you can follow this link: <https://goo.gl/maps/1kNX8Avsr37TTnkb6>

### If you prefer a description:

1. From the **A55** junction 24, head towards Abergele.
2. Turn left on the A548 (Chapel St).
3. Drive 5 miles, towards the village of Llanfair Talhairn.
4. Continue along the A548 towards Llangernyw for 1.3 miles.
5. Look out for a right hand turn up a hill.  
There will be a small sign at floor level for 'Fron Goch Farm'
6. After 100m, turn right again into the farm complex.

Closest train station: **Abergele**

## The keys

There is a set of keys waiting for you in the lockbox. It is situated at the rear of the main house, mounted on the door frame of one of the entrances. The code will be provided to you **in an email from Sykes** closer to the time of your stay. If you can't find it or don't know the code, give me a ring on 07840936672

The big key is for the oak door at the front, whilst the small key is for the annex. There will be **another set of keys on a hook in the kitchen**. Please put them back when you leave!

## What we provide and what you should bring

### We provide:

- A large oven with 7 gas burners,
  - Dishwasher, microwave, large fridge/freezer, kettle and toaster.
  - Slow cooker
  - Wine fridge with space for 25 bottles
  - Espresso machine (uses ground coffee)
  - Pots and pans, crockery, cutlery and glassware
  - A very comprehensive range of cooking pots/utensils
  - Washing up cloth/sponge, liquid and tea towels
  - A firepit/bbq
  - Washer/dryer
  - Washing line
  - Linen
  - Two travel cots and two high chairs
- 
- Bed linen, a bath towel and a hand towel for each guest
- 
- Teabags, instant coffee and sugar in the kitchen and annex.
  - Two toilet rolls and hand soap in each of the four bathrooms



### We recommend that you bring:

- Extra toilet rolls for the duration of your stay
- Shopping for your stay (Sainsburys and Tesco deliver to the house)
- Milk for your coffee/tea
- Ground coffee for the espresso machine
- A pack of dishwasher tablets
- Washing powder/capsules

## How the bins work

**Recycling boxes and dustbins are located in the car garage.**



### Top

White and grey card (cereal boxes etc)  
Newspapers  
Paper

### Middle

All cans (please rinse out and crush them)  
Hard plastic (bottles etc)  
Cartons and Tetrapaks

### Bottom

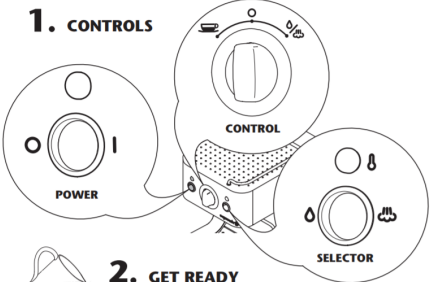
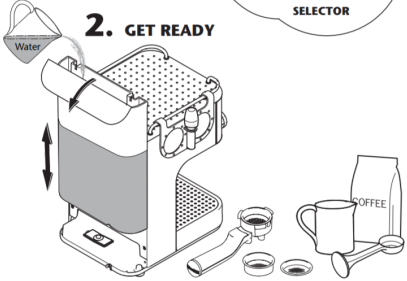
All glass except broken glass  
Brown corrugated cardboard

The recycling bins are collected on **Thursday morning**, so please take them down to the main road on **Wednesday evening**. Don't worry about the large black bins. If you can't find an empty recycling bin, this is probably where they are hiding!



# Things to know about the house

## Kitchen

<b>Dishwasher</b>	<p>To run the dishwasher,</p> <ul style="list-style-type: none"> <li>• Fill the trays and insert a tablet into the door.</li> <li>• Select a program then press the 'reset 3 sec.' button on the right hand side.</li> <li>• Close the door, and after a few seconds there will be a quiet whirring sound. That means it's working!</li> <li>• The dishwasher will beep at you when it is finished.</li> <li>• <b>If the dishwasher is full of water</b>, this means it was opened too soon. Run the dishwasher for one minute to activate the pump and the water will clear.</li> <li>• If there's an error message, give us a call and we'll get it sorted!</li> </ul>
<b>Espresso machine</b>	<p>The machine uses ground coffee like this:  <a href="https://www.lavazza.co.uk/en/coffee/ground/qualita-rossa-x2.html">https://www.lavazza.co.uk/en/coffee/ground/qualita-rossa-x2.html</a></p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="363 1014 810 1585"> <p style="text-align: center;"><b>PREPERATION</b></p> <p><b>1. CONTROLS</b></p>  <p><b>2. GET READY</b></p>  </div> <div data-bbox="826 1014 1281 1585"> <p style="text-align: center;"><b>THE ESPRESSO SHOT</b></p> <div style="display: flex;"> <div style="flex: 1;"> <p><b>1. THE FILTER</b></p> <ul style="list-style-type: none"> <li>• Insert</li> <li>• Fill</li> <li>• Tamp</li> <li>• Wipe</li> </ul> </div> <div style="flex: 1;"> <p><b>2. INSERT HOLDER</b></p> <p>Insert &amp; rotate to lock in position</p> </div> </div> <p><b>3. THE SHOT</b></p> <ul style="list-style-type: none"> <li>• Turn to '☕' to start machine</li> </ul> </div> </div> <p style="text-align: center;">Further instructions here: <a href="https://bit.ly/3zSaUN2">https://bit.ly/3zSaUN2</a></p>
<b>Cooker hood</b>	<p>There isn't a cooker hood, but you can open the velux above the cooker using the pole next to the dishwasher. There is also an extractor fan - the switch is on the right hand side of the cooker.</p>
<b>Cleaning/ emergency equipment</b>	<p>There is a small stock of cleaning equipment under the kitchen sink.          There is a hoover, mop and bucket and brush in the small cupboard behind the utility room.          There is a small first aid kit and a torch in the kitchen island drawer.</p>

**Breakages/  
broken things**

Please wrap broken glass in newspaper/kitchen roll and put it in the dustbin (not the recycling). This is to prevent injury to you, us and the waste collectors.

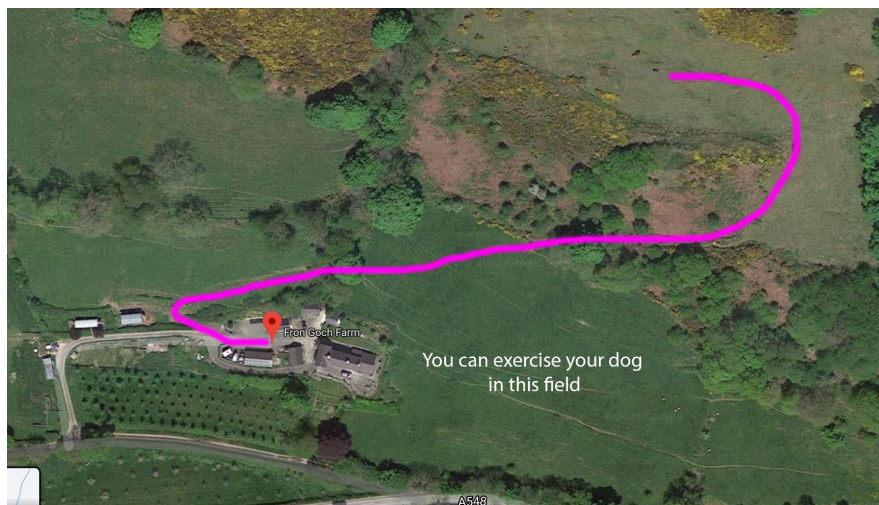
If you notice that something is broken, please call me and I'll get it fixed/replaced for you! Likewise, please let us know if you've accidentally broken something, so we can ensure that it is replaced. My number is 07840936672.

## Outside

**Exploring the farm**

You're welcome to exercise your dog in the field next to the house. Please bear in mind it is **very large and not entirely enclosed**. We occasionally have animals in the field so please pick up dog poo and close the gates behind you.

You're also welcome to follow the small track behind the house to the top of the hill. Follow the pink line on the map. There are often animals in the fields so please keep your dog under close control.



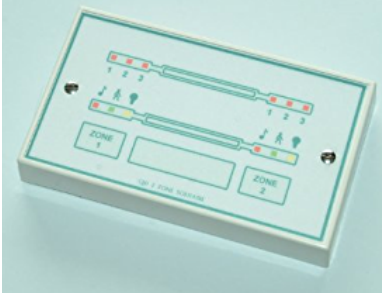


Please bear in mind that **you are responsible for your dog** at all times. Please do not enter the nearby grazing fields - these are currently rented to a local farmer.

**Farms can be dangerous places;** always supervise your children.

**Outdoor Furniture**

Seat cushions and a parasol are stored in the entrance hall. Please put them away at night. In winter the furniture is stored in a nearby shelter, but you are still very welcome to take it out.



<p><b>Smoking</b></p>	<p>Please smoke outside - we've left a plant pot full of sand on the patio for cigarette ends. Smoking inside will result in a large cleaning charge, as detailed in the Sykes contract.</p>
<p><b>Outside lights</b></p>	<p>The outside lights are all controlled by switches inside the house. The big annex and courtyard outside lights are on sensors and are controlled by a panel in the utility room. If all of the big outside lights are not working, press the 'Zone' buttons until the walk bulb is on and the music bulb is off:</p> 
<p><b>Firewood</b></p>	<p>Firewood is available in the car garage. <b>One hessian sack of logs and one paper bag of kindling is included with your stay.</b> If you wish to buy more wood, please follow the instructions on the sign in the car garage. Each kindling bag contains two firelighters.</p> 
<p><b>Outbuildings</b></p>	<p>We ask that guests do not enter the outbuildings (other than the annex) without our consent.</p>
<p><b>Parking</b></p>	<p>You are welcome to park cars anywhere within the yellow space on this map. Feel free to park on the patio in front of the house to load/unload or to help those with mobility issues.</p> 

<b>Insects</b>	<p>The house is surrounded by wildflower meadow and woodland, so please expect lots of insects! They help to pollinate the plants and trees and are food for the local wildlife. We couldn't live without them!</p> <p>Keeping the doors and windows closed will prevent too many of our flying friends from entering the house.</p>
<b>Privacy</b>	<p>You may see us out and about in the fields or barns. We're not ignoring you - we're just giving you your privacy. Feel free to come and say hello if you like!</p> <p>Groups occasionally camp in the top field so you may see people walking up the path behind the house and parking in the bottom field.</p>

## Inside

<b>WIFI</b>	<p>The WIFI password is <b>Frongoch2021</b></p> <p>There are two different networks because the property is large with dense stone walls, so you may have to connect to both networks. The passwords are the same.</p>
<b>Using the TVs</b>	<p>We are in a TV signal blackspot, so we have bought smart TVs so you can watch your favourite channels online. You can also log into your own NETFLIX and Amazon prime accounts to watch films and TV. Please remember to log out before you leave.</p> <p>Here's a manual for the TV: <a href="https://tinyurl.com/deez73xb">https://tinyurl.com/deez73xb</a></p>
<b>Candles</b>	<p>There are no candles in the house and we ask that guests do not bring or light their own.</p>
<b>Wood burning stoves</b>	<p>You are welcome to light the fires in the conservatory, in the living room and in the kitchen. Here's a step by step on lighting the fires:</p> <ol style="list-style-type: none"> <li>1. Open the air controls fully.</li> <li>2. Place a firelighter onto the grate.</li> <li>3. Build a wigwam, or 'crib' of kindling over the fire lighting material.</li> <li>4. Step 4 – Light the fire lightener or paper and close the door nearly all the way, but leave slightly ajar.</li> </ol>

	<ol style="list-style-type: none"> <li>5. Step 5 – Once the kindling is burning well, place a small log or two (or some smokeless briquettes) on the fire, leaving the door slightly ajar until the logs catch well.</li> <li>6. Step 6 – Close the door and allow the fire to build up by adding another small log or two or some smokeless fuel. If the fire dies down then slightly open the door again to give it more air.</li> <li>7. When the fire's going well, close the air controls.</li> </ol> <p style="text-align: center;"><b>NEVER leave the stove door open when nobody is in the room!</b></p>
<b>Dogs</b>	<p>Dry dogs are very welcome on the sofas. Please use the throws in the wicker baskets.</p> <p>Dogs are welcome to stay in your room, but please don't allow your dog up on the beds.</p> <p>There are dog treats and poo bags in the utility room. Please pick up your dog's poo and put used bags in the dustbin behind the kitchen.</p>
<b>Infants</b>	<p>There are 2x travel cots and 2x highchairs. They are stored under the stairs.</p>
<b>Heating</b>	<p>The heating controls are in the airing cupboard in the upstairs bathroom. The heating should be on, but if you're cold, give me a call and I'll explain how to adjust the settings.</p> <p>If the heating doesn't appear to be working, the boiler may have locked out. Give me a call and I'll explain how to get it back up and running in 2 minutes.</p>

## Our favourite local eateries

### **Sakura, Abergele**

Chinese and Japanese food  
sakura-abergele.com

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### **The Black Lion, Llanfair Talhaiarn**

Great quality pub food served on the banks of the Elwy.  
theblacklionnorthwales.co.uk

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### **Hangin' Pizzeria, Betws y Coed**

Fantastic wood-fired pizza  
hanginpizzeria.co.uk

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### **Pen-y-Bryn, Colwyn Bay**

A lovely pub with fantastic food. Great for a special family meal.  
<https://www.brunningandprice.co.uk/penybryn/>

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### **Olivia's Cafe, Llanfair Talhaiarn**

Just over a mile away for breakfast baps and full Welsh. Call and collect!  
07388 831112