

# BROADGATE FARM COTTAGES



## The Forge — Near Beverley, East Yorkshire

The Forge is a charming cottage, formerly the blacksmiths shop, now extended and converted to offer quality four star gold award holiday accommodation. Set on Broadgate Farm between the village of Walkington (1 mile) and the historic town of Beverley (2 miles) within a small complex of holiday cottages.



The cottage stands alone with views across the fields to Blackmerdale Bottom, there is a fenced garden with a sizeable patio complete with garden furniture. Please visit our website for more details of activities in the area and more photos of the cottage [www.broadgatefarmcottages.co.uk](http://www.broadgatefarmcottages.co.uk)

### Ground floor

Kitchen/diner with electric oven, gas hob, microwave, dishwasher, washing machine & fridge freezer. Dining table to seat 4. Sitting room with comfortable seating, oak floor, wood burning stove, Free Sat TV, DVD, hi-fi & internet access. Downstairs cloakroom



### First floor

Master bedroom with king size bed. Second bedroom with zip & link bed to offer either twin beds or extra king size bed  
Bathroom with thermostatic shower over the bath, WC, basin and shaver point



### Outside

Off road parking for 2 cars, patio with furniture, fenced garden

Heated by underfloor heating downstairs and radiators to the first floor all fuel and power are included. Private water supply. Bed linen and towels included. Travel cot, highchair & put up bed available on request.

See over for floor plan



SHORT BREAKS ALSO AVAILABLE  
FLEXIBLE START DATES

Please visit our website for full details and online booking [www.broadgatefarmcottages.co.uk](http://www.broadgatefarmcottages.co.uk)

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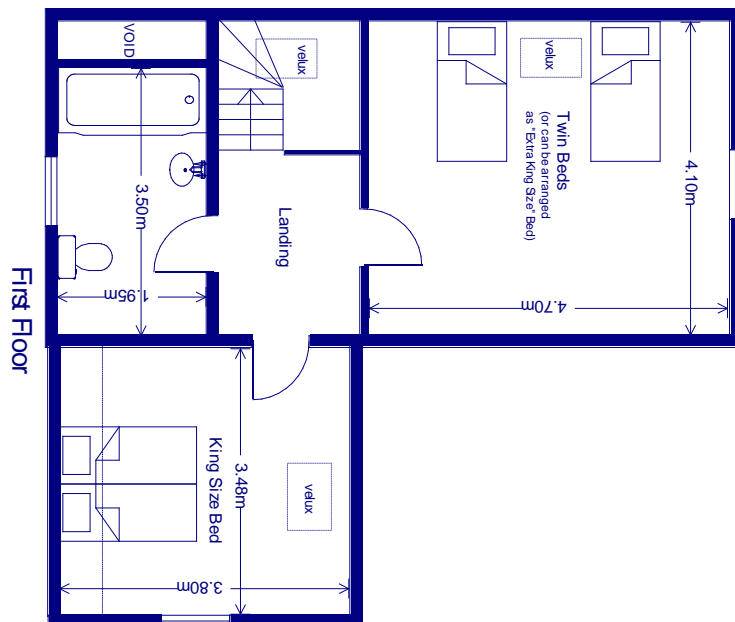
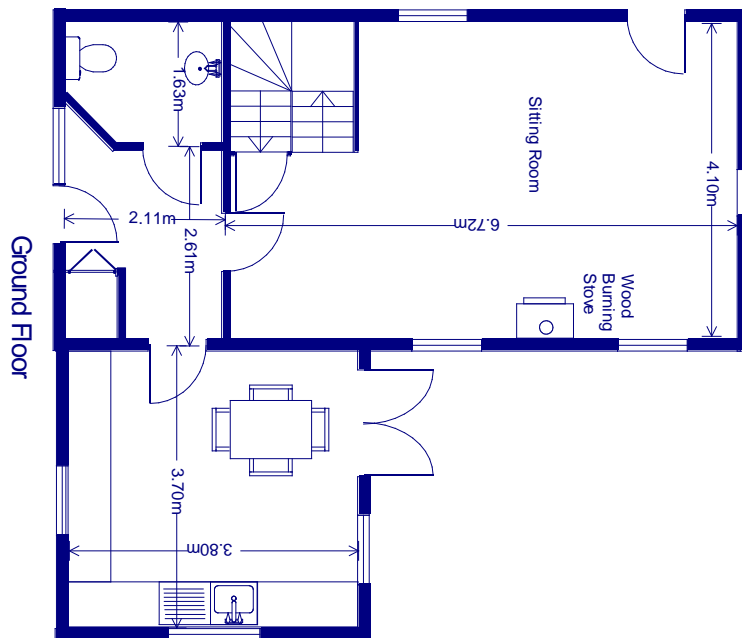


|                   | SLEEPS                  | BATH | SHOWER    | WASHER-DRIER    | DISH-WASHER | WOOD BURNER | GARDEN                     | PETS ALLOWED |
|-------------------|-------------------------|------|-----------|-----------------|-------------|-------------|----------------------------|--------------|
| <b>Forge</b>      | 4<br>+ put up for child | Yes  | Over bath | Washing Machine | Yes         | Wood burner | Garden & patio             | Yes          |
| <b>Stables</b>    | 4<br>+ put up for child | Yes  | 2         | Washer drier    | Slimline    | Wood burner | Patio and planting         | No           |
| <b>Foldyard</b>   | 4                       | No   | 1         | Washing Machine | Yes         | Wood burner | Garden, patio and planting | Yes          |
| <b>Granary</b>    | 6                       | Yes  | 2         | Washing Machine | Yes         | Wood burner | Patio and planting         | Yes          |
| <b>Barn House</b> | 8<br>+ put up for child | Yes  | 3         | Washing Machine | Yes         | No          | Patio and planting         | Yes          |



All cottages

|  |                       |  |                   |  |                           |  |            |  |                                  |
|--|-----------------------|--|-------------------|--|---------------------------|--|------------|--|----------------------------------|
|  | <b>Free Broadband</b> |  | <b>No smoking</b> |  | <b>Free Sat DVD Hi-fi</b> |  | <b>Yes</b> |  | <b>2</b><br>Ask if more required |
|--|-----------------------|--|-------------------|--|---------------------------|--|------------|--|----------------------------------|



THE FORGE