



THE FORGE

A charming 2 bedroom cottage, formerly the blacksmith's shop, now extended and converted to offer quality 5 star Gold holiday accommodation. Set on Broadgate Farm between the village of Walkington (1 mile) and the historic town of Beverley (2 miles) in Yorkshire within a small complex of holiday cottages.

The cottage stands alone with views across the fields to Blackmerdale Bottom, there is a fully enclosed garden with lawn and patio compete with garden furniture. Please visit our website for more details of activities in the area, photos & virtual tour of the cottage.

Ground floor

Kitchen/diner with electric oven, gas hob, microwave, dishwasher, washing machine & fridge freezer. Dining table to comfortably seat 5. Sitting room with comfortable seating, oak floor, wood burning stove, Free Sat TV, DVD, hi-fi & wi-fi. Downstairs cloakroom

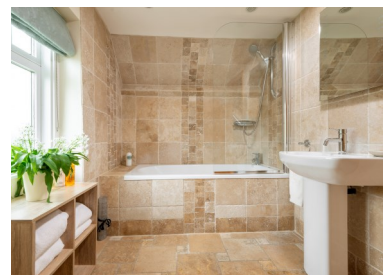
First floor

Master bedroom with king size bed, second bedroom with zip and link beds to offer either twin beds or an extra king size bed—also space for a put up bed. Bathroom with thermostatic shower over the bath, WC, basin and shaver point.

Outside

Off road parking for 2 cars, patio with garden furniture fully enclosed garden.

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



**SHORT BREAKS AVAILABLE & FLEXIBLE
START DATES**

Please visit our website
www.broadgatefarmcottages.co.uk
Call 01482 888111



At a glance...

	SLEEPS	BATH	SHOWER	WASHER	DISH WASHER	WOOD BURNER	OUTSIDE
FORGE	4 + put up for child	Yes	Over Bath	Yes	Yes	Yes	Garden & Patio
STABLES	4 + put up for child	Yes	2	Yes	Slimline	Yes	Courtyard & Planting
FOLDYARD	4	No	1	Yes	Yes	Yes	Garden, Patio & Planting
GRANARY	6	Yes	2	Yes	Yes	Yes	Courtyard & Planting
BARN HOUSE	8 + put up for child	Yes	3	Yes	Yes	No	Courtyard & Planting
CART HOUSE	9 + 3x put up for child	Yes	4	Yes	Yes	Yes	Garden, Patio & Planting
CART HOUSE 2	4 + put up for child	Yes	2	Yes	Yes	Yes	Garden, Patio & Planting
COURTYARD	5 + put up bed for child	No	2	Yes	Yes	Yes	Garden, Patio & Planting
HIGH BARN	12 + put up for child	Yes	4	Yes	Yes	Yes	Garden, Patio & Planting

All Cottages

No smoking * Free wi-fi * FreeSat /Smart TV * Hi-fi with Bluetooth * Cot space

2 parking spaces * Dogs by arrangement * Online booking/availability



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Sleeps 4+1 in 2 bedrooms

