

Pathhead Farmhouse

Accommodation

Pathhead Farmhouse sleeps up to 6 guests in 3 bedrooms. Details of the accommodation are set out below.

Ground Floor

Open plan **kitchen / dining room (seats 6) / sitting room** area. The living space features a large double sofa and two generous armchairs set around a cosy woodburning stove (initial supply of logs supplied). There is a TV with Freeview and DVD player.

The **kitchen** is well equipped and includes an electric oven and hob, microwave, toaster, fridge, freezer, dishwasher and washing machine.

Bedroom 1 - with superking bed which can be configured to twin as required. Large double wardrobe, chest of drawers, bedside tables. Views across rolling Borders farmland. En-suite bathroom with bath, separate shower unit, basin, WC, heated towel rail, shaving point.

Cloakroom with WC, basin and shelved storage.

First Floor

Bedroom 2 - superking bed which can be configured to twin as required. Two side tables, chest of drawers, large storage cupboard with hanging rail. Views across rolling Borders farmland.

Bedroom 3 - twin beds which can be configured to superking as required. Two side tables, chest of drawers, large storage cupboard with hanging rail. Views across rolling Borders farmland.

En-suite Jack and Jill Bathroom - this bathroom is shared between bedroom 2 and 3. Large bath, separate shower unit, double basins, WC, heated towel rail and shaving point.

Heating

Central heating throughout.

Wood burner in the living room (initial supply of logs provided).

Guest supplies

Bed linen and towels are provided. Duck and down duvets and pillows. Hairdryers are available for guest use.

Children's facilities

A travel cot and high chair are available on request.

Dogs

Important - Dogs must be kept on a lead at all times and can only be allowed within the close vicinity of the holiday cottage. Hoscote Estate has a number of active Conservation Projects in progress, therefore walking is not feasible across the Estate so as to protect these projects and the Estate's livestock.

The Estate would be pleased to advise on alternative local walks to enjoy with your dogs. *Roberton Walks*, a booklet produced by the local community group, provides information and maps of many local walks, from easy strolls to longer hikes. The booklet is available in the property.

Pathhead Farmhouse Garden

The property sits in an open unfenced garden with bench seating to the front of the property and a lawned area to the side.

Parking

There is private parking for up to three cars to the side and front of the property.

Wifi and mobile coverage

Free wifi is available, although download speeds are very slow, typical of a rural area. Mobile signal is poor across most networks. A landline is available for reasonable use by guests, with an honesty box provided.

Smoking

Smoking is not permitted in the property.