



# Welcome!



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Welcome to Church Hill Farm, where we offer warm hospitality to all our guests. Our story began in the 1950s, when David's family settled in the farmhouse, and over time, it has undergone extensive renovations to meet the standards required for a B&B. In 2005, we began hosting guests and later transformed the farm buildings in the courtyard into two B&B/self-catering suites, providing a total of five en-suite rooms for our guests.

We call the village of Lighthorne home, a small valley located in Warwickshire, six miles south of Leamington Spa. In the 2011 census, the village had a population of 361. Our farm is located close to St. Lawrence church, a stone's throw away from our farm.

The church was built of stone in the late 13th century, with the west tower being rebuilt in 1771 and the remainder of the church in 1875. We are also close to The Antelope Inn, a traditional pub dating back to the 19th century, a great spot for real log fires and fantastic menus.

# About us

Our main farmhouse is a 15th-century Cruck house that has witnessed various periods of construction, making it an eclectic mix of architectural styles. We are a 263-acre arable farm with a fishery that includes three lakes for coarse fishing. Before that, we used to breed ornamental fish for the wholesale market, and David was once a pig farmer with up to 3000 pigs at a time!

We are perfectly situated for the British Motor Museum, Compton Verney Art Gallery, and other local attractions, which we would be delighted to list for you. Our farm features a network of footpaths, providing an abundance of wildlife to discover.



## Contact info:

Sue's phone: 0778054891

Email: [sue@churchhillfarm.co.uk](mailto:sue@churchhillfarm.co.uk)

## Anything else:

As guests at Church Hill Farm, we ask that you treat your hosts, fellow guests, and property with respect. We expect all guests to follow our house rules, ensuring that everyone has a comfortable and enjoyable stay. "Create a wonderful life by making positive choices, and be mindful of the consequences of your behavior."



## Sue & David

Meet Susan, who also comes from a farming family where cattle, arable and breeding thoroughbreds were the mainstay. She is passionate about horse riding and enjoys it as an amateur dressage rider in her spare time. Susan previously ran a successful catering business and chose to transition into the B&B business to be a hands-on mum while raising her two boys.



# House Rules

Our house rules are as follows:

- Smoking is not permitted in the rooms, but outside smoking is allowed.
  - Pets are not allowed in the house.
  - Children must be supervised and accompanied by an adult at all times.
  - Unregistered guests are not allowed. Please shut the front door after yourself.
  - The car park can accommodate four cars in front of the house. Please be mindful of how much space you are using.
  - Parties or events are not allowed.
  - Please turn off all lights when you leave your rooms.
  - Please leave the beds as you found them and do not strip them.
  - Please respect check-in and check-out times (check-in is from 4 pm, and check-out is at 10.30 am).
  - Please take care of your bedroom keys; replacements will incur a charge.
  - Please take care of the furnishings, report any spillages, and refrain from rearranging the furniture. Damaged property will be charged to your account.
  - Please use the bins in the bathroom for anything other than toilet paper. Our drainage system is old and sensitive.
  - No illegal substances are allowed on the premises.
  - Alcohol must be consumed responsibly.
- Please note that we reserve the right to terminate your stay immediately without a refund if your behavior is inappropriate.

## Wi-Fi/ other

Wi-Fi (official CHF, password churchhillfarm123 )

Please can you let Sue know what time you require breakfast and if it is a cooked breakfast.





## **Breakfast (from 7.30am to 9am)**

If an earlier breakfast is required please ask for a Continental breakfast and it can be laid up in the dining room or delivered to your suites if you are in the courtyard rooms.

## Menu

### **Cooked breakfast**

- Pork Sausage, Rind-less back Bacon, Tomato, Mushrooms, Eggs, Baked Beans (black pudding)
- Vegetarian Linda McCartney Sausages
- Smoked Salmon with Scrambled Eggs
- Poached, Scrambled, Fried Eggs on Toast
- Toast and Preserves
- Tea/ Cafeteria Coffee/Herbal Teas/ Orange Juice

### **Continental Breakfast**

- Weetabix, Cornflakes, Muesli, Granola Fruit & Fibre or Porridge
- Fruit and Yogurt
- Toast or Croissants with Preserves (honey from the farm, homemade marmalade and jam)
- Tea/Cafeteria Coffee/herbal Teas/Orange Juice

(If you have any allergies or dietary requirements please let me know by email before arrival)



# Places to eat



## FOOD & DRINK

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- The Antelope in Lighthorne 01926 651188
- The Malt Shovel in Gaydon 01926 641221
- The Chequers in Ettington 01789 740387
- Shukurs Indian Restaurant in Kineton 01926 642171
- The Plough Inn in Warmington 01295 690666
- The Fuzzy Duck at Armscote 01608 682635
- The Leopard at Bishops Tachbrook 01926 426466
- Baraset Barn near Stratford 01789 295510
- The Royal Oak at Whatcote 01295 688100
- The Bell at Alderminster 01789 450414
- The Falcon at the top of Warmington Hill 01295 692120
- The Saxon Mill Gastro pub (edge of Warwick) 01926 492255

## Local amenities

- Nel's at the Pavilion (Chesterton Rd, Lighthorne) open Wednesday to Sunday
- Wellesbourne Pharmacy, Hastings house medical centre, CV35 9RH 01789 840484
- Esso Fuels, Banbury Road, Gaydon, CV35 0HA ( newspapers, subway etc )
- Warwick Hospital, Lakin Rd, Warwick CV34 5BW 01926 495321
- Kineton has a Fish and Chip Shop, Indian Restaurant (Shukurs), Co Op mini supermarket, Post Office, Flower Shop and Gilks Café.



# Anything else

## Fire Policy

- Evacuate the building at the nearest exit.
- Do not stop to pick up or collect any belongings.
- Call the Fire Brigade 999 from outside the building
- Or Ask one of our Neighbours to raise the alarm
- Assemble in the Car Park
- Report to a member of staff that you are present

## And Finally

At Church Hill Farm, we take great pride in our hospitality, and we hope that you have a comfortable and enjoyable stay. If you have any queries or need assistance, please do not hesitate to speak to us, and we will do our best to help in any way we can. We have taken every measure to ensure your safety during your stay with us. However, your stay at Church Hill Farm is entirely at your own risk, and we will not be held liable for any accidents or loss during your stay. We appreciate you choosing us for your accommodation at Church Hill Farm and look forward to welcoming you soon.



Thank you!