



TEL: 01837 849021

HOUSE PARTY  
SOLUTIONS

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## WOODLANDS HOUSE

NEAR GLASTONBURY,  
SOMERSET, UK.



**This Luxury Farmhouse combines the heritage and charm of an historic old dairy farm with the style and chic of 21st Century living.**

The house is situated in 100 acres of farmland and was completely renovated and refurbished over two years using the finest craftsmen to restore features such as the inglenook fireplaces, old bread oven, original flagstones and large elm floorboards to name but a few. Whilst preserving the old, the owners have also added the style and comforts of 21st Century living, with luxuries such as the hot tub, cinema room, wet room showers and bespoke designer kitchen.



Why not enjoy a tranquil countryside walk with your dog, before relaxing and unwinding in the massaging hot tub with a chilled glass of champagne. For the more active, the games room, kids play area and Nintendo Wii should keep even the most restless entertained. Either way, the house has been designed to cater to everyone's needs, from young to old, modern chic to classic elegance, to provide you with a truly memorable experience.

**USP's:**

- Hot tub
- Games room
- Outdoor play area
- Cinema room
- Detached
- Views of Glastonbury Tor.

**Location of house:** Rural - nearest neighbours 1/4 of a mile away.

**Style of house:** All rooms have been individually and tastefully finished to a country or modern/contemporary style.

**Number accommodated:** 14

**Number of bedrooms:** 7

All are en-suite although two of the rooms (a king and a twin) have a 'Jack & Jill' shared access making a perfect family suite.

**Bedroom configuration:**

4 king size, 3 twins

**Number of bathrooms:** 6 bathrooms

**Bathroom configuration:**

3 with baths & showers, toilets & basins – (1 wetroom shower)

3 with shower, toilets & basins

(1 wetroom shower)

NB: The ground floor bedroom has a walk in wetroom

**Dining capacity:** *Kitchen/diner:* 14

**Catering:** Self catered although part or full catering can be provided as required.

**House Party Solutions**, 6 Steddaford Court,  
Sticklepath, Okehampton, Devon EX20 2NP.  
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### **Dining:**

*3 course dinner:* from £38.50 to £55 per person

*Light supper:* on request

*Breakfast:* on request

*Sample menus:* can be provided

*Pubs/restaurants locally:* 1 mile in West Pennard

### **Other services:**

Cleaner (£10 per hour)

Babysitting

### **Facilities:**

- Hot tub – seats 8
- Games room – pool table, table football and darts
- Outdoor play area with swings & slide
- Cinema Room with 50" Plasma TV
- Satellite TV
- Wireless / broadband
- iPod docking station
- WiFi
- Nintendo Wii
- Outdoor play area
- Outdoor furniture seats 14
- BBQ
- Aga
- Washing machine & tumble drier
- Woodburner's
- Dishwasher
- American style fridge freezer
- Electric oven

### **Activities & places of interest:**

- Located in the beautiful open countryside, the house is located close to Glastonbury (5 min drive), famous for its abbey ruins and spiritual identity.
- Longleat Safari Park (40 min drive) offers a unique day out driving in and amongst the lions and rhinos.
- For the architecturally minded – the smallest city in England of Wells (15 min drive) and its beautiful Cathedral are a must see.
- The world heritage site of Bath is definitely worth a visit, located only 35 minutes drive away, whether it's for the shopping or the naturally heated Bath spas.

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- SS Great Britain in Bristol (35 min drive) and its various museums and art galleries are also great entertainment.
- The area also boasts such attractions as: Cheddar Gorge & Wookey Hole caves (40 min drive), Fleet air arm Museum (20 min drive) and Haynes Motor museum.
- Cider tasting tours
- Cycle hire
- Fishing
- Flower arranging lessons
- Massage therapies
- Quad biking
- Clay shooting
- Archery
- Personal Training
- Yoga & Pilates lessons

**Check in/out times:**

Check in from 4pm and check out by 10am – this may be flexible depending on other bookings.

**Pets:**

Dogs – welcome at no extra charge (only allowed downstairs on tiled floors)  
Cats – no cats  
Horses – by arrangement

**Disabled facilities:** Downstairs bedroom is not built to disabled regulations, but has ramp access, wet room shower room, shower seat and grab rail suitable for walking impaired guests.

**Stag & hen parties:**

Hens only, no stag groups.

**Weddings:** The house is not licensed for weddings although marquee wedding receptions are possible at additional cost. Distance to Registry office- 5 miles away in Glastonbury.



### **Travel:**

*Travel time from London:*

2 hours 15 mins

*Nearest Airport:* Bristol, 40 min drive

*Nearest railway station:*

Castle Cary, 15 min drive

*Taxi service:* Glastonbury

*Distance to nearest village:*

West Pennard, 1 mile

*Distance to nearest town:*

Glastonbury, 4 miles

### **Price range:**

*Weekends:* £1,350 - £2,150

- Friday - Monday (2 or 3 nights only)

*Midweek:* Monday - Friday £950

for 4 nights (minimum stay)

*Weekly:* £1,650 - £3,750

- Friday - Friday

*Christmas & New Year:* £3,950 per week

*Cautionary deposit:* No deposit taken, however any damages over £50 may be charged for at the owners discretion.

*Booking terms:* 50% deposit taken on booking, balance 28 days before arrival.

### **About the owners:**

The property has been specifically designed and renovated as a holiday house providing quality, style and luxury, combined with the very best in customer service to make your stay extra special.

