



TEL: 01837 849021

HOUSE PARTY  
SOLUTIONS

[www.housepartysolutions.co.uk](http://www.housepartysolutions.co.uk)



# HEDGEROW HOUSE

NEAR SHEPTON MALLET,  
SOMERSET, UK.



**This is the ideal country retreat. Situated at the end of a private track, it offers the opportunity to enjoy the peace and tranquillity of a rural setting with the modern comforts, style and charm of a house completely renovated for modern living.**

It has 5 bedrooms, one of which is a long attic room that spaciouly accommodates 4 single beds. The house and grounds were completely renovated and refurbished over six years, restoring original features such as the many wooden beams, inglenook fireplaces, old bread oven and the enormous flagstones.

Whilst retaining the original features, the owners have brought the house up to luxurious modern standards epitomised by the addition of the magnificent sun room with high beamed ceilings, under floor heating and large centrepiece fireplace.



Other luxuries include the hot tub, large plasma TV and designer kitchen complete with an oil heated Aga and granite work surfaces. The house is beautifully surrounded by unspoilt countryside where your only neighbours will be some of the owners sheep. Perfect for getting away from it all and enjoying the views whilst relaxing in the massaging hot tub.

If you're feeling more active, there is plenty to do such as the games room equipped with table tennis and pool table, kids outdoor play area, or why not try the Nintendo Wii which will provide hours of family fun. Active or peaceful, it is the ideal rural retreat whether it be for a family reunion or a weekend party away with friends, you are guaranteed a holiday never to be forgotten.

**USP's:**

- Hot tub
- Games room
- Outdoor play area
- Large sun room
- Aga
- Situated down a private track, surrounded by open countryside and sheep

**Location of house:** Rural

**Style of house:** Ideal cosy relaxed country farmhouse, the beams and stonework form the character of the house

**Number accomodated:** 12

**Number of bedrooms:** 5 –  
(3 en-suite and 2 with shared bathroom)

**Bedroom configuration:**  
1 king, 2 doubles, 1 twin,  
1 long attic room with 4 single beds

**Number of bathrooms:** 4

**Bathroom configuration:**  
2 with baths, shower, toilet & basin  
2 with shower, toilet & basin



### **Dining capacity:**

*Kitchen: 12*

*Dining room: 12*

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

### **Dining:**

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

*Light supper:* on request

*Breakfast:* on request

*Sample menus:* sample menus can be provided

*Pubs/restaurants locally:* 3 miles in Shepton Mallet

### **Other services:**

Cleaner (£10 per hour)

Babysitting

### **Facilities:**

- Hot tub – seats 8
- Games room with pool table, table tennis & darts
- Sun room with 42" TV
- Satellite TV
- Wireless / broadband
- Outdoor play area
- Outdoor furniture seats 12
- BBQ
- Aga
- Washing machine & tumble drier
- Woodburners
- Dishwasher
- iPod docking station
- WiFi
- Nintendo Wii
- 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.

**House Party Solutions**, 6 Steddaford Court,  
Sticklepath, Okehampton, Devon EX20 2NP.  
**Tel:** 01837 849021

**Email:** enquiries@housepartysolutions.co.uk  
**Web:** www.housepartysolutions.co.uk



- 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.
- 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  
Cats – no cats  
Horses – by arrangement

**Disabled facilities:** None

**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 – 3 miles away in Shepton Mallett

**House Party Solutions**, 6 Steddaford Court,  
Sticklepath, Okehampton, Devon EX20 2NP.  
**Tel:** 01837 849021  
**Email:** enquiries@housepartysolutions.co.uk  
**Web:** www.housepartysolutions.co.uk

**Travel:**

*Travel time from London:*

2 hours 15 mins

*Nearest Airport:* Bristol, 40 min drive

*Nearest railway station:* Castle Cary, 10 min drive

*Taxi service:* Shepton Mallet, 3 miles

*Distance to nearest village:*

Pylle, 1/2 mile

*Distance to nearest town:*

Shepton Mallet, 3 miles

**Price range:**

*Weekends:* £1,150 - £2,050

– Friday - Monday (2 or 3 nights only)

*Midweek:* Monday - Friday £850

for 4 nights (minimum stay)

*Weekly:* £1,450 - £3,450 – Friday - Monday

*Christmas & New Year:* £3,450 per week

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

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

**About the owners:**

Re-built from the ground up over 6 years, the house represents the ideal country retreat – charming, modern and stylish. Our aim is to provide you with the perfect getaway.

