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HOUSE PARTY
SOLUTIONS

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Luxury Barn Conversion

Somerset, UK





USPs:

- Hot Tubs
- Games Room
- Peaceful location
- 2 pubs within walking distance
- Easy access Bristol & Bath

Location of house:

With outstanding views over Lansdown, Bath and just 7 miles from the city itself, the property has an idyllic rural location with private electric gated driveway, parking for up to 8 vehicles and two hot tubs. This is a fabulous party house has no immediate neighbours to disturb and is within walking distance of 2 good pubs; perfect for a hen or stag weekend and family occasions.

Style of house:

A stylish mix of rustic features and contemporary styles.

Number accommodated:

Barn and two luxury log cabins:
sleeps 22; 14 plus 8 on sofasbeds.

Bedrooms & bathrooms:

Main House:

Ground floor:

- 3 superking / twin rooms with zip & link beds, sharing a bathroom
- Games room extension with its own kitchen, sitting area (with double sofasbed), Sky TV, double bedroom and shower room.



First floor:

Accessed via a spiral staircase to loft style master suite which is 30' long and has a superking bed and a double sofa bed, lovely views, flat screen TV and study area with WiFi.

The bedroom is en-suite with central bath and walk in shower.

Log Cabin 1:

Just next to the house (30'x15') – decorated to a high standard with:

- Open plan kitchen/dining/living area with double sofa bed and sky TV.
- Double bedroom with en-suite wetroom.
- Hot tub.
- BBQ.
- Picnic bench.

Log Cabin 2:

Privately situated at the top of the garden (30'x15') – decorated to a high standard with:

- Open plan kitchen/dining/living area with double sofa bed and sky TV.
- Double bedroom with en-suite wetroom.
- Hot tub.
- BBQ.
- Picnic bench.

Dining:

- Modern kitchen with quality oak units and granite worktops, breakfast bar seating 6 people, oven, double American style fridge and separate laundry room.
- Dining area seating 16 people
- Alfresco – 14

Relaxing:

- Sitting room seating 8 with large French woodburner.



Catering:

2 lovely country pubs serving good food within a 10-20 minute walk. Bath is just 7 miles and Bristol 10 miles away for a huge selection of good restaurants.

Other services: Housekeeping and other services can be arranged. Please contact us to discuss your requirements. Minibus hire to Bath - £10pp return.

Facilities:

- Games room/den with own kitchen, bar and stools, pool table and darts, weights equipment and 2 sofas.
- Deck with outdoor furniture; table seating 14 and sun loungers.
- BBQ's
- Flat screen TV's with Sky TV
- DVD players

Activities & places of interest:

- 2 golf courses - 10-15 minute drive.
- Fishing – 5 minute drive.
- Clay pigeon shooting –5 minute drive.
- Horse riding nearby.
- Other activities can be arranged on site such as sumo wrestling, bucking bronco, butlers in the buff, laser shooting etc .

Check in/out times:

Check in 12 noon / Check out 12 noon.

Pets: Well behaved dogs are welcome but must be kept downstairs? An additional cleaning charge is made of £50.

Disabled facilities: Ground floor rooms and bathrooms in the barn plus one log cabin with level access – please contact us to discuss your requirements.

Stag & Hen parties: Civilized hen and stag parties welcome.



Travel:

Bath – 7 miles to centre
Bristol – 10 miles to centre
London – 2 hours

Prices & booking:

Weekends: 2 nights minimum stay.

- 2 nights: from £2,500
- 3 nights: from £3,500

Midweek: 2 nights minimum stay – price on application, subject to availability

Christmas & New Year: from £4,500 for 3-4 nights to £5,500 per week.

Booking terms in brief:

- 50% deposit to confirm your booking - non-refundable.
- Balance due 1 month prior to arrival along with a £500 security deposit (£1,000 for stag parties) – refundable.

