



HOUSE PARTY SOLUTIONS



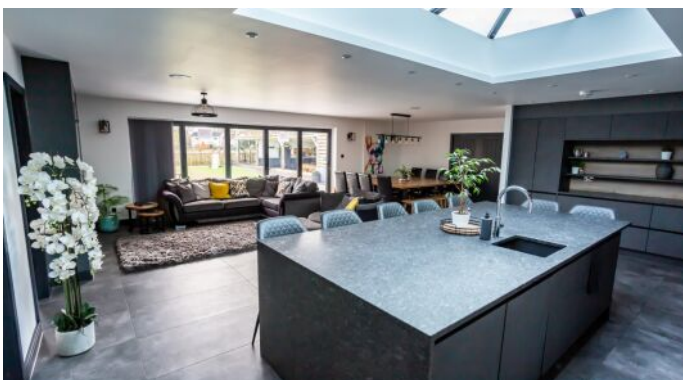
Acton Barn

Gloucestershire

SLEEPS 24



- ◆ Beautifully decorated and furnished barn conversion, offering flexible accommodation for 20+ guests
- ◆ Set within 1.5 acres with its own adjacent field
- ◆ Hot tub, games room & cinema room
- ◆ Master suite with projector TV, drinks fridge & roll top bath
- ◆ Outside entertainment area with bar, loungers and flexible alfresco dining options
- ◆ Located close to both Bath & Bristol





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OVERVIEW

Acton Barn is tastefully furnished throughout and set in 1.5 acres of grounds, with its own field adjacent to the countryside. It is approached via a private driveway, with electric gates and there is ample off-road parking. This beautifully restored barn conversion is set in its own grounds on the outskirts of the ancient village of Iron Acton. It is a fabulous country property with sumptuous decor, large cinema, games room and a six-seater hot tub. It is the perfect party house to rent for hen & stag groups, birthday parties, family celebrations and get-togethers.

Time your visit right and you could enjoy May Day celebrations on Iron Acton Green, or a night at the proms in Iron Acton Meadows. The historic Acton Court, built to impress Henry VIII, is close-by and open to visitors for tours and special events while the nearby market town of Chipping Sodbury offers cafes, boutiques and a selection of pubs which serve food. If city night life is on the itinerary, both Bristol and Bath are within a half hour car journey.



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YOUR STAY

Number accommodated

- ◆ The main Barn offers 6 bedrooms with space for 24 guests (please note that many of the bedrooms do not have doors)

Bedroom & bathroom configuration

Ground floor

- ◆ Bedroom 1 - Sleeping 4 guests across 4 singles or 2 double beds. En-suite shower room
- ◆ Bedroom 2 - Sleeping 3 guests across 1 double & 1 single bed
- ◆ Bedroom 3 (Master suite) - 1x Super King bed with 2x singles, plus en-suite wet room. TV film projector, drinks fridge & roll top bath
- ◆ Bedroom 4 (Dressing room) - 1x Super King bed plus 1x single bed

First floor

- ◆ Bedroom 5 - Sleeping 6 guests across 6x single beds (can be set up as doubles) with family bathroom
- ◆ Bedroom 6 - 2x Super King beds or 4x singles beds, plus en-suite bathroom

Dining capacity

- ◆ Dining room seats 20
- ◆ Flexible alfresco dining options

Catering

- ◆ Hired on a self-catered basis however, local recommended caterers can be provided

Facilities

- ◆ Large cinema room
- ◆ Games room
- ◆ Hot tub
- ◆ Outside entertainment area with bar, TV & drinks fridge
- ◆ Private field
- ◆ State of the art kitchen

Check in / out times

- ◆ Check in from 3pm
- ◆ Check out by 10am

Pets

- ◆ Two dogs welcome by prior arrangement

Disabled facilities

- ◆ There are four bedrooms located on the ground floor with two wet rooms

Stag & Hen groups

- ◆ Both Stag & Hen groups welcome



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ACTIVITIES

On-site activities

- ◆ The Barn is set within 1.5 acres with its own private field
- ◆ Hot tub
- ◆ Games room
- ◆ Cinema room
- ◆ Large outdoor entertainment area with bar

Local attractions

- ◆ Visit Acton Court
- ◆ The historic city of Bath is well worth a visit
- ◆ Experience the nightlife of both Bristol & Bath





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LOCATION

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Distance from

- ◆ London - 2 hours 30 minutes / 114 miles
- ◆ Bristol - 22 minutes / 10 miles
- ◆ Bath - 35 minutes / 16 miles
- ◆ Birmingham - 1 hour 30 minutes / 87 miles
- ◆ Manchester - 2 hours 55 minutes / 158 miles

Nearest airport

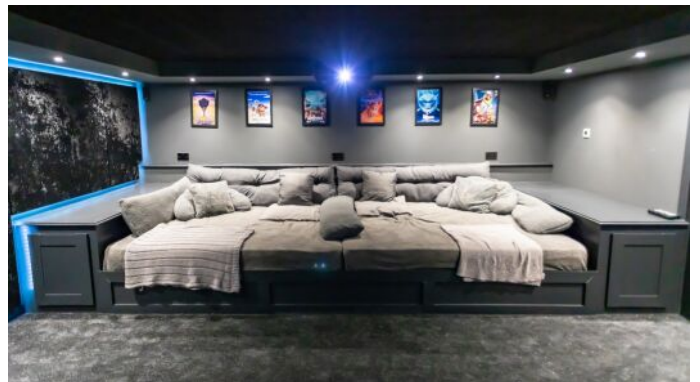
- ◆ Bristol airport - 40 minutes / 18 miles

Nearest train station

- ◆ Bristol Parkway

Distance to local village / town

- ◆ Iron Acton - Located only 1 mile from the Barn





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PRICES

2023 Low season: January, February, March, October, November & December High season: April, May, June, July, August & September

Weekend

- ◆ Low season: £4,500 for 2 nights or £5,250 for 3 nights
- ◆ High season: £5,000 for 2 nights or £5,850 for 3 nights

Midweek

- ◆ Low season: £3,500 for 2 nights, £4,250 for 3 nights & £5,000 for 4 nights
- ◆ High season: £4,000 for 2 nights, £4,950 for 3 nights & £5,850 for 4 nights

Weekly

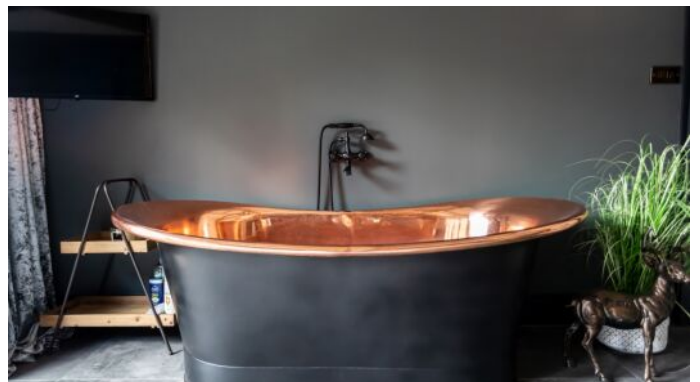
- ◆ Low season: £8,250
- ◆ High season: £9,000

Christmas & New Year

- ◆ Please enquire for Christmas & New Year pricing & availability

Booking terms

- ◆ 40% deposit required to secure any booking
- ◆ Balance required 4 weeks prior to arrival
- ◆ £1,500 refundable damages deposit





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