



HOUSE PARTY SOLUTIONS



# Blackberry Barn

Somerset

SLEEPS 20



- ◆ Sleeping 20 guests in 6 bedrooms
- ◆ Only 15 minutes from Bath with Bristol only 25 minutes from the Barn
- ◆ Ample parking for roughly 10 vehicles
- ◆ Hot Tub
- ◆ Parking for up to 10 cars
- ◆ Lovely outdoor seating area perfect for breakfast or lunch in the sun.
- ◆ Fire pit located alongside the hot tub for evening gatherings
- ◆ Highly recommended pubs within walking distance
- ◆ 2 hours from the center of London by car



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### OVERVIEW

Blackberry Barn is a beautifully modernised farm house located in Wick sleeping up to 20 guests in 6 bedrooms. Located only 15 minutes from the stunning historic city of Bath and 25 minutes from the busy city of Bristol, location couldn't be better and makes the Barn easily accessible from almost all corners of the Country. This property is a must for hen and stag weekends looking to escape the city for a rural base with relaxing surroundings and making trips into the city for shopping and of course the popular nightlife. Families are also very welcome and Blackberry Barn can provide a stunning family space for all ages and occasions.

The open plan living area inside flows so well and the kitchen really is the heart of the house, spreading out from the kitchen through the lounge finds the stunning dining room with floor to ceiling windows all around, boasting a hand made timber dining table able to seat all guests for a banquet or perhaps an informal supper before heading into Bath.

The outside living area immediately takes your breath away and in the summer months is the place to be for breakfast, lunch and dinner all gathered around the covered seating area and making trips to and from the hot tub.

### A note from the owners

Blackberry Barn is our most recent renovation and really is a property to enjoy, a house designed for large group celebrations in a very sought after area. The village is such a fabulous base and with Bath only 15 minutes away you will never run out of options.



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### YOUR STAY

#### Number Accommodated

- ◆ Sleeps 20
- ◆ 6 bedrooms and 3 bathrooms

#### Bedroom Configuration

- ◆ Bedroom 1 - 3 x single beds with en-suite
- ◆ Bedroom 2 - 5 x single beds
- ◆ Bedroom 3 - 2 x single beds 1 x bunk
- ◆ Bedroom 4 - 1 x double Bed
- ◆ Bedroom 5 - 1 x bunk bed
- ◆ Bedroom 6 - Separate annex - 2 x single, 1 x bunk

#### Dining Capacity

- ◆ Comfortably seats 20

#### Catering

- ◆ Catering can be arranged by prior arrangement
- ◆ Highly recommended pubs within walking distance
- ◆ Bath just 7 miles and Bristol 10 miles away for a huge selection of restaurants

#### Facilities

- ◆ Hot tub
- ◆ Sky T.V
- ◆ WIFI
- ◆ Large and modern kitchen
- ◆ Beautiful seating area outside

#### Check in/out times

- ◆ Check in at 12pm and check out at 12pm

#### Disabled access

- ◆ Wheelchair friendly

#### Pets

- ◆ Well behaved dogs are welcome and must be kept downstairs. An additional cleaning charge is made of £50

#### Stag & hen parties

- ◆ Civilized hen and stag parties welcome.

#### Other services offered

- ◆ Housekeeper and other services can be arranged - please contact us to discuss your requirements
- ◆ Minibus hire to Bath (£10pp return)



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### ACTIVITIES

#### On-site Activities

- ◆ Hot tub
- ◆ Please enquire for details regarding the following
- ◆ Sumo wrestling
- ◆ Beauty treatments
- ◆ Alongside many others

#### Local Attractions

Go shopping at Cabot Circus shopping centre in Bristol

Visit the 14th and 16th century villages, Castle Combe and Laycock

Clay pigeon shooting 4 min drive

Bath racecourse is a 5 minute drive away

Local paintballing





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### LOCATION

Situated on the main A420 road near Wick, the house is just 15 minutes from Bath and 25 minutes from Bristol.

### Distance from:

- ◆ London - 2 hours
- ◆ Bristol - 25 minutes
- ◆ Manchester - 3 hours
- ◆ Leeds - 3hr 25 minutes
- ◆ Exeter - 1hr 43 minutes
- ◆ Bath - 15 minutes

### Nearest airport

- ◆ Bristol airport - 30 minutes

### Nearest railway station:

- ◆ Keynsham - 15 minutes
- ◆ Bristol Temple Meads - 20 minutes
- ◆ Bath Spa - 15 minutes

### Distance to nearest Village:

- ◆ Wick - 3 minutes

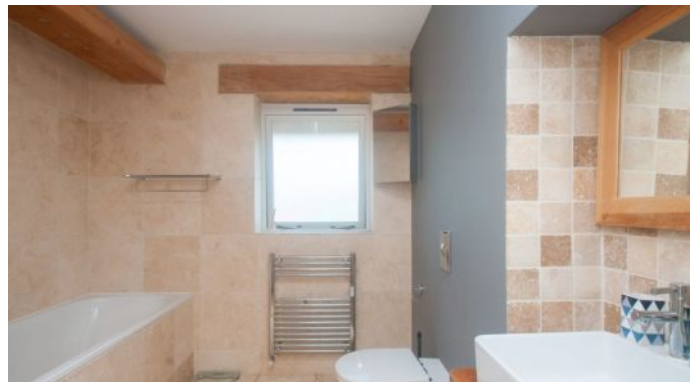




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### FLOOR PLAN





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### PRICES

2019

#### Weekends

- ◆ 2 nights - from £3,450
- ◆ 3 nights - from £4,950

#### Weekly

- ◆ Please enquire

#### Christmas & New Year 2019

- ◆ Christmas - available and priced from £4,000
- ◆ New Year - available and priced from £4,000
- ◆ Please enquire for further details and confirmed pricing

#### Booking Terms

- ◆ 50% deposit payable at time of booking. non-refundable.
- ◆ Balance due 1 month prior to arrival with a £500 security deposit (£1,000 for stag parties) - refundable.