



HOUSE PARTY SOLUTIONS



# Burrow Farm

Somerset

SLEEPS 15-17



- ◆ This beautifully renovated 16th century Farmhouse located only one mile from the Somerset levels
- ◆ Two private hot tubs with seating for 16
- ◆ Detached property with its own private garden
- ◆ 55" TV in the main lounge, 50" TV in the reading lounge. TV's in all bedrooms with a 24" TV in the snug perfect for gaming
- ◆ All TV's are 'smart' and linked to the superfast 200mbps broadband
- ◆ Local pub only 1.5 miles from the property with subsidised minibus trips available (be arrangement)



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### OVERVIEW

Burrow Farm dates back to 1564 and has just been completely renovated from top to bottom, which means it is bursting with historic character whilst having the luxury and style akin to a boutique hotel - essentially here you have the best of both worlds. The attention to detail and style that has gone into this renovation plus the heritage that has always been there will leave you forever noticing the little things this beautiful house has to offer.

There are more recent additions to this property such as the modern extension which gives the home its heart with the open plan kitchen./diner - perfect for celebration dinner parties. Two private hot tubs seated next to each other and various 'smart' TV's throughout the property all linked to the superfast 200mbps broadband.





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### YOUR STAY

#### Number accommodated

- ◆ Sleeping 15 - 17 guests

#### Bedroom & bathroom configuration

- ◆ 7 bedrooms - 4 king bedrooms, 2 twin bedrooms, 1 triple bedroom (3x singles)
- ◆ 3 en-suites
- ◆ The 2 twin rooms share the 1st floor bathrooms
- ◆ The attic King and triple room share the 2nd floor bathroom

#### Dining capacity

- ◆ Dining 17 within the dining room
- ◆ Alfresco dining for 17

#### Catering

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

#### Facilities

- ◆ 2x private hot tubs seating 16
- ◆ Superfast broadband (200mbps)
- ◆ 55" TV in the main lounge, TV's in all bedrooms & 50" reading lounge TV
- ◆ 24" TV in the snug perfect for gaming
- ◆ All TV's are 'smart' and linked to the superfast broadband
- ◆ Luxury sprung and memory foam mattresses
- ◆ Bluetooth speakers and soundbars
- ◆ Bed linen and 2 towels per person provided

#### Check in / out times

- ◆ Check in - 3pm
- ◆ Check out - 10am (3pm on Sundays)

#### Pets

- ◆ Dogs welcome but must be kept out of bedrooms
- ◆ £20 fee per dog

#### Disabled facilities

- ◆ Unfortunately not suitable

#### Restrictions

- ◆ Burrow Farm is situated close to another property and therefore noise levels must be respected with music kept to a minimum
- ◆ No external music systems and speakers allowed, the owners provide bluetooth speakers for guest use

#### Stag & Hen groups

- ◆ Hen parties welcome
- ◆ Not suitable for Stag groups



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### ACTIVITIES

#### On-site activities

- ◆ 2x private hot tubs for 16 guests
- ◆ 55" TV in the main lounge, 50" TV in the reading lounge, 24" TV in the snug perfect for gaming. All TV's are 'smart' and connected to the superfast broadband
- ◆ Bluetooth TV soundbars in the main lounges to connect your music
- ◆ BBQ (gas provided) with alfresco dining for 16
- ◆ Stunning gardens and grounds

#### Local activities & attractions

- ◆ Cider tour - just a short walk up the hill, this local cider & brandy company offers tours (by prior arrangement)
- ◆ Somerset levels - Explore the beautiful surrounding area
- ◆ Rifle shooting and Smokery - Only two miles from the house is Rifleman Firearms and adjoining smokery
- ◆ Lamb & Lion pub - Under the same ownership as the house, you are guaranteed a warm welcome at this traditional yet modern gastro pub. The owners can arrange subsidised minibus transport to and from the house.
- ◆ Cycling and fishing





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### LOCATION

Located in the heart of Somerset where the English countryside really is at its best. Only a mile from the Somerset levels you are surrounded by nature, picture-perfect villages and even a local cider farm which is a mere stumble from the house, where they are more than happy to let you try before you buy, tours can be provided.

### Distance from

- ◆ London - 2 hours 45 minutes / 135 miles
- ◆ Bristol - 1 hour 20 minutes / 60 miles
- ◆ Birmingham - 2 hours 35 minutes / 150 miles
- ◆ Cardiff - 1 hour 40 minutes / 90 miles

### Nearest airport

- ◆ Exeter - 50 minutes / 36 miles
- ◆ Bristol - 1 hour 5 minutes / 46 miles

### Nearest train station

- ◆ Taunton train station - 30 minutes / 16 miles

### Distance to local village / town

- ◆ Martock - 10 minutes / 4 miles
- ◆ Taunton - 30 minutes / 16 miles







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### PRICES

2023

- ◆ 2 nights starting from £2,430 and up to £3,360 during high season and peak dates
- ◆ 3 nights starting from £2,650 and up to £3,710 during high season and peak dates
- ◆ 2 nights from - £1,975
- ◆ 3 nights from - £2,085
- ◆ 4 nights from - £2,200
- ◆ 7 nights starting from £3,810 and up to £5,050 during high season and peak dates
- ◆ Christmas - priced at £5,075
- ◆ New Year - priced at £5,075

### Booking terms

- ◆ 25% deposit required to secure your dates
- ◆ The remaining balance is required no later than 90 days prior to arrival
- ◆ Damages deposit of £850 required no later than 28 days prior to arrival





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