HOUSE PARTY SOLUTIONS



Cotswolds Barn

Cotswolds

SLEEPS 21





- Beautifully presented Barn conversion, offering a fusion of both on-trend contemporary & traditional interiors and furnishings
- 6 luxurious bedrooms with flexible accommodation to sleep a maximum of 21 guests
- Situated on the edge of the Cotswolds Hills near the charming and historic village of Mickleton, with pubs, shops and a supermarket
- Indoor facilities: Games room with pool table, table tennis & 55" TV, TV lounge with 85" TV, dart board, Playstation console, WiFi, Sonos speaker, board games & books
- Outdoor facilities: 6 seater hot tub, acres of secure gardens, firepit, gas BBQ, footballs, cricket & outdoor furniture
- Extensive secure garden and countryside views
- Parking for 12 cars

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OVERVIEW

Cotswolds Barn is a superb, light and airy barn conversion, situated near the village of Mickleton, with pubs and a shop. Its isolated, rural location is surrounded by nature and wildlife, with great views and yet, it is only a 10 minute drive from Stratford-upon-Avon, close to Broadway and many tourist attractions including Diddly Squat Farm Shop.

The transformation of this gorgeous barn, now welcomes group of families and friends of all ages, to gather in utter comfort and celebrate all manner of milestone celebrations. Guests will be greeted by a fusion of on-trend, contemporary and traditional finishes, whitewash walls and a luxury modern vibe; both the old and the new dovetailing in perfect harmony.

This property really is, a wonderfully presented rural retreat.

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YOUR STAY

Number accommodated

- Flexible accommodation for a maximum of 21 guests across 6 bedrooms

Bedroom & bathroom configuration

- Bedroom 1 - 2x King size beds (sleeps 4) with en-suite bathroom, dressing room and Juliette balcony
- Bedroom 2 - Mezzanine bedroom with 3x single beds (sleeps 3) and shared bathroom
- Bedroom 3 - 1x King size bed & 1x single bed (sleeps 3) with en-suite shower room, dressing room and Juliette balcony
- Bedroom 4 - Ground floor bedroom with 2x King size beds (sleeps 4), en-suite shower room, dressing room and access to garden
- Bedroom 5 - Ground floor bedroom with 1x King size bed (sleeps 2), shared bathroom and access to garden
- Bedroom 6 - Ground floor bedroom with 1x King size bed (sleep 2)), shared bathroom and access to garden
- Ground floor WC
- Option to add 3 extra guests on put-up beds: 1x single & 1x double at an additional cost, of £200 per person / per stay

Dining capacity

- Kitchen seats 8 at the table plus 4 on bar stools
- Dining rooms seats 18 comfortably
- Alfresco dining for 18 guests

Catering

- Hired on a self-catered basis however, a private head chef can be hired
- No outside catering companies permitted

Facilities

- Games room with 7' pool table, table tennis and 55" Smart TV plus darts board in hallway
- Lounge with 85" Freeview Smart TV with Amazon Prime & Netflix plus Playstation console
- Sonos speaker
- WiFi
- 6 seater hot tub available all year round (please bring your own towels)
- Fire pit
- Large secure garden and views over the surrounding countryside
- Footballs & cricket
- Board games and a selection of books
- Woodburner with welcoming basket of logs included

Weddings

- Small wedding receptions and events considered, please enquire for further information
- Strict noise restriction policy
- No fireworks

Check in / out times

- Check in from 4pm
- Check out by 10am

Pets

- Dogs welcome x2 on the ground floor only at an additional charge of £50 per dog
- They must be kept on a lead at all times, whilst outside

Disabled facilities

- 3 bedrooms are located on the ground floor with en-suite facilities and there are no steps

Stag & Hen groups

- Both Stag & Hen parties welcome

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ACTIVITIES

On-site activities

- Games room
- 2x large Freeview Smart TV's, Amazon Prime & Netflix
- 6 seater hot tub
- Board games & a selection of books
- Playstation console
- Firepit
- Gas BBQ

Local attractions

- Ladbrook Park Golf Club
- The Cotswolds Distillery
- Walking on the Cotswolds Way
- Umberslade Estate Clay Pigeon Shooting
- Gloucester Ski & Snowboard Centre
- Croft Farm Water Park
- Cotswold Beach & Water Park
- Cotswold Wildlife Park
- Slimbridge Wetland Centre
- MAD Museum
- Gloucester & Warwickshire Railway









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LOCATION

Distance from

- London - 2.5 hours / 110 miles
- Birmingham - 1 hour / 45 miles
- Bristol - 1 hour / 25 minutes / 66 miles
- Manchester - 2.5 hours 15 minutes / 130 miles

Nearest Airport

- Birmingham - 50 minutes / 35 miles

Nearest Railway Station

- Honeybourne - 8 minutes / 4 miles
- Gloucester - 50 minutes / 30 miles

Nearest Village

- Mickleton - how far??









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PRICES

Weekend - minimum 2 night stay

- 2 nights - From: £4,500 - £5,300
- 3 nights - From: £4,600 - £5,400
- Prices are based on up to 18 guests staying at the property, please enquire for confirmed pricing based on season and duration
- An additional 3 guests are welcome on quality put-up beds, charged at £200 per person / per stay.

Midweek - minimum 4 night stay

- 4 nights - From: £4,550 - £5,350
- Please enquire for confirmed pricing based on season and duration
- Shorter breaks may be possible where there is last minute availability - please enquire

Weekly

- 7 nights - From: £9,550

Christmas & New Year - minimum 3 night stay

- Christmas priced at £6,000 for 3 nights
- New Year priced at £6,000 for 3 nights
- Please enquire for longer stay rates

Booking terms

- £1,000 deposit required to secure your booking
- Balance due 14 days prior to arrival
- £1,000 refundable damages deposit





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