HOUSE PARTY SOLUTIONS



Kingsbury Farmhouse

Warwickshire

SLEEPS 18 - 20





- Newly renovated Grade 2 listed Georgian property, set amongst 100 acres of countryside
- Privately gated property within its own grounds
- Located just 25 minutes from Birmingham city centre
- Games room with pool table, darts, chess & cards
- Hot tub seating 6-7 with lighting and music
- Many great activities can be booked on-site, such as shooting, archery, quad trekking and fishing

HOUSE PARTY SOLUTIONS

Kingsbury Farmhouse



OVERVIEW

Grade 2 Georgian listed property. Newly renovated with a brand new makeover keeping its traditional features. The property is part of the 100 acre estate as a family run business. On the grounds the family also own one of the best shooting clubs in the country. As an addition guests have multiple activities that they can sign up to during their stay - shooting with a fully trained tutor, archery, quad trekking, fishing to name a few. we also have our own Indian cuisine restaurant on site - a table can be booked or they will happily deliver to the farmhouse.

Kingsbury Farmhouse has recently been restored and redesigned to cater for every special occasion making it the perfect staycation venue in rural Warwickshire. The luxury bedrooms all come with their own en-suite bathrooms. We have a selection of King, Double and Single suites. The whole house can comfortably sleep up to 18 guests with the option to add on beds to sleep 20.

HOUSE PARTY SOLUTIONS

Kingsbury Farmhouse

YOUR STAY

Number accommodated

- The house comfortably sleeps 18 guests across 8 bedrooms, with the option to add extra beds if required

Bedroom & bathroom configuration

Ground floor

- Purdey Suite - 1x Double bed with en-suite shower
- Webley Suite - 1x King bed with en-suite shower and free standing bath (option to add single bed)
- The Snug room include a small double sofa bed

First floor

- Remington Suite - 1x King bed with en-suite shower
- Winchester Suite - 1x King bed with en-suite shower & bath (option to add single bed)
- Benelli - 2x single beds
- Browning Suite - 1x Double bed with en-suite shower

Second floor

- Beretta Suite - 1x King bed with en-suite shower
- Miroku Suite - 1x King bed & 1x double bed with en-suite shower

Dining capacity

- Seating for 4 guests within the kitchen
- Dining room can seat 20 guests
- Alfresco dining for 16 guests

Catering

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

Facilities

- A mix of modern contemporary but keeping its traditional features
- Indoor projector screen
- Games room with pool table, darts, chess & cards
- Outdoor BBQ & alfresco area
- Hot tub with lighting & music

Check in / out times

- Check in from 3pm
- Check out by 11am (flexibility on Sundays by request)

Pets

- Please enquire
- Dogs on request, £50 fee, ground floor only

Disabled facilities

- Disabled access via the side entrance into the snug
- Purdey Suite suitable for those with limited mobility

Stag & Hen groups

- Both Stag & Hen groups welcome

HOUSE PARTY SOLUTIONS

Kingsbury Farmhouse

ACTIVITIES

On-site activities

- Hot tub
- Games room
- Private gardens & grounds
- Shooting with a fully trained tutor, archery, quad trekking and fishing to name but a few

Local attractions

- Drayton Manor theme park
- Cadbury World
- Snowdome Tamworth
- National sea life centre
- Warwick Castle
- Visit Birmingham city centre
- Golf: Lea Marston or The Belfry
- Walkers: on site or Heart of England way, North Heritage Trail
- Cyclists: Northern Warwickshire cycleway, North Heritage Trail
- Nature lovers: Kingsbury Water Park
- Nature Reserves: Sutton Park or RSPB Middleton
- Ryton Country Park









HOUSE PARTY SOLUTIONS

Kingsbury Farmhouse

LOCATION

Set amongst 100 acres of countryside, this Grade 2 listed property has been recently renovated to a high standard. Located just outside of Birmingham, this Farmhouse offers a great base for families and friends to celebrate and relax together.









Distance form

- Birmingham - 15 minutes / 11 miles
- Manchester - 1 hour 45 minutes / 90 miles
- Cardiff - 2 hours 10 minutes / 127 miles
- London - 2 hours 15 minutes / 120 miles

Nearest airport

- Birmingham Airport - 12 minutes / 9 miles

Nearest train station

- Birmingham international Railway Station - 14 minutes / 9 miles
- Coleshill Parkway - 7 minutes / 3 miles

Distance to Village / Town

- Coleshill - 10 minutes
- Sutton Coldfiled - 10 minutes
- Birmingham - 15 minutes

HOUSE PARTY SOLUTIONS

Kingsbury Farmhouse



PRICES

Weekend

- Minimum 2 night stay
- 2 nights - From: £3,950 during Low Season to £4,450 during High Season
- 3 nights - From: £4,250 during Low Season to £4,750 during High Season

Midweek

- 1 night - From: £1,300
- 2 nights - From: £2,400
- 3 nights - From: £3,500
- 4 nights - From: £4,300

Weekly

- From £5,950 during Low Season to £6,450 during High Season

Christmas & New Year

- Christmas - From: £5,000 for 3 nights
- Twixmas - From: £4,150 for 4 nights
- New Year - From: £5,000 for 3 nights

Booking terms

- Initial deposit of £1,000 required to secure any dates
- Balance due 14 days prior to arrival
- Refundable damages deposit of £1,000 - payable with the balance



HOUSE PARTY SOLUTIONS

Kingsbury Farmhouse















