

Summer Barn

Region: Herefordshire **Sleeps: 8**

Overview

A beautiful, converted barn for a group of eight to unwind and relax in elegant luxury, set in the stunning backdrop of the Malvern Hills and with the added bonus of a stunning shared indoor pool and Scandi style pool house.

Enter through an authentic wooden barn door into the generous open plan living kitchen dining space. Decked out with rustic wood beams, Cole and Son wallpaper, parquet floors and plush sofas this is the perfect spot for you to socialise in the evenings, be it enjoying a hearty meal at the twelve-seater dining table or sipping a cocktail or two in front of the crackling log burner. Slip from sofa to kitchen with ease, with all you need to cater from coffee machine to the wine glasses and all in between.

A spectacular master suite bedroom holds a super king bed and luxurious roll top bath for you to soak in candlelit style in the peace and calm of your own lusciously designed room. A further double room, on the first floor, has an exceptional glass-fronted en-suite with spacious walk-in shower. Two further ground floor doubles, decked out with soft lighting, richly patterned curtains and en-suite showers complete the bedrooms.

With a mixture of chic rustic French charm and modern tiling, fixtures and finish this breath-taking property interior parallels the breath-taking exterior views of the surrounding Herefordshire countryside. It's the perfect place for friends and families to gather, with underfloor heating, games, DVD library and stereo sound system it will be hard to lure yourself outdoors!

Each barn on the complex benefits from its own private garden, with 150 acres of surrounding land available to you during your stay. Each barn on the complex benefits from its own private garden, with 150 acres of surrounding land available to you during your stay. Guests will have shared access to a first-rate indoor swimming pool and pool house, with a kitchen area and sun loungers to kick back and unwind on after your dip. Further communal areas include a woodland fire pit and a shared terrace with BBQ, a great place to socialise and cook an al fresco meal amongst the panoramic views.

With ample parking outside and a fantastic local pub just a two mile walk away, Holly Bush Barn offers guests a fantastic opportunity to come together in style and luxury in this tranquil rural setting.



Facilities

Barn • Instagrammable • Easy By Train • Indoor Pool • Shared Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets on Request • Walk to Restaurant • Ideal for Xmas/NY • Ground Floor Bed & Bath • Smart TV • Indoor Games • Outdoor Games • DVD • Working Fireplace/Woodburner • Heating • Toys • Fenced Grounds • Parking Space • Rural Location • Walking/Hiking Paths • Golf Nearby • Cycling • Fishing • Romantic

Interior & Grounds

FACILITIES

GROUND FLOOR

- Open plan living kitchen dining area with log-burner, smart TV and dining table.
- Double bedroom with walk-in shower en-suite (zip and link beds can turn this into a twin)
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FIRST FLOOR

- Master-suite bedroom with roll-top bath
- Large double bedroom.
- Separate shower room and WC

EXTERIOR

- Private, enclosed garden
- Private parking
- Access to shared pool, pool house and communal terrace.
- Access to shared fire pit and BBQ.

Additional Facilities

- WiFi
- Flat-screen TV
- Dishwasher
- Fridge Freezer
- Logs provided.
- Coffee Machine
- Microwave
- Washing machine and dryer
- Toiletries
- Sound system
- DVD player and DVD library
- Games, football, cricket and croquet
- Luxury Hampers on arrival
- Beauty treatments, private chef can be arranged.
- Bed linen and towels



Location & Local Information

The town of Ledbury is surrounded by woods, orchard and hills, a gateway to the footpaths leading through the beautiful Malvern Hills. Potter the pretty streets and explore the brilliant independent shops where you can stock up on unique homewares, artworks and books and stop off for a coffee at the charming local cafes.

Surrounded by orchards, Ledbury is in the middle of Big Apple Country! Twice a year the town celebrates the Big Apple Festivals, but year-round you can head to Weston's Cider for a tasting tour and orchard walk. Coddington Vineyard is also a must for wine-lovers who want to investigate the fruits of this growing wine region.

A trip to Eastnor Castle is well worth a visit (check website for seasonal opening hours) Take a tour through the historic nineteenth century castle and explore the magnificent state rooms, surrounding arboretum and pretty lake. Overlooking the castle and the Malvern Hills is the impressive 300-acre Eastnor Deer Park, a designated Area of Outstanding Natural Beauty with a herd of Red Deer grazing in the grounds. Those planning a fulfilling walk could take the path up to Eastnor Obelisk and join the path to Worcestershire Way or the Malvern Hills.

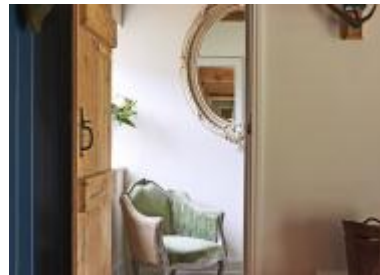
For ten days every July the town of Ledbury is home to the largest Poetry Festival in the UK, thanks to the region inspiring a range of poets and writers from Tolkien to C.S. Lewis. Take a trip to the Barrett Browning Institute to find more information on the poetic heritage of the town and explore the charming Tudor buildings that house the exhibitions.

A trip to nearby Hereford would not be complete with a visit to the spectacular Hereford Cathedral with a beautiful stained-glass window and stone monument standing as a memorial to the SAS, a lovely spot to reflect and catch your breath. After your visit take a trip to the local Black and White Museum, a perfectly preserved Jacobean timber-framed house that unveils a varied and fascinating story of Hereford's history dating back to the English Civil War.

Local Amenities

Nearest Airport	Birmingham Airport (96 km)
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Nearest Train Station	Ledbury (8 km)
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Nearest City	Hereford (30 km)
Nearest Town	Ledbury (8 km)
Nearest Restaurant	Robin Hood Inn (2.9 km)
Nearest Supermarket	Tesco Superstore (7.7 km)
Nearest Golf	Dymock Grange Golf (17 km)
Nearest Beach	Sand Bay Beach (132 km)

What we love

- Take a dip in the relaxing indoor pool, then recline on the pool house sofas or sun loungers after your swim
- With Cole and Son wallpaper, parquet floors, wooden beams and plush sofas this stunning barn is the epitome of elegance and comfort
- Each of the four bedrooms offers stylish interiors and soft linens, with a spectacular roll top in the master suite, and a superb walk-in shower in the first-floor double
- With a DVD library, sound system and board games aplenty there is no fear of getting bored on a rainy day in front of the roaring log burner
- Spectacular views of the Malvern Hills can be enjoyed from the barn windows and surrounding grounds

What you should know...

- The property is part of a complex of barns housed on the surrounding grounds
- Three of the double rooms have zip and link beds that can be turned into twin beds for larger groups
- Children should be supervised in the pool area at all times

Terms & Conditions

- Security deposit: £500 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: Check-in after 4.00 p.m.
- Departure time: Check-out before 10.00 a.m.
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Internet access?: Wi-Fi internet access included.
- Minimum stay: 3 nights.
- Changeover day: Flexible or specific day.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, a pet supplement of £50 per pet per day will apply (paid to OT prior to travel)
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.
- Stag & Hen Do's Allowed? : N/A