

# Oaks Barn

Region: Herefordshire **Sleeps: 8**

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## Overview

This elegant, characterful barn tucked within a vast acreage of land offers up to eight guests a chance to holiday in style and with the Malvern Hills as your backdrop there is much to explore in this famously literary area of Herefordshire.

As part of a complex of converted properties, Oaks Barn oozes individual style and artistic flare, with colourful pictures on the walls, sturdy wooden beams in the ceiling and far-reaching views to enjoy throughout. Settle down with friends and a bottle of wine in front of the large log burner in the living area on the middle floor, a great place to relax of an evening with stereo system and a Smart TV with DVD library if you fancy a movie night. Underfloor heating ensures everyone stays toasty if the weather takes a turn and a selection of board games will provide the makings of a lively games' night!

Follow the exposed brick and wooden flooring to a well-stocked kitchen with oven, washing machine, dryer and coffee machine, and cook up a meal to be enjoyed at the long table seating eight comfortably. The light and airy living space makes it easy to glide from one space to another with a glass of wine in hand, with plenty of comfortable seating to sink into.

The bedrooms are split between the ground and the second floor and are all decorated to a high specification with luxurious wallpaper, large comfy headboards and thoughtful finishes in each. Sink into the plush linens of the top floor master suite bedroom complete with a large walk-in en-suite shower room with rustic Italian tiles and a gorgeous roll top bath, a great place to start your mornings soaking in the bubbles. On the ground floor two double bedrooms complete with Jack and Jill en-suites and a further double with separate shower room complete the accommodation.

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, Oaks 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 • Walk to Restaurant • Coffee Machine • Ideal for Xmas/NY • TV • Indoor Games • Outdoor Games • DVD • Working Fireplace/Woodburner • Heating • Toys • Fenced Grounds • Parking Space • Rural Location • Walking/Hiking Paths • Golf Nearby • Cycling • Horse Riding • Fishing • Romantic

# Interior & Grounds

## FACILITIES

### GROUND FLOOR

- Double bedroom with Jack and Jill bathroom
- Double bedroom with Jack and Jill bathroom (zip and link beds can turn this into a twin)
- Double bedroom with a separate shower room

### FIRST FLOOR

- Open plan living area with large log-burner
- Kitchen dining area with eight-seater dining table (can be used for more)

### SECOND FLOOR

- Master suite bedroom with king size bedroom and en-suite bathroom with roll-top bathroom and walk-in shower.

### 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	<b>Birmingham Airport (96 km )</b>
Nearest Train Station	<b>Ledbury (8 km )</b>



Nearest City	<b>Hereford</b> <b>(30 km )</b>
Nearest Town	<b>Ledbury</b> <b>(8 km )</b>
Nearest Restaurant	<b>Robin Hood Inn</b> <b>(2.9 km )</b>
Nearest Supermarket	<b>Tesco Superstore</b> <b>(7.7 km )</b>
Nearest Golf	<b>Dymock Grange Golf</b> <b>(17 km )</b>
Nearest Beach	<b>Sand Bay Beach</b> <b>(132 km )</b>

## 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 characterful artwork, rich wooden beams and exposed brick work this beautiful barn is finished with style and comfort in mind
- The master suite bedroom on the top floor benefits from a rustic Italian tiled bathroom with a great roll top bath to relax and unwind in the bubbles
- 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 ground

## What you should know...

- The property is part of a complex of barns housed on the surrounding grounds
- The main sleeping accommodation can be found on the ground floor of the property with the living area on the middle floor
- One of the double rooms has a zip and link bed that can be turned into twin beds
- Young children should be supervised at all times when using the swimming pool

# 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