

# Lumsden Hill House

**Region:** Cotswolds **Sleeps:** 10

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## Overview

Discover Lumsden Hill House, a charming countryside retreat nestled in the heart of the Cotswolds. This spacious 5-bedroom property accommodates up to 10 guests and offers a serene escape from the hustle and bustle of everyday life.

Step inside to find tastefully appointed interiors and ample living space, perfect for gatherings with family and friends. The property boasts a luscious garden with stunning views of the surrounding hills, a hot tub and a sauna, providing a tranquil setting for relaxation and reflection.

Situated in a prime location within the picturesque Cotswolds, Lumsden Hill House offers easy access to nearby villages, charming local eateries, and scenic walking trails. Whether you're enjoying a morning cup of coffee on the patio, watching the sun set from the hot tub, or cozying up by the fireplace in the evening, Lumsden Hill House provides the ideal backdrop for your countryside adventure, and a place to create cherished memories amidst the beauty of the Cotswolds.

## Facilities

Modern • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Hot Tub • Walk to Village • Walk to Restaurant • <1hr to Airport • Washing Machine • Tumble Dryer • Dishwasher • Microwave • Coffee Machine • Wet Room • Ideal for Parties • Ideal for Xmas/NY • Smart TV • TV • Sauna/Steam • Home Cinema • Working Fireplace/Woodburner • Fire Pit • Cot(s) • High Chair(s) • Toys • Fenced Grounds • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Cycling • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Decorated for Christmas



# Interior & Grounds

## Lumsden Hill House

### *Upper Floor*

- Entrance hall
- Kitchen and dining room
- Lounge with 83" TV and log burner
- WC
- Outdoor terrace with dining area

### *Lower Floor*

- Cinema Room
- Indoor sauna
- King-sized bedroom with ensuite bathroom
- King-sized bedroom
- Super king-sized bedroom with ensuite bathroom
- Super king-sized bedroom (beds can be separated into twin beds) with ensuite bathroom
- Super king-sized bedroom (beds can be separated into twin beds) with ensuite bathroom
- Utility room

### *Exterior*

- Hot tub
- Terrace
- Outdoor kitchen and in-built BBQ
- Al fresco dining facilities
- Beautifully landscaped gardens
- Outdoor sofas and loungers
- Kids playground
- Parking spaces for up to 6 cars

### *Additional Facilities*

- Books
- Washer and dryer
- Iron and board





# Location & Local Information

Lumsden Hill House is nestled amidst the scenic beauty of Leckhampton Hill in Gloucestershire, offering panoramic views of the Cotswolds from its private garden. Embrace the serenity of nature with picturesque hiking trails, delve into local history at landmarks like the Victorian Gothic-style St. Peter's Church, or indulge in the quaint charm of nearby pubs and eateries. Explore the wealth of nearby towns and villages, from Cheltenham's cultural scene with renowned festivals and elegant Regency architecture to the quaint charm of Painswick, famed for its Cotswold stone buildings and tranquil gardens. Unwind in the tranquility of this idyllic countryside retreat by relaxing in the sauna, soaking in the hot tub at sunset, or snuggling up for a movie night. Whether it's a leisurely stroll through lush greenery or a cultural exploration, Lumsden Hill House serves as your gateway to the Cotswolds, offering an unforgettable experience for every visitor.

## Local Amenities

Nearest Airport	Bristol Aiport (82 km)
Nearest Train Station	Cheltenham Spa Train Station (4 km)
Nearest Village	Leckhampton Hill (In walking distance)
Nearest Town	Cheltenham (5.5 km)
Nearest Restaurant	Star Bistro, Ullenwood (1 km)
Nearest Bar/Pub	Norwood Arms (3 km)
Nearest Shop	Co-op, Pilley (2 km)
Nearest Supermarket	Morrisons (5 km)
Nearest Golf	Cotswold Hills Golf Club (1.5 km)



## What we love

- We could never tire of the panoramic views overlooking the stunning Cotswolds.
- The on-site playground will no doubt be a hit with the little ones!
- Indulge in several luxurious amenities within this charming hillside house, including a sauna, hot tub, and cinema room.

## What you should know...

- Please supervise children in the playground and around the hot tub at all times.
- The exterior photographs were taken in 2021 and the grounds and gardens have fully developed since.

# Terms & Conditions

- Security deposit: £500 charged to client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4:00 pm
- Departure time: 10:00 am
- Energy costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- Heating costs 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.
- Pets welcome?: Yes, by prior agreement only. Please enquire at time of booking.
- Smoking Allowed?: No smoking or vaping
- Minimum stay: 2 nights
- Changeover day: Flexible