

Newton Court

Region: Heart Of England **Sleeps:** 18

Overview

**Want to enjoy a relaxing break without the weekend crowds, for a lower price? Consider a mid-week stay! Please note that for mid-week stays beginning on a Monday, there is a 3-night minimum stay.*

Situated on the border of Herefordshire and Wales, in the town of Hay on Wye, stands Newton Court. This incredibly beautiful country retreat boasts 9 bedrooms set across 5 acres, including a 17th Century extended farmhouse and separate guest annexe, offering plenty of individual spaces for celebrations and events. Impeccably decorated and modern and stylish throughout, Newton Court is the ultimate in luxury rural retreats and features outdoor spaces just as grand and breathtaking as the interior, with landscaped outdoor seating, covered outdoor lounge area, fire pit area, and wood fired hot tub. All of this overlooking the picturesque Wye Valley, and located just one hour north of Cardiff, and 3 hours west of London.

Newton Court features several absolutely stunning reception rooms including a main lounge area, reading zone on the upper landing, and an airy library style reception area. Newton Court's stunning kitchen and dining areas are as spacious and modern as the reception rooms, featuring a double height beamed dining hall with a wood burning stove. The 40ft kitchen also features exposed beams, as well beautiful stone floors, and is well-equipped with four electric ovens and 8 hobs. Other modern amenities include combination microwave, two bar fridges for drinks, dishwasher, and double fridge-freezer. There is a central island with five bar stools; ideal for perching with a glass of wine as you prepare dinner, or for the kids to sit and eat, as well as a double sink, and ample storage and food preparation spaces.

There are nine king size bedrooms at the property; four in the main house and a further five split level en-suite guest suites in the annexe. All the bedrooms in the guest annexe feature their own private lounge areas away from the main house. Each bedroom is incredibly spacious and beautifully decorated in plenty of bright white tones with crisp white linens. There are sprays of exposed brickwork in some rooms, fluffy throws, and ornately framed mirrors and artworks. The fixtures and furnishings are eclectic and contemporary in style, with futuristic-looking reading lights in one room, and chandelier style lighting in another. The bathrooms at Newton Court are all just as luxurious in style and design as the rest of the property, with baths and separate shower cubicles, or claw-foot tubs with hand-held shower attachments.

The outside areas of Newton Court have just as much to offer as the inside. The sensational views can be enjoyed from the landscaped seating area that can comfortably seat up to 20 guests and is perfect for summer bbqs. Once you've enjoyed dining and socialising with friends and family there's the opportunity to take a dip in the wood-fired hot tub that seats up to 8 people and overlooks the idyllic Wye Valley - there really is no better place to relax in



the bubbles with a glass of bubbles while drinking in all the fresh country air.

The firepit area, also showcasing those amazing views, is ideal for cosy evenings, wrapped in a soft fluffy throw and toasting marshmallows, or perhaps you'd rather spend your evening in the undercover games room featuring flexible seating and a foldable table tennis table. During the day there are orchards and fields to explore, as well as garden games to enjoy; including volley ball, rounders and quoits, and with a children's play area to boot, which includes swing chair, outdoor playmats and toy box, everyone will enjoy being outside.

Facilities

Chef/Cook Available • Maid Service Available • Laptop Friendly Workspace
• Great Value • Wi-Fi/Internet • Table Tennis • Games Room • Rural
Location • Gym/Fitness Room • Cots (Cribs) • Manor • Wellness • Yoga
Classes Available • Spa Treatments Available • Ideal for Babies & Toddlers
• Ideal for Kids • Ideal for Teens • Pets on Request • Hot Tub • Ground
Floor Bed & Bath • Satellite TV • Outdoor Games • Heating • High Chair(s)
• Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit &
Activities • Tourist Towns & Villages

Interior & Grounds

Newton Court can accommodate a maximum of 18 guests in 9 bedrooms. Additionally, there are 3 sofas that can accommodate up to 3 more adults/children, and 5 inflatable beds that can sleep 5 children (aged 12 or younger), available at an extra cost. Please see T&Cs for more information.

Main Farmhouse

Ground Floor

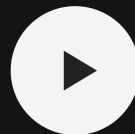
- Library-style reception area
- Living room
- TV room, with board games, an L shape sofa and a sofa armchair
- Fully-equipped kitchen
- Dining room
- Family shower room
- Laundry room

First Floor

- Work from holiday home zone , quiet desk with Wi-Fi printer
- Bedroom with king-size bed and en-suite bathroom
- Bedroom with king-size bed
- Bedroom with king-size bed
- Bedroom with king-size bed
- Family bathroom



Newton Court



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Guest Annexe's

- Bedroom with four-poster bed, seating area and en-suite shower room *(all on one level so ideal for those who struggle with mobility)*

Newton Court - Room 1

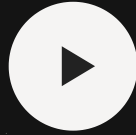


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- Bedroom suite with king-size bedroom on upstairs mezzanine level and living area *(with downstairs sofa bed for 1 adult)* and bathroom on the ground floor

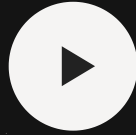
Newton Court - Room 2



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- Bedroom suite with king-size bedroom on upstairs mezzanine level and living area and bathroom on the ground floor

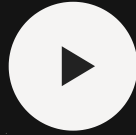
Newton Court - Room 3



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- Bedroom suite with king-size bedroom on upstairs mezzanine level and living area and bathroom on the ground floor

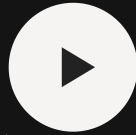
Newton Court - Room 4



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- Bedroom suite with king-size bedroom on upstairs mezzanine level and living area and bathroom on the ground floor

Newton Court - Room 5



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Exterior Grounds

- Hot tub
- Firepit area
- Dining facilities for 20
- Landscaped outdoor seating area for 18 plus people...this special area boasts sensational views across the Wye and is perfect for summer barbecues
- Eight seater "Kirami" cedar clad, wood fired hot tub overlooking the Wye Valley (just bring your own outside towels from home!)
- "Upper Barn", an festoon lit, undercover but unheated, games room with table tennis table and dart board and fitness/weights area within the rustic red brick barn
- Large gravelled seating area with kadai overlooking the Wye Valley - next to hot tub and perfect for stargazing
- "Under Croft" is the undercover room with huge table for group crafts/activities within the rustic red brick barn - with festoon lights but not heated
- Aussie style "outback shack" under our ancient Mulberry tree with flexible seating gives open air shade in the Summer and great views across the Wye Valley
- Children's play area under the willow with shaded railway sleeper seating, make this a child friendly haven
- Private wild fields with magnificent views you can enjoy for bug hunting, quiet yoga, bird watching, tree hugging, hedgerow foraging or just sitting on a picnic blanket enjoying the buzz of quiet country wilderness. The larger of the fields has a 500 tree wood planted Spring 2021, the other houses our

mobile lawn mowers aka sheep! Bring long boots for walks in this area, as being a biodiverse area, there are the usual nettles and more!

- Field walks from the doorstep to the public right of way across a stunning landscape – either level circular walks to Hardwick Church or uphill linear or circular adventures to Little Mountain or Merbach to gain even better views
Designated parking for up to 10 cars and gated front entrance at roadside with hedgerow borders onto fields

Additional Facilities

- Wi-Fi
- 50" Smart TV in main living room
- Parking for up to 10 cars

**Please note that for groups of more than 18 guests, there will be an extra charge of £25 per sofa bed, per stay and £15 for the use of additional single inflatable beds per stay, which are suitable for children below the age of 12.*

Location & Local Information

Newton Court is situated in the beautiful town of Hay-on-Wye, world renowned for its books and bookshops. Its position on the border of England and Wales provides visitors with a unique opportunity to explore and enjoy the picturesque border country. The accommodation itself is set within beautiful pastures and grassland, ideal for nature walks and spotting birds and other wildlife, and overlooks the Wye Valley, an Area of Outstanding Natural Beauty and an internationally important protected landscape, one of the most dramatic and scenic in Britain. The town of Hay-on-Wye is situated along the River Wye and is packed with bookshops, as well as being the venue for the annual Festival of Literature. Here visitors will discover quaint and pretty streets lined with second hand bookshops, and antique shops, as well as independent clothing stores, food and craft shops.

The regular local markets are a great place to pick up fresh local produce as well as homemade jams and preserves, and there are a number of picturesque cafes to visit for tea and a slice of cake - homemade of course, as well as the remains of the town's 17th Century castle, which is currently under restoration.

With a bookshop on every corner, and even some secret ones hidden away, the town is a must-see destination for every literary buff or book enthusiast, where you'll find shops specialising in everything from children's books at Rose's Books with its delicate pink floral exterior, to mysteries at Murder and Mayhem, where crime, horror, and detective novels sit among its ghoulish and fiendishly decorated interior. There are even several 'honesty bookshops' in the town, including one whose outdoor shelves line the outer walls of the castle.

The town hosts the annual Hay Festival of Literature and Arts, once described by Bill Clinton as 'The Woodstock of the mind', for ten days from May until June, and is well worth a visit if you are in the area. Thousands of people from all over the UK, Europe and America come to join the carnival-like celebrations, and take part in the programme



of over 600 literary-themed events, as well as eat, drink and be merry

Local Amenities

Nearest Airport	Cardiff Airport (116.5 km)
Nearest Town	Hay-on-Wye (7 km)
Nearest City	Hereford (29 km)
Nearest Train Station	Hereford Train Station (29.5 km)
Nearest Golf	Rhosgoch Golf & Leisure Club (15.5 km)
Nearest Restaurant	Selection in Hay-on-Wye (6.5 km)
Nearest Bar/Pub	The Old Black Lion, Hay-on-Wye (6 km)
Nearest Supermarket	Co-Op, Hay-on-Wye (7.5 km)
Nearest National Park	Bannau Brycheiniog (44 km)

What we love

- Thoroughly modern and stylish throughout, Newton Court is ideal accommodation for large family groups, parties or celebrations - due in part to its annexe offering 5 extra bedrooms with en-suites and living areas, separate to the main building
- Newton Court features incredible outdoor areas including hot tub and fire pit, children's play area, and landscaped dining area for up to 20 guests - all set in stunning rural surroundings
- For an additional cost, Newton Court offers many activities for guests, meaning that there's plenty to experience without even venturing further than your immediate surroundings. These include botanical gin making, perfume and beard oil making, art workshops, pilates and yoga, life drawing classes, and murder mystery evenings
- Arrive to a delightful welcome hamper filled with local produce, freshly baked goods, and luxurious local toiletries, everything you need to feel at home from the moment you step through the door.

What you should know...

- The accommodation is arranged over two separate buildings, so the split level rooms in the guest annexe are perfect for couples and the big bedrooms in the farmhouse are perfect for those with young children. Stair gates and a baby monitor readily available
- Please note that the only TV is located in the main living room

Terms & Conditions

- **Security deposit:** £250 paid via bank transfer to the owner one month before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 p.m.
- **Departure time:** 10.00 a.m.
- **Energy costs included?:** Yes.
- **Linen & towels included?:** Yes, included in the rental price. Please bring your own towels for the hot tub.
- **Pets welcome?:** A maximum of 4 well-behaved dogs are allowed for an additional charge of £20 per dog. The dogs are allowed in the downstairs area but must not be let upstairs in any areas. They must be kept on a lead when outside due to the livestock in adjacent fields. Please pick up any dog mess.
- **Other Ts and Cs:** Please book use of the hot tub in advance (no additional charge), whatever time of year your booking is. This will ensure a fresh tank of water for a new group and the hot tub will be left with a ready to light stove plus spare wood kit for guest to start and monitor. Guests should note that the warming up time is around 3 hours to reach optimum 25 degrees. Separate hot tub requests are in the guest pack on arrival e.g. no glass or excessive alcohol use, no sun cream or fake tan allowed. Please note that for groups larger than 18 guests, additional charges will apply as follows: - £25 per person, per stay for a large single sofa bed (maximum 3 people) - £15 per child (aged 12 or younger), per stay for inflatable beds (maximum 5) - Travel cots for children under 2s are complimentary Please note that we cannot accept weekly bookings in December (excluding Christmas and New Year). A travel cot for children under 2 years of age is available on request. Please bring your own cot bedding.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Yes, standard changeover clean included. 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.
- **Smoking Allowed?:** No smoking or vaping.
- **Minimum stay:** Please note that the minimum stay varies throughout the year. A minimum stay of 2 nights is required at weekends. This is increased to 3-nights for mid-week breaks and bank holidays, 4-nights for New Years Eve and 7-nights for Easter, Christmas, school summer holidays and during The Hay Festival.
- **Internet access?:** Wi-Fi internet access included.
- The owner requires a list of all the names and ages of every member of the group staying at the house prior to arrival. No extra guests have permission to be on site during the booking
- The lead booker must be 30 years +