

# Spen Barn

Region: The North East    Sleeps: 4

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## Overview

Nestled on a wonderful working farm in the lovely village of Holme-on-Spalding Moor, in the heart of the undiscovered Yorkshire Wolds, Spen Barn is a place to get away from it all. This recently converted two hundred year old barn offers characterful accommodation to families or two couples wanting to relax, unwind and reinvigorate. Spen Barn sits in a small holiday complex on the farm along with horses, sheep, ducks and chickens. Guests staying at each of the three holiday barns on the farm enjoy a communal courtyard garden with alfresco lounge furniture as well as a gorgeous games room brimming with board games, a pool table and a drinks fridge. The barn enjoys a wonderful countryside location within easy distance of York, Castle Howard, the glorious Howardian Hills, the breathtaking North Yorkshire Moors National Park, the gorgeous North Yorkshire Coast and Hull. Spen Barn is perfect for guests wanting to immerse themselves in the nature and stunning countryside as well as wanting to soak up the culture of galleries, museums and shops in the beautiful City of York. Spen Barn has been beautifully renovated with luxurious modern comforts, all blending beautifully with wonderful 'A' frame beams and exposed stone walls.

Holme-on-Spalding-Moor enjoys charming eateries and a thriving artisan presence with local bakers, butchers and nearby vineyards. It is surrounded by hiking and cycling trails that run through the rolling countryside and to two nature reserves. The owners of the farm live onsite and are very helpful.

When arriving at this beautiful building, you enter through double doors to your spacious open plan living area. It enjoys two sets of patio doors onto the courtyard, ensuring it is drowned in sparkling Yorkshire light. With exposed brick and stonework, beams and a staircase with



an industrial feel, you will relish in its beauty and marvellously blended selection of modern furniture. With teal walls and natural, calm coloured furnishings, the barn offers a warm and welcoming ambience. Two large sofas, adorned with colourful scatter cushions and throws, sit in the perfect position around the modern enclosed wood burning stove and Smart television, also enjoying captivating views of the courtyard garden. You can chuck a log on the fire, snuggle up and relax with Netflix. Off to the side you will find a wonderful modern kitchen with excellent appliances and an indoor dining table and chairs. This wonderful space also enjoys underfloor heating so that you will always be toasty. Through original stable doors, you will discover a pristine shower room.

The bespoke, modern staircase take you to your two bedrooms and another bathroom, all enjoying characterful original features. These glorious nods to the barn's past will bring smiles to your faces as you dive into deep shut-eye after busy days exploring this wonderful area. One bedrooms offers a sumptuous king-size zip and link bed, beautifully dressed with crisp cottons and beautiful soft furnishings while the other offers a comfy double bed. Instead of formal wardrobes, both rooms offer trendy hanging rails. The family bathroom offers a bath with centre taps where you can relax and sooth away any remaining stresses.

To the front of Spen Barn, there is plenty of parking space, a bike store with a living green roof and hot and cold taps, ideal for washing walking boots, wellies, bikes and dirty dogs. To the rear, the communal gardens enjoy gorgeous outdoor furniture and a shared games room. This offers contemporary sofas, a pool table, a television and games. There is even a beer fridge for adults. You will know where to find your youngsters.

## Facilities

Games Room • Wi-Fi/Internet • Cots (Cribs) • Great Value • Pool/Snooker • Rural Location • Modern • Barn • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Washing Machine • Dishwasher • Smart TV • Outdoor Games • Working Fireplace/Woodburner • Heating • High Chair(s) • Parking Space • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## The Barn

### Ground Floor

- Open plan living & dining area
- Fully-equipped kitchen with an electric oven with induction hob and hood over, dishwasher, fridge, washing machine, and microwave
- Family shower room

### First Floor

- Bedroom with a king-size zip & link bed
- Bedroom with a double bed
- Family bathroom

### Exterior Grounds (shared with two neighbouring properties)

- Shared courtyard
- Shared games room with pool table, TV and seating

### Additional Facilities

- Wi-Fi
- Smart TV
- Underfloor electric heating and wood-burning stove
- Travel cot and highchair available on request (*please bring your own cot linen*)
- Parking for 2 cars



## Location & Local Information

The lovely Spen Barn is located on a working farm in the charming village of Holme-on-Spalding-Moor, south of York. It is a delightful village with some gorgeous artisan shops.

Spen Barn is surrounded by farmland with many other working farms close by. Guests enjoy the many hiking and cycle paths, strolling along the River Ouse, visiting famous houses and ruins and heading to York for retail therapy, cultural treats and wonderful meals.

The barn is located in the Yorkshire Wolds, a wonderful part of the country that is peaceful, charming and full of character. The area encompasses the towns of Beverley, Pocklington, Driffield and Market Weighton. With gloriously rolling hills and picturesque villages, the area is perfect for picnics. Beverley is a thriving, bustling market town with its Market Cross still standing proudly in the centre of the marketplace. You can enjoy a day at the races, drinks in historic pubs or boutique shopping. The wide-open pastures of Beverley Westwood lead to the magnificent 13th century Beverley Minster. The star attraction of Pocklington is Burnby Hall Gardens with its National Collection of Hardy Water Lilies, the biggest collection in a natural setting in Europe. The KP Golf Club offers a fantastic 18-hole championship golf course with glorious views over the wolds. The Pocklington Canal is a wildlife haven.

York's medieval city walls are 3.4km long and offer a fabulous stroll. The beautifully preserved walls are the longest complete medieval town walls in England. York Minster is Europe's largest gothic cathedral. Visitors enjoy climbing the two hundred and seventy five steps of its central tower to take in the fabulous panoramic views of the city. At the York Castle Museum, visitors go back in time in the streets of York and learn about the fascinating history of this incredible city. The Shambles have been voted the most picturesque street in Britain. You shouldn't miss this ancient shopping street! One of the favourite York attractions is the Jorvik Viking Centre where visitors



learn how the Viking-age streets looked one thousand years ago. The annual Viking Festival hosts many events in the streets and on the river. Every trip to York must include an afternoon tea stop at the famous Betty's Tearooms. It was founded in 1919 and serves delicious cakes and teas. There are also nightly ghost walking tours in York, supposedly the most haunted city in Europe! Shoppers will delight in the many boutiques and designer stores plus there is an excellent Designer Outlet just outside of York.

Generations of the Howard family have welcomed visitors to Castle Howard, one of the great palaces of Europe, for more than three hundred years. The whole family will enjoy this extravagant, attractive house, its stunning gardens, the highly impressive Skelf Island Adventure Playground, coffee shops, restaurants, farm shop and its boathouse. Castle Howard host many special events.

If you head into the breathtaking North York Moors National Park, you should try and visit the very popular market town of Helmsley. It boasts a wonderful array of charming tea rooms and pubs, the National Centre for Birds of Prey, Helmsley Castle, Helmsley Arts Centre and its pretty Walled Gardens. It boasts award-winning eateries and the town's very own Brewery.

Hull, Yorkshire's only maritime city is exciting, eclectic and entertaining. It has transformed itself over the last years, offering a wonderful mix of museums, shopping and nightlife. You can explore its quirky museums, snuggly pubs, fascinating art scene and architecture that transports you back in time. Hull Minster stands proud in the centre of Hull's Old Town, dating back to the 14th century with towering arches, hand-carved ornaments and spectacular stained-glass windows.

On the stunning North Yorkshire coast you will find an excellent selection of beaches. A fair drive away, you will find the beautiful Robin Hood's Bay, six miles south of Whitby. This picturesque old fishing village enjoys a sandy beach, rock pools, ancient fossils, narrow twisting cobbled streets and alleyways. You can easily imagine the fishermen and smugglers walking the streets hundreds of

years ago. It is quite easy to get lost in the little warren of lanes lined with old fisherman's cottages. Most have now been renovated. The village is sprinkled with a good range of cafes, pubs and restaurants as well as charming, unique shops.

## Local Amenities

Nearest Airport	<b>Leeds Bradford Airport</b> (73.6 km)
Nearest Train Station	<b>Selby Station</b> (22.8 km)
Nearest Village	<b>Holme-on-Spalding-Moor</b> (1.7 km)
Nearest Town/City	<b>Market Weighton</b> (8.5 km)
Nearest Restaurant	<b>Bay Horse Inn</b> (8.4 km)
Nearest Bar/Pub	<b>The Londesborough Arms</b> (8.6 km)
Nearest Supermarket	<b>McColl's</b> (1.5 km)
Nearest Beach	<b>Hornsea Beach</b> (46.5 km)
Nearest Golf	<b>Boothferry Golf Club &amp; Spaldington Golf Range</b> (11.5 km)
Nearest Tennis	<b>Market Weighton Lawn Tennis Club</b> (8 km)

## What we love

- Spen Barn has been sensationally restored to offer stunning and luxurious contemporary living and sleeping spaces whilst retaining glorious nods from the past
- The location of this gorgeous holiday barn is perfect to combine the tranquility and beauty of the countryside with the cultural charms of York
- The barn is nestled on a working farm so children will love seeing the animals

## What you should know...

- You are welcome to bring one pet to Spen Barn but please be aware that the the barn is located on a working farm with lots of animals around
- Please note that the outside space and the games room are shared with the two neighbouring properties - a great chance to meet new friends!

# Terms & Conditions

- **Security deposit:** No security deposit is required for booking this property
- **Arrival time:** 4pm
- **Departure time:** 10am
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** A maximum of one well-behaved dog is allowed on a request basis. There will be an additional charge of £50 per dog per stay. Dog breeds must be stated at the time of booking. Please be aware that this home is located on a working farm with animals on site so be sure to keep your dog on a lead.
- **Other Ts and Cs:** Please be aware that this home is located on a working farm with animals on site.
- **Changeover day:** Monday or Friday
- **End of stay cleaning available?:** 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
- **Smoking Allowed?:** Smoking & Vaping are not permitted
- **Minimum stay:** Please note that there is a 3-night minimum stay, this may be increased to 7-nights across peak dates
- **Heating costs included?:** Yes, included in the rental price
- **Internet access?:** Yes, Wi-Fi is included in the rental price