

# Oaks Barn

Region: Heart Of England    Sleeps: 8

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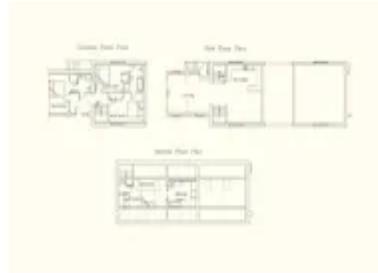
## Overview

Nestled within 150 acres of picturesque Herefordshire countryside, Oaks Barn offers a luxurious retreat for up to eight guests. With the Malvern Hills as a stunning backdrop, this beautifully converted barn combines charm, comfort, and artistic flair. Sturdy wooden beams, colorful artwork, and far-reaching views create a warm and inviting ambiance throughout.

The middle floor is perfect for relaxation, featuring a spacious living area with a cozy log burner, underfloor heating, and a Smart TV with a DVD library for movie nights. A selection of board games ensures lively evenings, while the light-filled kitchen is fully equipped with an oven, coffee machine, washing machine, and dryer. Meals can be enjoyed at the elegant dining table, which comfortably seats eight, making it ideal for social gatherings.

The bedrooms, thoughtfully arranged across three levels, are each finished to a high standard. The top-floor master suite boasts a luxurious walk-in en-suite with rustic Italian tiles and a roll-top bath, perfect for unwinding. On the ground floor, two double bedrooms share a stylish Jack and Jill en-suite, while a third double has its own shower room.

Outside, guests can enjoy a private garden and shared amenities, including a superb indoor pool, a terrace with a BBQ, and a woodland fire pit. With ample parking and a charming local pub just two miles away, Oaks Barn provides the perfect blend of rural tranquility and refined comfort, making it an exceptional destination for family and friends to reconnect.



## Facilities

Ideal for Xmas/NY • Cycling • Horse Riding • Walking/Hiking Paths • Golf Nearby • Fishing • Romantic • Ideal for Kids • Special Offer • Chef/Cook Available • Has Discount • Ideal for Teens • Instagrammable • Indoor Pool • Shared Pool • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Rural Location • Easy By Train • Washing Machine • Outstanding Landscapes • Barn • Coffee Machine • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Indoor Games • DVD • Tumble Dryer • Microwave • Outdoor Games • Working Fireplace/Woodburner • Heating • Kid-friendly excursions • Pre-Stocked Fridge Available • Spa Treatments Available • Board games • Croquet • Ideal for Babies & Toddlers • Footballs • Fenced Grounds

# 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 and dining area
- 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
- Underfloor heating
- 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 charming market town of Ledbury is a gateway to the Malvern Hills, an Area of Outstanding Natural Beauty renowned for its breathtaking landscapes. Surrounded by woods, orchards, and rolling countryside, it's the perfect base for exploring scenic footpaths. Stroll Ledbury's picturesque streets lined with independent shops offering unique artwork, and books, and pause for coffee in its welcoming cafés.

At the heart of Big Apple Country, Ledbury celebrates its orchard heritage with biannual Big Apple Festivals. Year-round, visitors can enjoy Weston's Cider tours and orchard walks or discover Coddington Vineyard, a haven for wine lovers in this flourishing wine region.

Nearby Eastnor Castle offers a fascinating step back in time with its historic state rooms, arboretum, and tranquil lake. Its surrounding Eastnor Deer Park, part of the Malvern Hills AONB, is home to red deer and crisscrossed by trails, including routes to the Eastnor Obelisk and Worcestershire Way.

Ledbury's literary legacy shines during its annual Poetry Festival, the largest in the UK. The Barrett Browning Institute provides further insight into the area's links to iconic writers like Tolkien and C.S. Lewis.

A visit to nearby Hereford completes the experience, with Hereford Cathedral, its SAS memorial, and the historic Black and White Museum revealing the area's rich past.

### Local Amenities

Nearest Airport	<b>Birmingham Airport</b> (96 km)
Nearest Train Station	<b>Ledbury</b> (8.5 km)
Nearest City	<b>Hereford</b> (30 km)



Nearest Town	<b>Ledbury (8 km)</b>
Nearest Restaurant	<b>Sitara Restaurant, Ledbury (8 km)</b>
Nearest Bar/Pub	<b>Robin Hood Inn (4 km)</b>
Nearest Supermarket	<b>Tesco Superstore (7.7 km)</b>
Nearest Beach	<b>Sand Bay Beach (132 km)</b>
Nearest Golf	<b>Dymock Grange Golf (17 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...

- This property is part of a complex of barns located within the surrounding grounds. Also available are Strawberry Barn (<https://www.oliverstravels.com/britain-ireland/herefordshire/strawberry-barn/>), Peanut Barn (<https://www.oliverstravels.com/britain-ireland/herefordshire/peanut-barn/>), and Summer Barn (<https://www.oliverstravels.com/britain-ireland/herefordshire/summer-barn/>). For larger groups, the Wild Barn Estate (<https://www.oliverstravels.com/britain-ireland/herefordshire/wild-barn-estate/>) offers all barns combined, accommodating up to 24 guests.
- During peak seasons, guests can only book the whole estate. Please see the Wild Barn Estate listing to check availability for the whole estate during peak dates.
- 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.
- **Linen & towels included?:** Yes, included in the rental price.
- **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)
- **Other Ts and Cs:** During peak seasons, guests can only book the whole estate. Please see the Wild Barn Estate listing to check availability for the whole estate during peak dates.
- **Changeover day:** Flexible or specific day.
- **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:** 3 nights.
- **Heating costs included?:** Yes, included in the rental price.
- **Internet access?:** Wi-Fi internet access included.
- **Stag & Hen Do Allowed? :** N/A