

# Wild Barn Estate

**Region:** Heart Of England **Sleeps:** 24

---

## Overview

At the foothills of the Malvern's, this majestic 600-acre estate offers up to twenty-four guests an opportunity to holiday in style with luxury converted barns, a sleek private indoor pool and a large communal dining room perfect for celebrating a special occasion.

Once a working farm, Wild Barn Estate has been lovingly converted into a five-star holiday destination, nestled in an Area of Outstanding Natural Beauty and with easy access to the Cotswolds, Forest of Dean and spectacular local spas.

Comprising of four converted barns, that can be hired as a whole or separately, each property benefits from antique furniture, modern fixtures, exposed bricks and wood beamed ceilings bringing a perfect blend of countryside rustic flair combined with a luxury modern finish. Oaks Barn and Summer Barn can both accommodate up to eight guests, while Strawberry and Peanut Barn sleep four each. Every property has its own well-equipped open plan kitchen, living space with under floor heating. Additional log-burners, TV 's and sound systems provide all you will need for a cosy night in as part of your group or individually.

The sleeping accommodation is thoughtfully designed with flourishes of Cole & Son wallpaper, large comfy beds, and dazzling en-suites with a range of roll top baths or luxury walk-in showers, all dreamy spaces to rest your head and retreat after a lively evening with your larger party.

Each barn on the complex benefits from its own private garden, in addition to endless grounds to explore and discover. Spend your days relaxing in the first-rate pool house with a tranquil indoor swimming pool complete with



a kitchen area and sun loungers to kick back and unwind on after your dip. Get out and explore your own private acreage finishing up by the property's tree-lined fire pit to toast marshmallows and sing songs round the fire. Then continue the party at the beautiful, shared terrace with BBQ, a great place to socialise and cook an al fresco meal amongst the panoramic views. The grand dining room has a table big enough to accommodate all twenty-four guests, with the service of a private chef available should you wish to book in advance.

With ample parking outside and a fantastic local pub just a two mile walk away, Wild Barn Estate offers guests an opportunity to come together in style and luxury in this tranquil rural setting.

## Facilities

Ideal for Xmas/NY • Golf Nearby • Fishing • Horse Riding • Recommended • Walking/Hiking Paths • Romantic • Ideal for Kids • Special Offer • Chef/Cook Available • Has Discount • Ideal for Teens • Pets on Request • Instagrammable • Indoor Pool • Parking Space • Walk to Restaurant • Wi-Fi/Internet • Rural Location • Easy By Train • Coffee Machine • Barn • Table Tennis • Indoor Games • DVD • Smart TV • Outdoor Games • Working Fireplace/Woodburner • Heating • Spa Treatments Available • Ideal for Babies & Toddlers • Fenced Grounds

# Interior & Grounds

## OAKS BARN

### 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

## SUMMER BARN

### GROUND FLOOR

- Open plan living kitchen dining area with log-burner, smart TV and dining table.
- Double bedroom with walk-in shower en-suite (zip and link beds can turn this into a twin)
- Double bedroom with walk-in shower en-suite (zip and link beds can turn this into a twin)

### FIRST FLOOR

- Master-suite bedroom with roll-top bath
- Large double bedroom.
- Separate shower room and WC

### EXTERIOR

- Private, enclosed garden
- Private parking

## STRAWBERRY BARN

### GROUND FLOOR

- Open plan kitchen, dining living area with round dining table.
- Double bedroom with en-suite access
- Bathroom with large walk-in shower and WC

### TOP FLOOR

- Double bedroom with Zip and Link beds that can be turned to a twin.

### EXTERIOR

- Private, enclosed garden
- Private parking
- pit and BBQ

## PEANUT BARN

### INTERIOR



- Open plan kitchen and dining area with six-to-eight-seater dining table
- Cosy living room with underfloor heating, log-burner and patio doors to outside.
- King size bedroom with patio doors
- Double bedroom (with zip and link beds to turn to twin if required) and patio doors.
- Family bathroom with large walk-in shower

#### *EXTERIOR*

- Private, enclosed garden
- Private parking

#### **POOL HOUSE includes:**

- Indoor Pool
- Kitchen and dining room that seats up to 24 people
- Sitting room
- Two showers and two wc

#### **ADDITIONAL FACILITIES**

- WiFi
- Flat-screen TVs
- Dishwashers
- Fridge Freezers
- Log burners
- Logs provided
- Coffee Machines
- Microwaves
- Washing machine and dryers
- Toiletries
- Sound systems
- DVD player and DVD library
- Games, football, cricket and croquet
- Luxury Hampers on arrival
- Bed linen and towels
- Ping pong table
- Barbeque
- Outdoor seating

## Location & Local Information

The town of Ledbury is surrounded by woods, orchard and hills, a gateway to the footpaths leading through the beautiful Malvern area. 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.

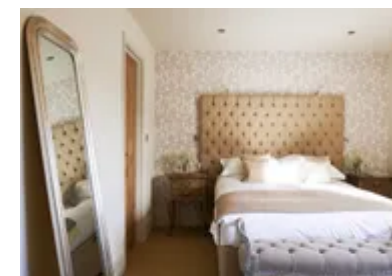
If you are looking for a little pamper session then two closes by spas, Malvern Spa with its hydrotherapy pool and Wye Valley Spa, both offering a selection of spa treatments and packages will guarantee relaxation.

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.

If you are looking for some adrenaline pumping fun then why not try a Landrover Experience, where you can book half or full days, or even night-time sessions exploring the beautiful surrounding nature at high speed!

## Local Amenities

Nearest Airport	<b>Birmingham Airport (96 km)</b>
Nearest Beach	<b>Sand Bay Beach (132 km)</b>
Nearest City	<b>Hereford (30 km)</b>
Nearest Golf	<b>The Worcestershire Golf Club (9.9 km)</b>
Nearest Restaurant	<b>Robin Hood Inn (2.9 km)</b>
Nearest Supermarket	<b>Tesco Superstore (7.7 km)</b>
Nearest Town	<b>Ledbury (8 km)</b>
Nearest Train Station	<b>Ledbury (8 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 Cole and Son wallpaper, parquet floors, wooden beams and plush sofas the luxurious accommodation is decorated with flair and style whilst incorporating the rustic farmhouse charm
- The communal dining area has a huge twenty-four-seater dining table, enjoy a group meal prepared by a private chef then party the night away on the outdoor terrace or round the fire pit
- Spectacular views of the Malvern Hills can be enjoyed from the barn windows and surrounding grounds

## What you should know...

- The property can be hired out as a whole or as a combination, whatever suits your group
- The properties have a range of Zip and Link beds that can be adapted from double to singles if needed
- Private chefs, beauty therapists and chauffeurs can be arranged offering a range of services
- Children should be supervised in the pool area at all times

# 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)
- **Changeover day:** Flexible.
- **End of stay cleaning:** Standard changeover clean included in the price. 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