Upper Valley Barns

Region: Snowdonia **Sleeps:** 14

Overview

This beautiful barn conversion is the perfect place for a rural escape, with gorgeous views down across the valley which can be enjoyed from the comfort of your own private hot tub! The barn makes a fantastic base for exploring not only mid-Wales but also North Wales, Shropshire and Cheshire. Small amenities can be found near-by in Pen-y-bont-fawr and Llanrhaeadr, while the town of Oswestry is only a short car journey away.

Inside, the original 18th century barn has been lovingly refurbished while still retaining character and charm. On the lower ground floor is the spacious entertaining areas, including an open-plan kitchen and dining area and one of the twin bedrooms with en-suite. Upstairs, on the ground floor is the living room, separate cosy cinema room and the remaining five double bedrooms, these are on various different levels, three being king size doubles, two with en-suites and a family bathroom. In total the barn sleeps up to 14 guests.

Outside, there is a patio area complete with furniture and barbecue/ fire pit overlooking the lawned garden area which is perfect for alfresco dining. There is a private hot tub from which views over the valley can be enjoyed.

Facilities

Recommended • Stag/Hen Allowed • Ideal for Parties • Great Value • Ideal for Kids • Walking/Hiking Paths • Pets on Request • Special Offer • Has Offer • Has Discount • Cots (Cribs) • Ideal for Teens • Modern • Wi-Fi/Internet • Lakes and Mountains • Rural Location • Outstanding Landscapes • Barn • Outdoor Pursuit & Activities • Tourist Towns & Villages • TV • Table Tennis • DVD • Hot Tub • Heating • Ideal for Babies & Toddlers • High Chair(s)









Interior & Grounds

Lower Ground Floor
- Kitchen/dining room with dishwasher, oven, hob, microwave, fridge/freezer, dining facilities and patio doors to terrace
- Bedroom with twin beds and en-suite with shower, sink and WC

Ground Floor
- Living Room with woodburner and indoor games
- TV Room with Freeview TV and DVD

First Floor
- Bedroom with double bed
- Bedroom with king size double bed, bath and en-suite wet room with shower

Upper First Floor
- Bedroom with king size double bed and full-length french windows
- Bedroom with two double beds and Mountain views
- Bedroom with king size double bed and french doors
- Bathroom with bath, shower and WC

Exterior Grounds
- Lawned garden area
- Patio area with barbecue/ fire pit
- Garden furniture
- Private hot tub
- Outside table tennis table & darts board

Additional Facilities
- Wi-Fi
- TV
- Washing machine & dryer
- Parking for 4-5 cars









Location & Local Information

Local Amenities

Nearest Bar/Pub	**The Railway Inn, Pen-y-bont-fawr (3.2km)**
Nearest Shop	**Pen-y-bont-fawr (3.2km)**
Nearest Town/City	**Oswestry (27km)**
Nearest Village	**Pen-y-bont-fawr (3.2km)**









What we love

- The location of the barn is fantastic allowing guests to explore not only the attractions of mid-Wales but North Wales, Shropshire and Cheshire too!
- The private hot tub is the perfect place from which to enjoy the beautiful views across the valley
- One of the bedrooms features twin beds and is therefore ideal for any children or friends sharing

What you should know...

- While the barn is close to local amenities, due to its rural location this is perhaps not the house for those looking for night life!
- Due to the barns being situated on a working farm, guests are permitted to bring only one dog with them and they should be kept on the lead at all times
- Please note that the track up to the Barns is very steep and bumpy so take care when driving up there
- Please note, there is a sharp drop at the end of the patio. Therefore, this may not be a suitable place for children to play

Terms & Conditions

- **Security deposit:** £500 to be paid prior to arrival, directly to the owner and to be refunded in full subject to a damage inspection on departure

- **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?:** Pets are allowed on request for an additional cost of £50, per stay. Please keep the dogs on lead when outside as it is farmland and there are sheep.

- **Changeover day:** Friday or Monday

- **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?:** No smoking or vvaping

- **Minimum stay:** Please note that there is a 3-night minimum stay, this may be increased to 7-nights across peak dates

- **Internet access?:** Yes, Wi-Fi is included in the rental price