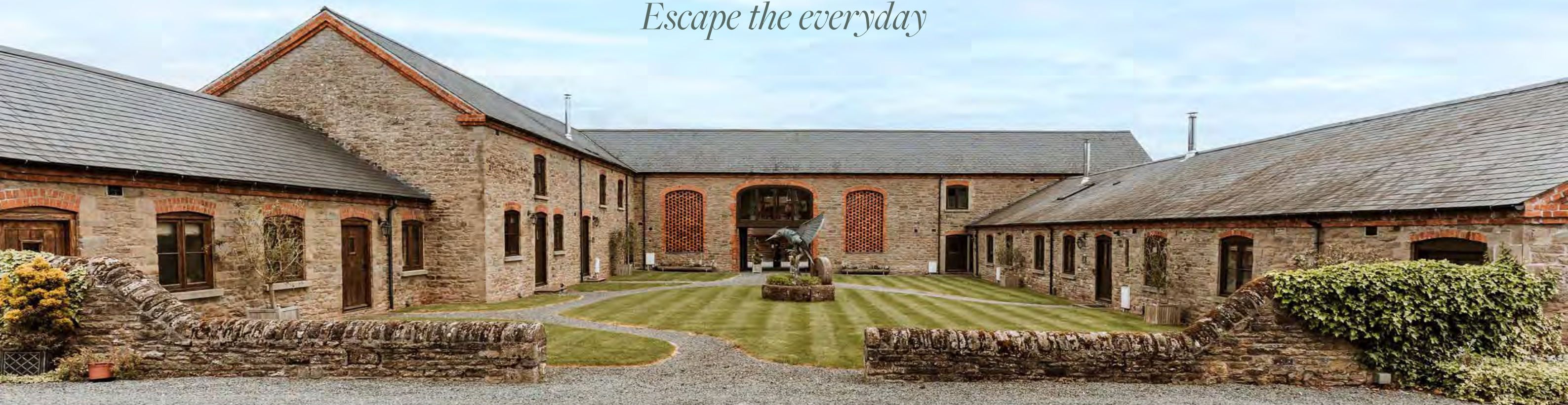


Corporate Retreats

Escape the everyday



the
barns

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The Barns, Herefordshire, HR5 3JN

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the barns

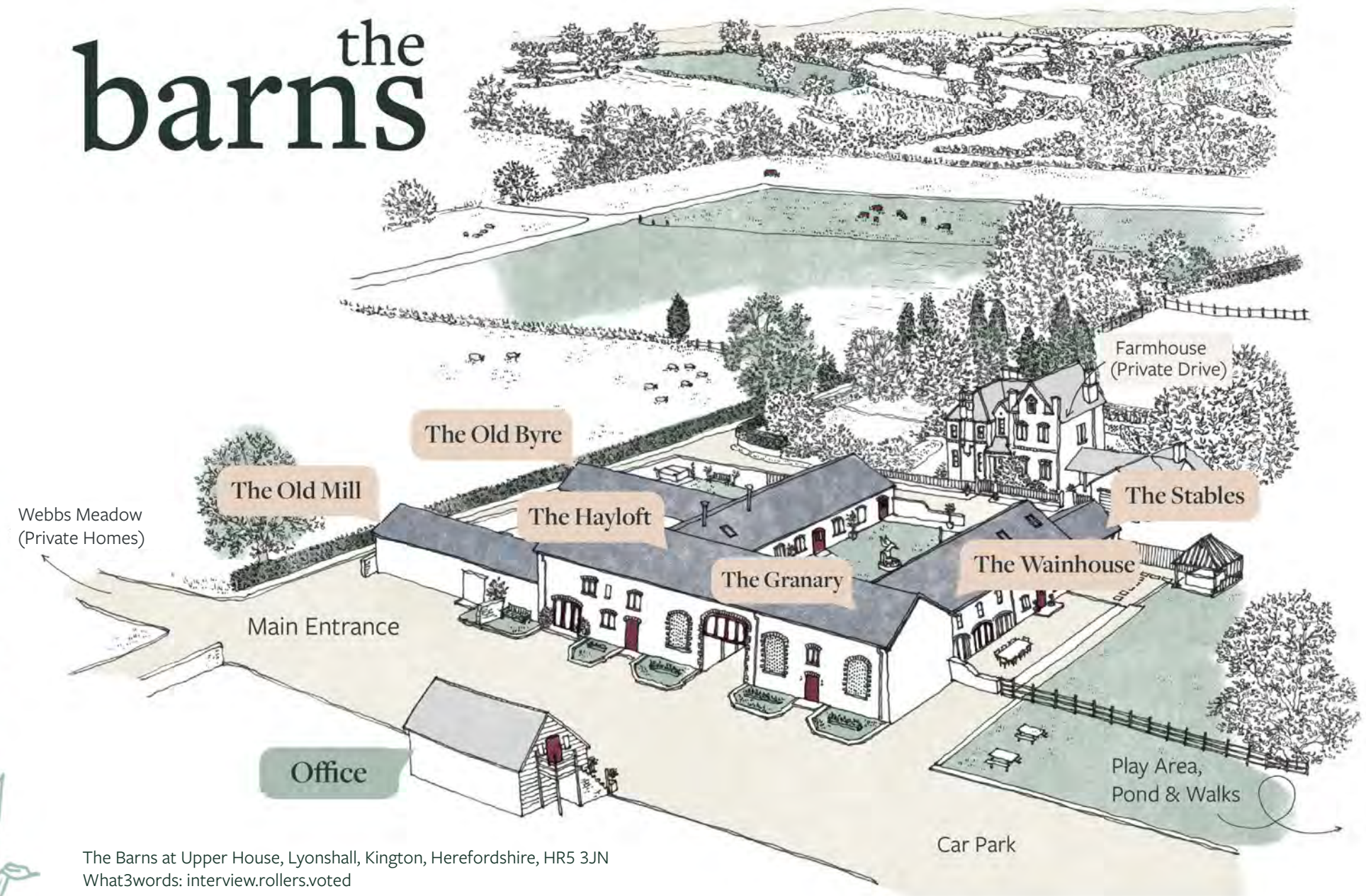
Curated getaways to suit you

Our vast and thoughtfully converted agricultural stone barns, tucked into the stunning Herefordshire landscape, can offer you **the perfect experience** for your teams.

Explore our extensive grounds around the family farm, visit the nearby town of Hay-on-Wye and enjoy a wide selection of experiences we can curate for you here at The Barns.

A Bespoke Space

We can offer large corporate spaces for **up to 48 people** to gather together in our Hayloft, or enjoy **4 smaller private spaces** for team-working and private one-to-one meetings in cosier settings.



The Barns at Upper House, Lyonshall, Kington, Herefordshire, HR5 3JN
What3words: interview.rollers.voted

Accommodation Options

We have three configurations of luxurious barns for you to choose from, suiting **small groups of 10 guests up to large groups of 48.**

Each option has a selection of spaces perfect for your meetings or more casual discussions which we will discuss throughout the brochure.

Exclusive Hire

Enjoy all that The Barns has to offer with Exclusive Use.

- 20 bedrooms, 20 bathrooms
- Sleeps 48 guests
- 39 individual beds
- 2 hot tubs

See pages 6 & 7 for more details.



The Old Mill, Hayloft & Byre

Feast in our light open-plan kitchen and dining area, or wind down in front of the wood-burning fire.

- 12 bedrooms, 12 bathrooms
- Sleeps 28 guests
- 22 individual beds
- Hot tub



The Stables, Wainhouse & Granary

Perfect for smaller groups, these internally-connected barns ooze character.

- 8 bedrooms, 8 bathrooms
- Sleeps 20 guests
- 17 individual beds
- Hot tub

Exclusive Hire

Come and enjoy The Barns all to yourselves.

Key Details:

- Over 13,000 square feet of space
- **Sleeps 48** in 20 sumptuous bedrooms
- **20 bathrooms**
- 39 individual beds
- 10 separate seating/living areas
- Range of **meeting and presenting areas**
- **7 Smart TVs, speakers, fast WiFi**
- **2 hot tubs**
- Large **outdoor areas** and **far-reaching views**
- Eat together in our **65ft kitchen/dining area**
- **Games Room**
- **TV rooms** with huge comfy sofa
- **Doorstep unloading** and ample parking



“We stayed at The Barns on a corporate away week and had a brilliant time. The accommodation was fantastic, really spacious but also a number of warm and cosy snugs to settle down in the evenings as the autumn nights drew in.

It's also in a beautiful part of the country - we went on some amazing walks that often ended up at pub, which we loved.”
- Matthew





Home Comforts

It's so important to us that you feel at home here at The Barns, so we endeavour to provide all that you might need during your stay. We also have a friendly team on hand, with a dedicated number for emergencies.

All of The Barns accommodation options have **superfast WiFi**, **underfloor heating**, **fully-equipped kitchen/dining areas**, coffee machines, robes, spa towels & slippers, **hot tubs**, **gardens**, **ample parking**, and are **completely dog-friendly**.

We also **offer a range of services** such as catering and floristry services, arranging workshops, local activities and gifts, and much more.



Sleeping and Recovery

Our 20 bedrooms are all luxuriously appointed and thoughtfully designed to have an individual feel. With **Egyptian cotton bedding**, cosy cushions and thick throws as well as **spacious rooms** for all of the luggage you may require.

Each bedroom has a private bathroom (16 ensuite, 4 require a small step outside of the room for access) with endless hot-water, **black-out blinds or curtains** and an artisan feel.

We challenge you not to relax!



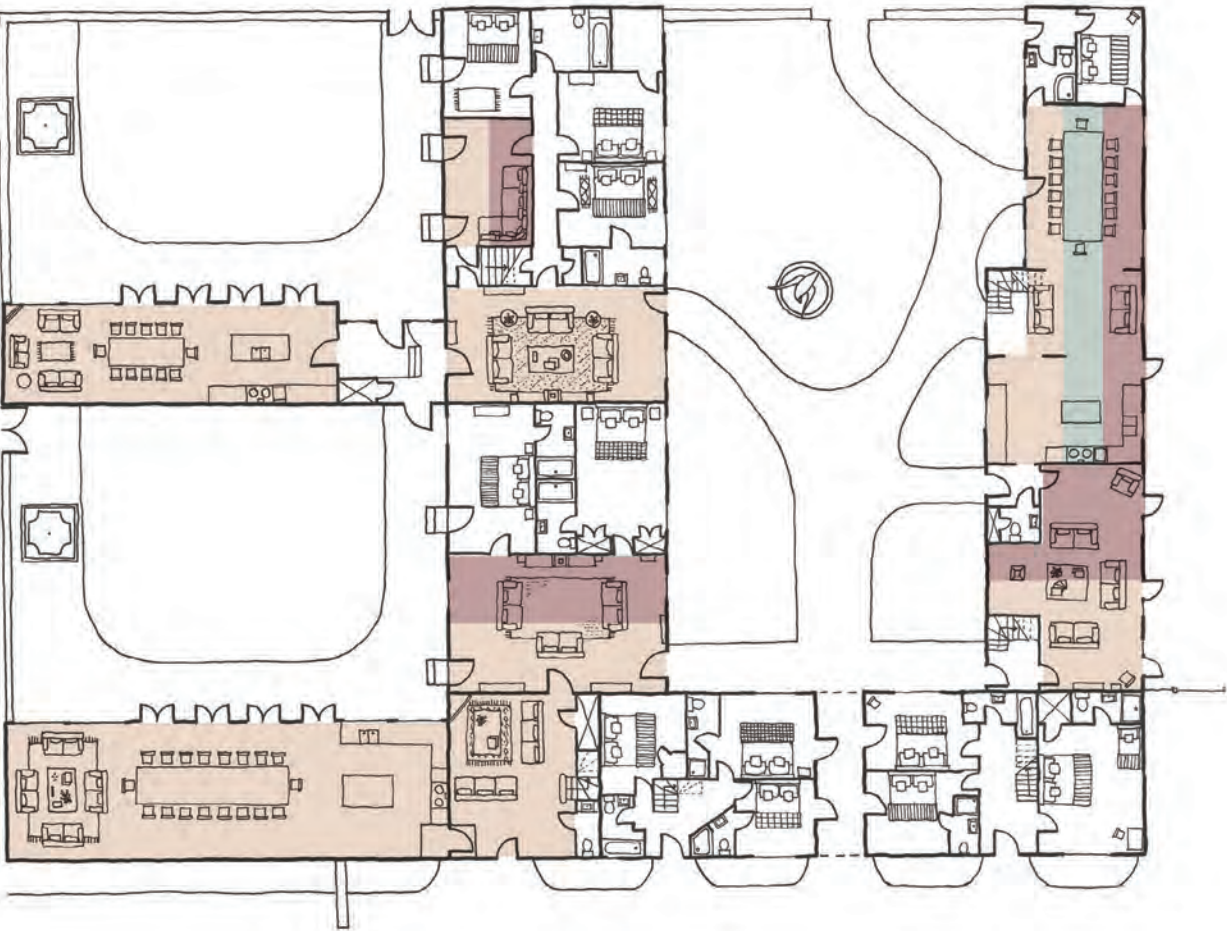
Corporate Spaces

Below are the floor plans of The Barns (excluding the mezzanine floor with 6 extra beds), highlighting some of the areas that may be useful when you stay with us.

Communal Areas

Break-out Rooms

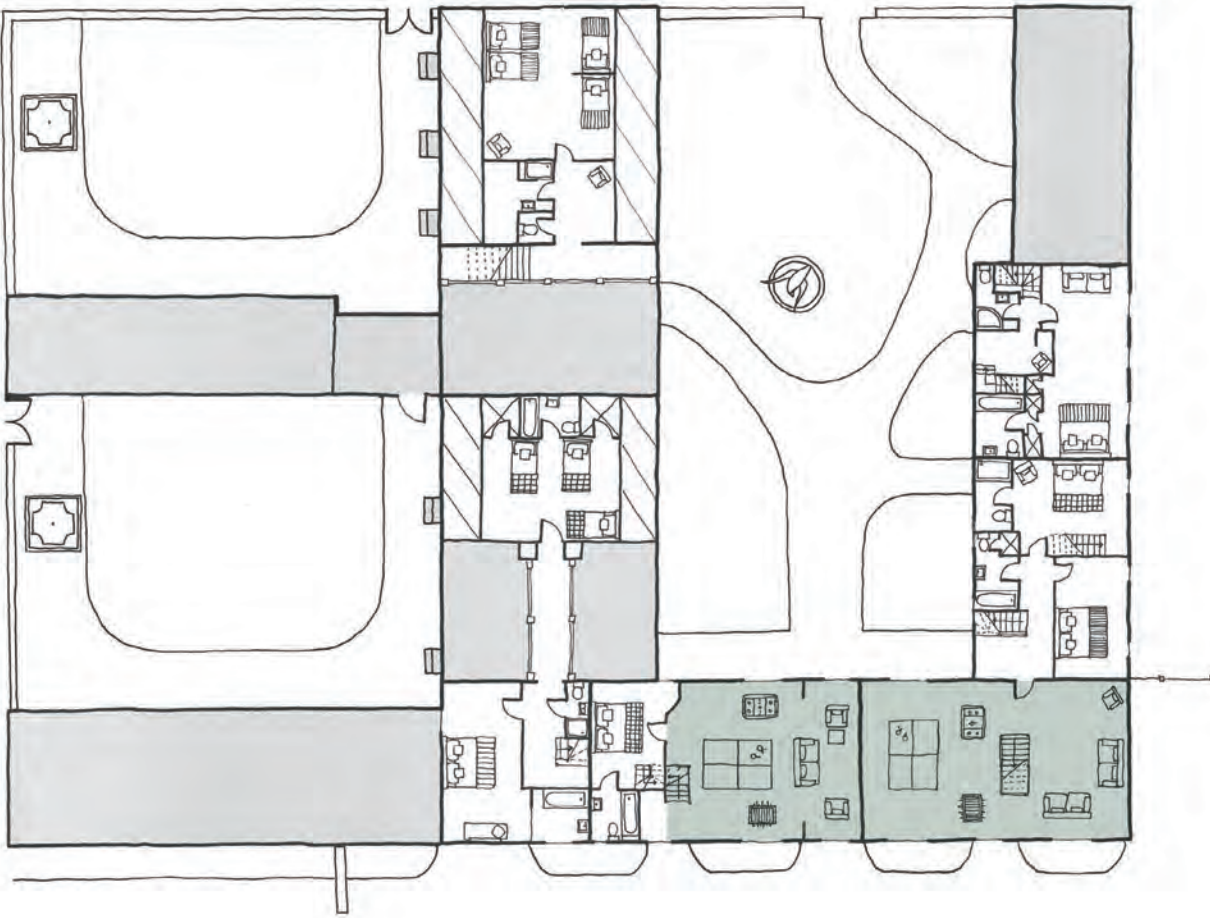
Meeting Rooms



GROUND FLOOR

Our First Floor has a designated meeting/presentation space, with plenty of room to sit and discuss ideas. We have a TV screen, presentation boards with board markers, and comfortable seating. We have some recommended seating layouts that we can set up before you arrive.

We provide teas and coffees and a bottle of water per delegate, and can add on snacks/refreshments if required.



FIRST FLOOR



Corporate Spaces

As well as a large designated presentation and meeting area, we have more casual break-out and meeting spaces throughout The Barns.

On sunny days, we can open up the kitchen doors onto the patio, and you can take your discussions outside.



Food & Drink

We offer a wide selection of amazing local caterers who can come into The Barns and create a menu to suit you, whether that's a **canapé and cocktail evening**, a **3 course fine-dining meal** for all or a **fancy BBQ** in the sunny courtyards, *we can create something special for you.*

We can organise the whole event for you, or you can simply cater for yourselves.

Our kitchens are well designed with a main AGA and electric companions and a **designated 'catering' kitchen** separate to your dining area if you wanted more tranquility.

From pizza vans, to crepe ovens and hostess service – *it's all up to you.*

Social Gathering

For evening drinks and celebrations we can set up a **designated dancefloor and bar area** in The Stables Arch Room which opens out onto the patio and hot-tub, for alfresco dining and a more relaxed evening vibe.



Activities

Stay On-Site

We can host on-site team-building activities including **mini-golf matches, laser clay shooting, outdoor school ‘Sports Day’, and other outdoor activities** at The Barns.

If you wanted more tranquil indoor activities, we can arrange **local gin tasting, floristry workshops, pottery workshops, painting, chocolate truffle making, or professional spa treatments** - *you needn’t get out of your pyjamas!*

Wellness Retreats

We have hosted many wellness retreats over the years, and can invite top practitioners and caterers working to your specific needs.

Explore Off-Site

We have a huge range of activities that we can arrange for you.

Our local activity centre Oaker Wood can offer anything from **high-ropes to paintballing to wood whittling**. Or, for something more subdued we have a fantastic local Gin Distillery in **Penrhos Spirits, who offer tours and tastings**.

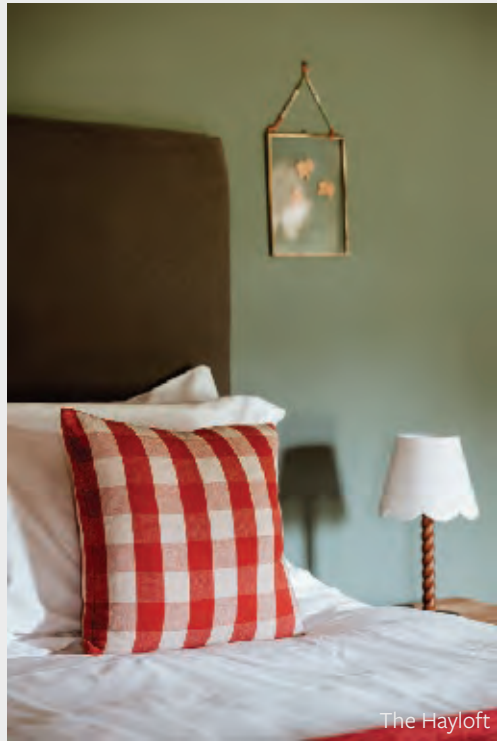
From our door we have an **abundant amount of walks**. Walk through our fields and pathways, **visit pubs and picnic spots**, or simply build up a sweat on a hired bike.

Everything can be planned based on your wishes; if you have any ideas, let us know - *we will work with you to make it happen.*





The Old Mill



The Hayloft



The Stables



The Stables



The Old Mill



The Hayloft



Megan Lyke Catering



The Old Mill

Tailored Stays

We can create a tailored stay for you and your team, incorporating activities that will suit you. Below we’ve put together an example itinerary, which balances relaxation, adventure and team-building. It is for 20 guests in a luxury barn for one night.



The Old Mill

Day 1: Arrival & Afternoon Activities

11:00am - Arrival & Welcome Drinks

Welcome the group to the properties including a short tour and introduction to The Barns.

1:00pm – Catered Lunch

A casual outdoor picnic or buffet lunch set up with sandwiches, salads and light bites.

2:00pm – Meeting Session 1

Make use of our designated, comfortable meeting space: fully equipped with high-speed internet, a large screen for presentations and a refreshment station for you to refuel throughout.

4:30pm – Wellness & Relaxation Session

After the meeting, options include:

- Nature Walk or Hike from the door
- Outdoor/Indoor Team Games

6:00pm – Free Time

Guests can relax and enjoy The Barns’ amenities (e.g hot tub, garden space), or network.

Evening: Dinner & Entertainment

7:30pm – Luxury Catered Dinner

A three-course gourmet dinner prepared by a private chef, focusing on locally sourced and seasonal ingredients. Wine pairing and cocktails can be arranged.

9:00pm - Relax

After dinner, unwind and relax in one of the many living rooms, gather around the firepit and stargaze or host a murder mystery around the dining table.

Day 2: Morning Activities & Departure

8:00am – Sunrise Yoga & Mindfulness Session

A relaxing way to set you up for a good day, held indoors or outdoors in the gardens.

9:00am – Breakfast Buffet

A generous spread of fresh pastries, fruit, yoghurt as well as cooked options. Coffee, tea and juices available.

10:00am – Meeting Session 2

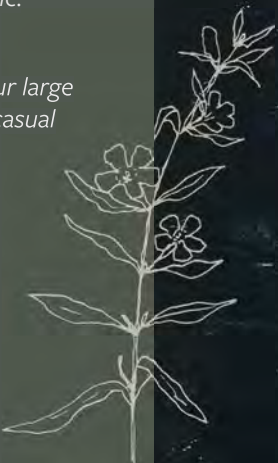
The chance for another meeting, why not use our large open-plan kitchen/dining/living area for a more casual discussion?

12:00pm – Final Team Activity

A fun outdoor activity before departure:

- Clay pigeon shooting or archery
- Orienteering or a scavenger hunt
- Crazy Golf Course

4:00pm – Check Out & Departure



Wye Valley Canoes



Penrhos Spirits

We have a wide range of activities locally that we can arrange for you. Some of the most popular are below:

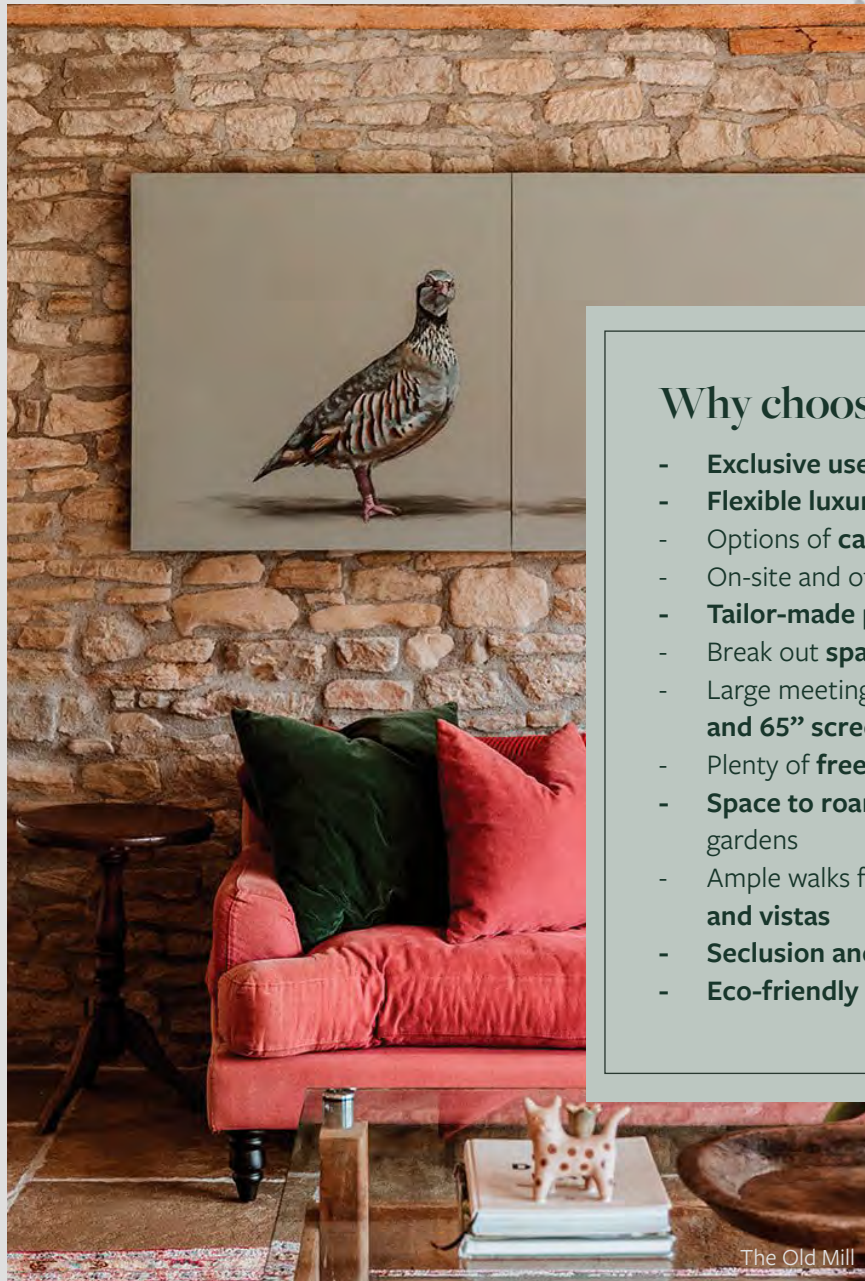
Examples of on-site activities include:

- Crazy Golf Course
- Eastnor Pottery
- Laser Clays
- Total Wipe Out Course
- Chocolate Truffle Making Workshop

Half/Full Day Experiences:

- Canoeing on the River Wye
- Tour of Penrhos distillery with gin tasting
- Visit Oaker Wood for some adventure
- Go Karting at Herefordshire Raceway

Do let us know if you have something specific in mind and we’ll work with you to make it happen.



Why choose us?

- **Exclusive use** of The Barns
- **Flexible luxury** accommodation
- Options of **catering** levels
- On-site and off-site **activities**
- **Tailor-made packages** for groups
- Break out **spaces/meeting rooms**
- Large meeting room with **flip charts and 65" screen**
- Plenty of **free parking** and **outdoor space**
- **Space to roam** around the grounds and gardens
- Ample walks from the door to **pubs and vistas**
- **Seclusion and serenity**
- **Eco-friendly** accommodation

Bespoke

Whatever the size and requirements of your company, our team will work with you to pull together a creative itinerary for you.

We can offer in-person tours and a viewing of the space so you can feel happy that *your trip is in good hands here.*



“Thank you from all of us at Unifrog. The location, scenery, setting, buildings, the lot is stunning. Ideal getaway for all occasions!!”

– Unifrog

Previous Guests

Apple | Nikon | RASA Studios | Unifrog | KP Snacks
Clerkenwell Films | Mowgli's Street Food





What's Included?

- En-suite accommodation for up to **48 guests**
- Superfast WiFi
- **Meeting rooms** for presenting, discussion groups or workshops
- Up to **4 breakout rooms**
- Flexible room layouts to suit your guests' needs
- Ample **indoor and outdoor space**
- **Games room**
- **Large kitchen and dining spaces**
- Our team can make arrangements for **all catering requirements** - from buffet team lunches and dinners, to a fully-catered stay (costs apply)
- Separate catering kitchen
- **Flexible indoor spaces**
- **Large outdoor spaces**
- **Range of activities** available

The Hayloft



The Old Mill

In the Kitchens, we provide:

- Tea towels, hand towels, and oven mitts
- Dishcloths, dish brush and washing up liquid
- Cling film and tin foil
- Dishwasher tabs
- Washing powder
- Liquid handwash
- Complimentary Nespresso pods
- Kitchen basket including sea salt & black peppercorn mills
- Refuse sacks and bin liners
- Welcome hamper including various locally sourced products



The Old Byre

In the Bedrooms, we provide:

- 100% Egyptian cotton Bedding
- Bath sheets
- Hand towels
- Bathrobes
- Hairdryers



The Old Byre

In the Bathrooms, we provide:

- Nonslip rubber bathmat
- Cotton bathmat
- Basic toilet essentials – Loo roll and handwash in every bathroom
- Spa towels and slippers

We also include a basket of logs & kindling for the woodburner (extra wood available upon request if needed)



Added Extras:

These need to be booked in advance of your stay and incur an additional charge. They are subject to availability.

Byre Kitchen Aga (2nd/3rd kitchen when booking Old Mill, Hayloft & Byre or Exclusive Use): priced at £300/weekend, or £450 for 7 nights.

Byre Hot Tub (2nd/3rd hot tub when booking Exclusive Use), priced at £250 for 3 nights, £450 for 7 nights.

Z-Beds - £75 each

Daily Newspapers- price dependent on publication and number required, + £2.00 delivery charge.

Bed Linen Changes – We replace and change all bed linen, robes and slippers, spa and bath towels. Charge is £16 single, £24 king sized.

Bedroom/Bathroom clean and linen change - £24 per room plus linen charge

Barn Fairies to help with cleaning, childcare, or to serve food & drinks if required. Ask for more detailed information.

Pets – dogs are most welcome here, priced at £50 per pet per stay.

Pack & Run Service – priced from £80 in The Stables & Granary, £120 for The Mill, and £160 for Exclusive Hire: Leave the cleaning and just pack and go.

Gas BBQs (available May to September) £40 charge includes gas and us cleaning it for you

Fresh Flowers on Arrival - from a local florist, priced from £40

We will contact you near the time of your stay where we will offer the option to book these extra services.



Barns Fairies

The Barns fairies can be available for **all types of assistance with your stay**. They will endeavour to make your stay stress-free, seamless, and ensure that you and your guests are having a fabulous time.

Their duties include, but are not limited to:

- **Waitressing, hosting and general serving, clearing up** during an event.
- **Mid-week cleans** on a room-by-room basis or whole barn clean.
- **Pack & Run Service** - guests can just pack their belongings and leave the cleaning to our fairies.
- **Babysitting Duties:** The Barn Fairies can offer a day or evening service; price to be discussed depending on situation.

Please note that all services above must be organised and booked prior to stay and will incur an additional charge. Services subject to availability.



Special Events

We love to host!

The Barns is the perfect space for special events. Whether it's a birthday, anniversary or a quaint wedding celebration, we are well-equipped to host.

Dining

We have a host of caterers that we can recommend - whether you'd like an indoor feast or something a bit more casual with food trucks outside: it can all be arranged.



Family Stays Enjoy Time Together

Run by a farming family, here at The Barns **we always have family in mind**. We are surrounded by the farm and wider countryside to explore, with so much to visit in the local area.

On site, we have designed our outdoor spaces for families, offering a safe and engaging environment for children of all ages to enjoy.

We have enclosed courtyards, purpose-built play areas, grassed areas perfect for football or family sports days!

We have a BBQ area with picnic benches, perfect for eating together in the sunshine.

Let us know if you'd like us to send you our Family Brochure.



Noise Policy

We should make you aware that we have new neighbours in a luxury development of properties on the opposite side of the road, so therefore due to the proximity of our neighbours we have implemented a noise policy, there is to be **no amplified music and any music played outdoors must be within daylight hours and no later than 9.00pm. Any music played indoors must be with doors and windows closed and turned off at 11.00pm at the latest.**

Included in the stay are Bose and Sonos speakers for our guests to use, we do however ask for them to be used responsibly and ask that our guests be mindful of our neighbours and only play music at a reasonable level. Please also note that the **hot tubs are closed between 9.00pm and 10.00am daily.**

Please circulate this noise policy with all of your guests; we reserve the right to charge a call out fee if we receive any complaints.

We thank you for your kind cooperation and consideration.

the
barns

Accessibility at The Barns

The properties that coin The Barns were once a busy cattle barn. Although this has lead to some unique features, it does create uneven floors through the barns, which poses the need for steps throughout. We have made some changes to make the spaces more accessible to all.

Within The Old Mill we have implemented:

1. Step-Free Entrance: Purpose-designed ramps throughout the property to allow smooth movement throughout the ground floor.
2. Ground Floor Bedrooms: Clear space around the room and bed to manoeuvre wheelchairs with disabled access to the bathroom.
3. Accessible Bathrooms: Roll-in curbless shower with grab rails, shower chairs and grab bars near the toilet.
4. Accessible Outdoor Space: Courtyard with paved areas surrounding it, and a smooth ramp leading into it with accessible garden seating.
5. Parking: Dedicated parking spaces close to the entrance.

Throughout all barns we have implemented:

1. Wide doorways: to be able to fit wheelchairs through.
2. Accessible kitchen: lower cabinets where appliances are located and large handles on the doors.
3. Level flooring: no raised thresholds or trip hazards such as large thick rugs.
4. Clear printed instructions: all appliance instructions are printed in large clear text.

Please let us know if there are any accommodations we can make to make your stay as comfortable as possible.

Sustainability at The Barns

At The Barns, we are committed to promoting sustainability and minimizing our impact on the environment. We recognise the importance of preserving natural resources for future generations and strive to reduce our carbon footprint through environmentally responsible practices. By implementing these sustainability practices, we aim to create positive environmental impact while enhancing the experience of our guests. We appreciate the support of our guests in helping us protect the planet and preserve the natural beauty of the Herefordshire countryside we are surrounded by.

Here are some of the steps we take to ensure that our operations are eco-friendly and sustainable:

Energy Conservation:

Renewable Energy: We prioritise the use of renewable energy where possible such as solar panel and green energy tariffs.

Energy Efficient: All lighting in our accommodation uses energy efficient LED bulbs. Appliances provided are energy rated to ensure minimal energy consumption.

Heating and Cooling: Our heating and cooling systems are set to operate at optimal efficiency.

Thermostats are programmed to reduce energy consumption when the accommodation is unoccupied. Guests are encouraged to be mindful of energy use by turning off lights, heating and cooling when not needed.

Water Consumption:

Recycling Programme: We provide clearly labelled recycling bins for paper, glass, plastic and metal. Guests are encouraged to sort their waste accordingly.

Waste Minimisation: We actively reduce single-use plastics and encourage guests to use reuseable items.

Water Minimisation: We encourage guests to use Eco modes when using the Dishwasher and Washing Machine.

Eco-Friendly Products:

Green Cleaning Products: We use eco-friendly, biodegradable cleaning products for all cleaning and maintenance tasks.

Sustainable Toiletries: We provide eco-friendly, refillable handwash and toilet paper sourced from sustainable suppliers.

Local and Organic Produce: Where possible we source organic and local food products for guest welcome hampers and encourage guests to support local suppliers.

Biodiversity and Landscaping:

Native Planting: Our garden features native plants that are well-suited to the local climate and require minimal watering and maintenance. This helps promote local biodiversity and reduces water usage.

Support Local Initiatives: We collaborate with local environmental organisations and encourage guests to participate in eco-friendly activities such as tree planting or litter picking in the local area.

Continuous Improvement:

Monitoring and Evaluation: We regularly monitor our energy, water, and waste management to identify opportunities for improvement. We set goals for reducing our environmental impact and review our sustainability practices annually.

Feedback and Collaboration: We welcome feedback from our guests and partners to continually improve our sustainability practices and stay at the forefront of environmental protection.

the
barns

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