the barns

Enjoy time together



info@thebarns.com | 07946 058130
The Barns, Herefordshire, HR5 3JN

Contents

3 Site Plan
4 Accommodation Options
8 Home Comforts
9 Sleeping & Recovery
10 Family Friendliness
11 Dog Friendliness
12 Gallery

13 Enjoy Time Together
14 Feast Together
15 Walk Together
16 Outdoor Spaces and Play Areas

18 What's Included
19 Added Extras
20 Barns Fairies

21 Events
22 Corporate

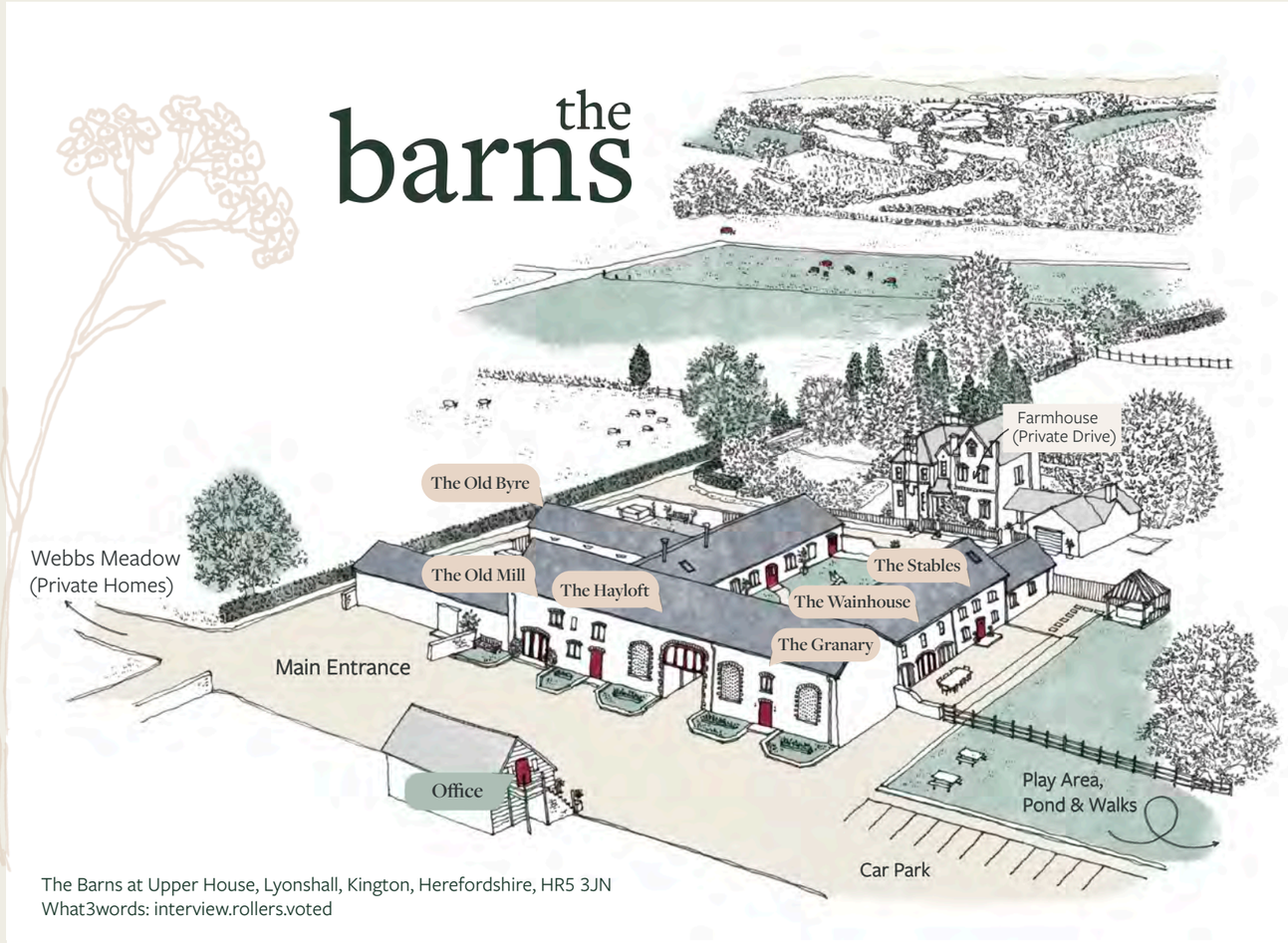
23 Noise Policy
23 Accessibility Policy
24 Sustainability Policy

Welcome Home

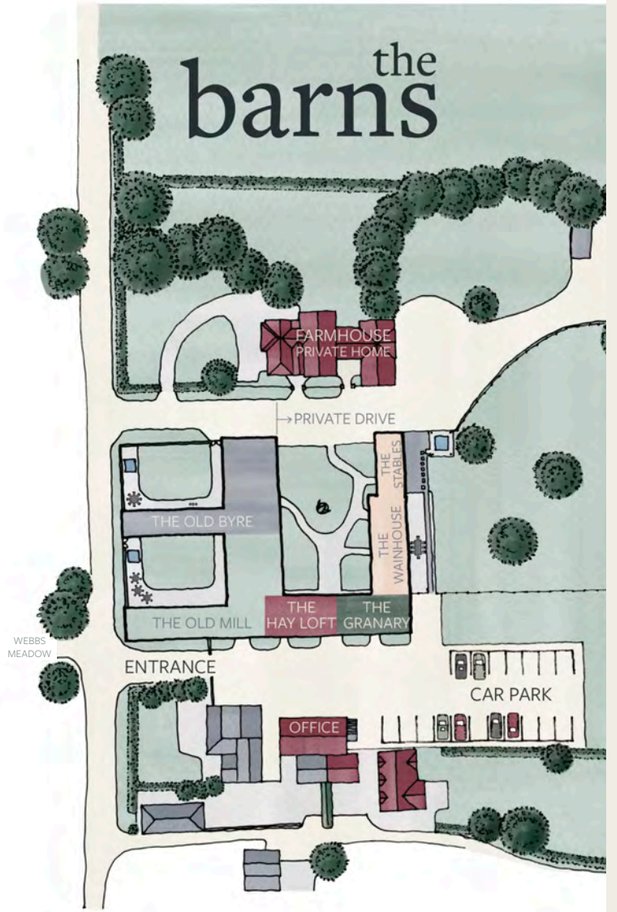
With a strong foundation of family, The Barns has been built upon warmth, quality and local craftsmanship to creative evocative spaces surrounded by the natural beauty that Herefordshire has in abundance.

We understand how hard it can be to find self-catering accommodation that covers all the bases – luckily here at The Barns you don't need to sacrifice anything to have **all of your friends and family to stay with you.**

Sleeping 10-48, we can offer you **the perfect getaway** for your guests.



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, ranging from spaces to suit **10 guests, to larger groups of 48.**

In the following pages we will take you on a tour of The Barns to give you a better idea of which option would be most suited to you.

Exclusive Hire

Sleeps 48 in 20 bedrooms.

Enjoy all that The Barns has to offer with Exclusive Hire. Revel in the open-plan spaces with far-reaching countryside views. Settle down for an evening meal together in our dining room, seating 48. Or, relax in one of our two hot tubs.

See pages 6 & 7 for more details.





The Stables, Wainhouse & Granary

Sleeps 20 in 8 bedrooms.

These internally connected barns ooze character, with hidden curios and curated pieces around the home. Perfect for children with a large garden, and a games room.

See pages 10 & 11 for more details.

The Old Mill, Hayloft & Byre

Sleeps 28 in 12 bedrooms.

The perfect space to get together and celebrate. Feast in our light, open-plan kitchen and dining area, or wind-down in front of the wood-burning fire. We have a TV room with huge cosy sofas, and kitchen/dining areas that open up into private walled gardens.

See pages 8 & 9 for more details.



Exclusive Hire

Come and enjoy The Barns, all to yourselves.

Key Details:

- Over 13,000 square feet of space
- **Sleeps 48** in 20 bedrooms
- 39 individual beds
- **20 bathrooms**
- 10 separate seating/living areas
- **7 Smart TVs, speakers, fast WiFi**
- 2 **hot tubs**
- Large **outdoor areas** and **far-reaching views**
- Eat together in our **65ft open-plan kitchen/dining area**
- 2 **Games rooms**
- **TV rooms** with huge comfy sofas
- Exclusive use of all of **The Barns' play areas**
- **Doorstep unloading** and ample parking



The Old Mill



The Old Mill



The Granary

"The grounds are incredible and great for a family get together! We couldn't ask for a better facility. **Luxurious and homely in equal measure.** There's lots to explore in the local towns but we most enjoyed staying in the property and enjoying some quality family time. **Great people, great business."** - JP



The Stables







"We loved it beyond words, Mia and her team excelled beyond all my expectations to provide the ultimate luxury accommodation for us all to enjoy" – Emma



The Old Mill, Hayloft & Byre

A perfect space for celebrating, The Old Mill, Hayloft and Byre are three adjacent barns with thoughtfully designed spaces to enjoy.

Key Details:

- **Sleeps 28** in 12 bedrooms
- 22 individual beds
- **12 bathrooms**
- Over 5,400 square feet of space
- **65ft open plan kitchen/dining area**
- **2 cosy winter sitting rooms** with woodburners
- **2 private grassed courtyards**
- Fast Wifi, movie channels
- 2 Smart TVs
- **Games room**
- **Hot tub**

The Stables, Wainhouse & Granary

Internally connected barns with cosy spaces and lots of room in the garden for children and pets.

Key Details:

- **Sleeps 20 in 8 bedrooms**
- 17 individual beds
- **8 bathrooms**
- Over 5,400 square feet of space
- Smart TV, speakers, fast WiFi
- **Great for pushchairs** with patio areas surrounding, and wide doorways inside
- **Hot tub**
- **Secure orchard garden** with patio area
- Eat together in our well-equipped kitchen
- **Games room**









"WOW! Absolutely one of the best weekends ever. The Barns are absolutely stunning and maintained to the highest standards in every department. I am genuinely looking for any excuse to re-book! – Jan

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 **WiFi, underfloor heating, fully-equipped kitchen/dining areas,** coffee machines, robes, spa towels & slippers, **hot tubs, gardens, ample parking,** and are **completely dog-friendly**, so none of the family needs to be left at home!

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

We know from experience just how crammed the car gets when travelling with infants, so to save some space and plenty of stress, **we offer a range of modern equipment that can be pre-ordered for arrival at no charge.**



The Stables

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!





Kay Dawn Photography

Truly Family Friendly

To make things as stress-free as possible, we have designed The Barns with a range of child-friendly features:

- Each barn has **downstairs bedrooms.**
- **Every bedroom has an en-suite** and each barn has at least **1 bath for cleaning sticky faces.**
- The living spaces are **huge** – giving everyone plenty of room for playing whilst parents can keep an eye out.
- Each barn has a **'fun' kids sleeping room/space** for sleepovers and hidden bathrooms!
- The Stables & Granary is especially **pushchair-friendly** with paving surrounding the barns. Patios have wide paths, limited obstacles and optional purpose-built ramps for any steps
- All 20 rooms have **space for a cot.** *Please bring your own linen for the cots.*
- We provide **high chairs and booster seats** on request, free of charge.
- The **courtyards are entirely enclosed** by stone walling with grass areas for energy expelling; The Stables' orchard garden is huge and fence-enclosed.
- We have a purpose-built wooden **play-area with sandpit, playhouse and swings**; plus a **football zone** for older kids.
- Many of the walks from the door are child friendly and one is short but sweet for little wellingtons; lots to see, collect and stroke en-route and a **pushchair friendly route.** For more information, please request our dedicated Walks Brochure.
- Each barn has a **selection of games, toys and TVs** and there are **2 games rooms** for older kids.
- You can park directly outside of The Barns to unload the car.

Bring *All* of the Family

We know it's an absolute joy to holiday with pets but it's not always easy to find fabulous accommodation that allows dogs to visit too.

Here at The Barns you do not need to worry and you won't have to sacrifice staying somewhere stylish and beautiful for the sake of your best friend.

- We welcome **all breeds** of dogs - *up to 2 dogs per barn.*
- All **garden areas are enclosed** for safety.
- **Outdoor tap** access for muddy paws.
- Rural location with plenty of **dog-friendly walks from the door**.
- We ask that they are kept on the ground floor at all times.
- We do expect you to clean up after your pooch - in every way!
- Terms and Conditions do apply and need to be accepted prior to arrival.

Talk to us when you are booking and we will send over the relevant Pet Booking Forms and our dedicated Walks Brochure. There is a small fee for pets to come along, please ask for more information.






The Stables


Megan Lyke Catering


Our Hereford Herd




The Old Mill


The Stables


The Stables
@vinnie_the_pooch


The Stables

Enjoy Time Together

The Barns is a wonderful place packed with activities that you and your loved ones can enjoy. Children will find games scattered throughout the premises, perfect for both **indoor and outdoor fun.** Our expansive outdoor play area is great for all ages, complete with football goals and various garden games like croquet and badminton. *See further details on page 28.*

When you want to stay cosy indoors, we can help you arrange an **array of enjoyable activities**. From pottery making and gin tasting to floristry classes and thrilling murder mystery evenings, there's something to keep everyone entertained!

And when the sun shines, our **spacious, enclosed gardens** invite you to dine al fresco. Whether you prefer grilling in the outdoor BBQ area or having delicious food delivered, it's all about making memories together. Afterward, you can relax and unwind in the hot tub!

Our accommodation is perfectly located within the Herefordshire countryside, so you'll never be without things to do. We're surrounded by **local history and hidden gems, charming villages and renowned hiking trails.**

We have put together separate comprehensive brochures, designed to help you make the most of your time with us:

***'Building Your Stay'** includes a wide range of activities, places of interest and helpful information such as local pubs, taxis, caterers and takeaways.*

***'The Barns Walks Brochure'** has a selection of our favourite walks around the village and the surrounding areas.*



Feast Together

The Barns are a **self-catering accommodation** with grand kitchens and dining areas for you and your guests. The kitchens are **well-equipped with everything you'll need** including AGAs and electric ovens, large fridge freezers and all the utensils you will need to prepare your meal.

If this is not your style, we have teamed up with some **fantastic local chefs** who can provide meals to be enjoyed by all the family. From **grazing boxes on arrival, fresh pizzas, BBQs and three-course meals** our local caterers can create bespoke menus to suit you.

We can provide breakfast, lunch and dinner for some of your stay or your whole stay.

*See our **'Building Your Stay'** brochure for catering and restaurant suggestions, and our **'Sample Menus'** for more comprehensive examples from our local chefs.*



The Old Mill
Lunova Studios

Walk Together

Whether you are a dedicated dog walker, gentle rambler or a keen hiker the countryside around The Barns offers **all sorts of walking options** to get those boots muddy and tummies rumbling.

We have multiple **circular walks** from the door of your barn that route over our farm. We have designed a **little 'buggy' path** that takes a shorter section of one of the walks for little people and worn out parents to get some fresh air without going too far, and a longer walk that includes a **fantastic local pub.**

From your doorstep enjoy our rich **hedgerow wildlife**, **farm animals** and you can be back in time for a delicious **AGA cooked feast.**

We have detailed some of our favourite walks into ***'The Barns Walks'*** *brochure which includes local walks as well as hikes further afield. Please ask one of our team for details.*



Photo courtesy of Naomi Moyo-Wilson for Visit Herefordshire

Outdoor Spaces & Play Areas

At The Barns we have designed our outdoor spaces with families in mind, offering a **safe and engaging environment** for children of all ages to enjoy.

The courtyards in The Byre and The Old Mill, and the large garden outside of The Stables are **fully enclosed,** ensuring safety for the children and a chance for parents to relax while their children play.

Our Playground Area, located in the small orchard adjoining The Barns, is equipped with a range of features that encourage active play and imagination.

- For toddlers, we have a playhouse and smaller climbing equipment.
- For older children we have larger climbing equipment, a taller slide and swings for those aged 5 and over.

We offer a **large grassed Sports Area** which is perfect for holding family activities such as sports days. It's also great for older children to **play football, throw balls or just run around**. (Note that it is not fully enclosed around the perimeter).





Safety and Supervision

Safety is our top priority. Our playground is regularly inspected to ensure all equipment meets safety standards.

Parents are encouraged to supervise their children at all times, and seating areas are positioned close to the playground so you can comfortably watch your little ones while they play.



"From the initial enquiry right through to the end of our story the staff have been amazing – so friendly & incredibly helpful. The Barns has exceeded all of our expectations – they certainly have the wow factor!

The accommodation was spotlessly clean, tastefully decorated & very well equipped. We couldn't have asked for a more perfect venue. Everything has been truly amazing and we will definitely be back"

– Tracy & Sarah

the barns

What's included in your stay:



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 and 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 & slippers

We also include:

- A basket of logs & kindling for the wood burner (extra wood available upon request if needed)



The Old Mill

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 The Old Mill, Hayloft & Byre or Exclusive Use)

Byre Hot Tub (2nd/3rd hot tub when booking Exclusive Use)

Z-Beds

Daily Newspapers

Bed Linen Changes – We replace and change all bed linen, robes and slippers, spa and bath towels.

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.

Pack & Run Service – Leave the cleaning and just pack and go.

Gas BBQs (available May to September)

Fresh Flowers on Arrival - arranged with a local florist.

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



The Stables

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 your 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.



The Stables

Corporate Guests

Escape the Everyday

Long gone are the days of boring conference-style business get-togethers. If you want to inspire growth and connect with your team; host a creative and heartful retreat or simply spoil your hard-working team, then you need something original and unique to provide an authentic experience. **Be active, be mindful, be creative, be spoilt** – *we have it all.*

The Barns make the perfect venue to host a variety of **business meetings, corporate away days, company dinners and team building events**, offering large shared meeting rooms, private breakout spaces and luxury rustic accommodation in rural Herefordshire.

Please get in touch for our Corporate 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

www.thebarns.com | info@thebarns.com | 07946 058130
The Barns, Lyonshall, Herefordshire, HR5 3JN