BEDROOMS AND LAYOUT OF OLD MILL BARNS, HEREFORDSHIRE

Old Mill Barns is made up of five barns, together sleeping up to 48 guests in 20 bedrooms. They comprise:

- The Old Mill (sleeps 9)
- The Hayloft (sleeps 9)
- The Old Byre (sleeps 10)
- The Stables (sleeps 13)
- The Granary (sleeps 7)

Each of the 20 bedrooms is individually styled with its own bathroom. Please note, the Granary and Hayloft are bedroom only annexes (no kitchen). Many of the rooms are on the ground floor, perfect for those who would rather avoid the stairs. Exclusive use allows a variety of options for couples, families and friends!

Here's a list of all available bedrooms across the five barns:

THE OLD MILL – sleeps 9 in 4 bedrooms

● indicates a choice of bed configuration
● indicates an extra guest z-bed can be added if required (additional charge of £75 per z-bed)

Note: the maximum number of z-beds available for The Old Mill and The Stables is five.

Bedroom	Beds	Sleeps	Features
Bedroom 1 (Ground floor)	Super king size bed ●	2	Luxury en-suite shower room.
Bedroom 2 (Ground floor)	Super king size bed (can be divided into two single beds) ● ●	2	Luxury en-suite bathroom with shower over bath.
Bedroom 3 (First floor)	Super king size bed (can be divided into two single beds) ● ●	2	Luxury en-suite bathroom with shower over bath and sink. The toilet for this room is located opposite the bedroom with a further shower.
Bedroom 4 (First floor)	Three single beds (can be configured as one super king size bed and one single bed) ● ●	3	Luxury en-suite bathroom with hand-held shower. This bedroom and bathroom are set in the eaves, so more suited for children (although perfectly fine for adults too).
Total		**9**	

Other spaces in The Old Mill

- **Kitchen/Dining Room**
  Steps down into a large 65ft open-plan kitchen and dining room with an electric Aga and Aga companion oven, large fridge, Nespresso coffee machine, two dishwashers, and ample storage space. The dining table has the capacity to seat up to 48 people in total, with space to relax on comfy sofas and a 50" Smart TV at the far end.

- **Cinema/Games Room**
  A cinema and games room with an 80" Smart TV, a large corner sofa, table tennis, piano, books, board games and tea & coffee-making facilities.

- **Sitting Room**
  A beautiful room with a wood burning stove and plenty of seating on comfy sofas. Stable door opens to steps down to courtyard garden.

- **Courtyard Garden**
  Three sets of patio doors open out from the kitchen into the private courtyard garden with its own hot tub.

THE HAYLOFT – sleeps 9 in 4 bedrooms

● indicates a choice of bed configuration

Bedroom	Beds	Sleeps	Features
Bedroom 1 (Ground floor)	Super king size bed (can be divided into two single beds) ●	2	Adjacent private bathroom with shower over bath.
Bedroom 2 (Ground floor)	Super king size bed (can be divided into two single beds) ●	2	Luxury en-suite shower room.
Bedroom 3 (Ground floor)	King size bed	2	Luxury en-suite shower room.
Bedroom 4 (First floor)	King size bed, plus single bed on mezzanine floor	3	Luxury en-suite bathroom with shower over bath. The single bed on the mezzanine is in the eaves, so more suited for a child.
Total		**9**	

THE OLD BYRE – sleeps 10 in 4 bedrooms

● indicates a choice of bed configuration

Bedroom	Beds	Sleeps	Features
Bedroom 1 (Ground floor)	King size bed	2	Luxury en-suite shower room.
Bedroom 2 (Ground floor)	Super king size bed (can be divided into two single beds) ●	2	Private bathroom with shower over bath.
Bedroom 3 (Ground floor)	Super king size bed	2	Luxury en-suite shower room.
Bedroom 4 (First floor)	Four single beds (can be configured as two super king size beds or one super king size bed and two single beds) ●	4	Private shower room. Private toilet. This bedroom is set in the eaves, so more suited for children (although perfectly fine for adults too).
Total		**10**	

Other spaces in The Old Byre

- **Kitchen/Dining Room**
  This includes an electric Aga* and Aga companion oven, larder fridge and fridge/freezer, Nespresso coffee machine, dishwasher, a dining table that can seat 12 people and a comfy seating area and a 48" Smart TV at the far end.

  *Please note, to use the Aga in the Old Byre, there is an additional charge of £250 per weekend or £400 for 7 nights.

- **Sitting Room**
  With a wood burning stove and plenty of seating on comfy sofas.

- **TV Room**
  A cosy room with a 70" Smart TV and large comfy sofas, with stable doors that step down to the courtyard garden.

- **Courtyard Garden**
  A secure private walled courtyard area with table and chairs.

There is also a third hot tub which can be made available for an additional charge of £250 per weekend or £400 for 7 nights. It's generally found that the use of this additional hot tub is not needed when booking the entire Estate, which is why it is only available for an additional fee.

THE STABLES – sleeps 13 in 5 bedrooms

● indicates a choice of bed configuration
● indicates an extra guest z-bed can be added if required (additional charge of £75 per z-bed)

Note: the maximum number of z-beds available for The Old Mill, The Old Byre and The Stables is five.

Bedroom	Beds	Sleeps	Features
Bedroom 1 (Ground floor)	King size bed	2	Luxury en-suite shower room.
Bedroom 2 (First floor)	Super king size bed (can be divided into two single beds) ● ● *Day bed available on request	2	Luxury en-suite bathroom with shower over bath. *Day bed can be added (single/super king for additional £75 per stay).
Bedroom 3 (Second floor)	Four single beds - 2ft 6" (can be configured as two super king beds or one super king bed and two single beds) ●	4	Private shower room on the first floor. This bedroom is set in the eaves, so more suited for children (although also perfectly fine for adults too).
Bedroom 4 (First floor)	Super king size bed ●	2	Private bathroom with shower over bath.
Bedroom 5 (First floor)	Super king size bed, plus single bed on mezzanine floor ●	3	Luxury en-suite shower room. The single bed on the mezzanine is in the eaves, so more suited for a child.
Total		**13**	

Other spaces in The Stables

- **Kitchen/Living Area**
  A characterful and large open-plan area with fully equipped kitchen including a Rangemaster cooker, a double larder fridge, undercounter freezer, Nespresso coffee machine, two dishwashers, a breakfast table seating 6 guests, a 32" wall-mounted Smart TV, and a comfy living area with plenty of seating on sofas and armchairs and a 60" Smart TV.

- **Dining Room**
  A glass sided dining room with doors leading out to the terrace and gardens, a wood burning stove and a dining table and chairs to seat up to 22 guests.

- **Games Room**
  A great fun space with table tennis, air hockey, table football, books and games, sofas and a 42" Smart TV.

- **Grounds**
  A secure, private orchard garden perfect for children and dogs, with table and chairs and a hot tub.

THE GRANARY – sleeps 7 in 3 bedrooms

● indicates a choice of bed configuration

Bedroom	Beds	Sleeps	Features
Bedroom 1 (Ground floor)	King size bed, plus single bed	3	Luxury en-suite shower room.
Bedroom 2 (Ground floor)	Super king size bed (can be divided into two single beds) ●	2	Private bathroom with shower over bath.
Bedroom 3 (Ground floor)	King size bed	2	Luxury en-suite shower room.
Total		**7**	

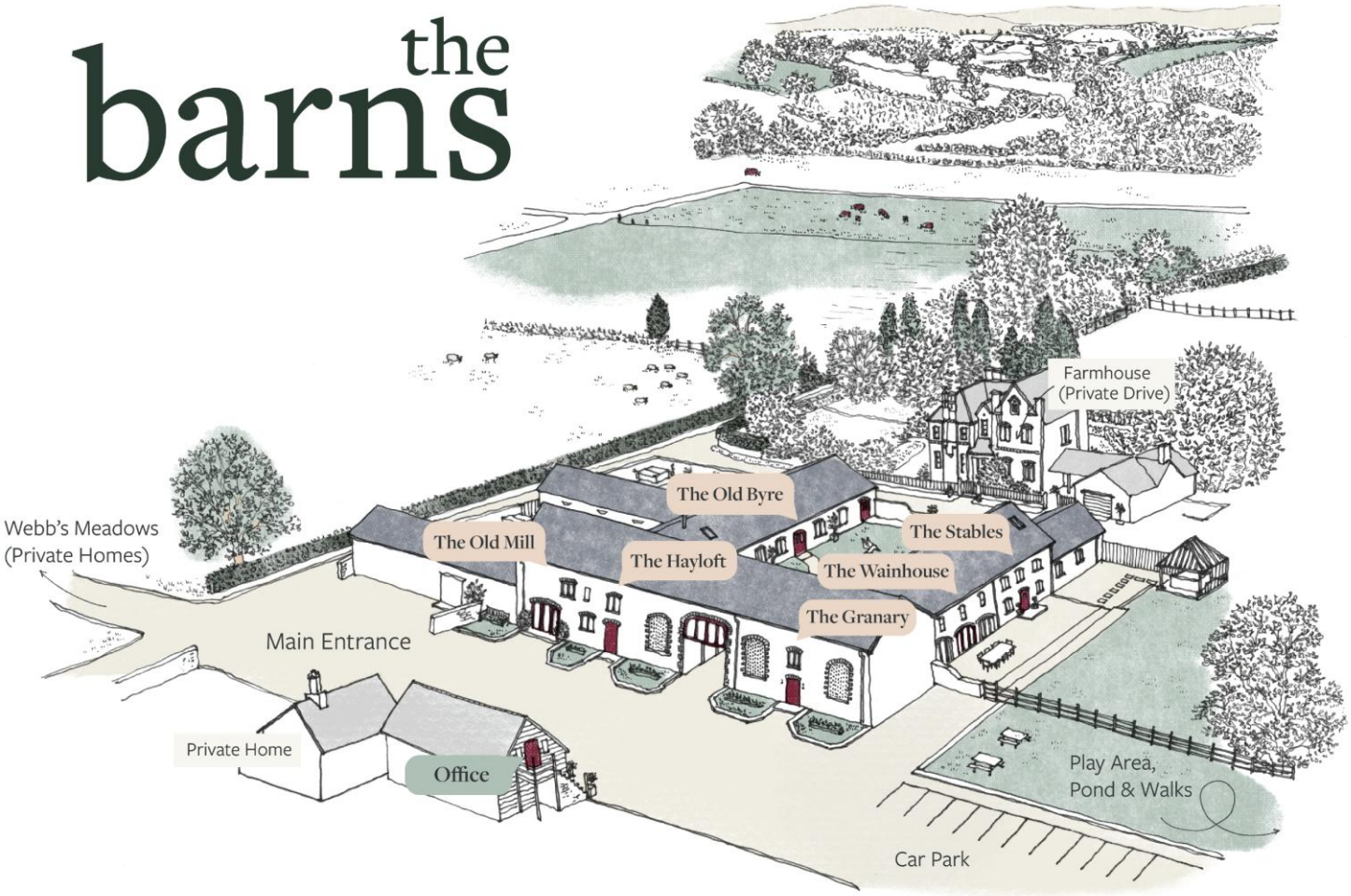
Note: The Stables and Granary are internally connected.

Playground
There is an adventure playground, which is separate to all the barns' gardens, for children to enjoy.

Overall capacity:

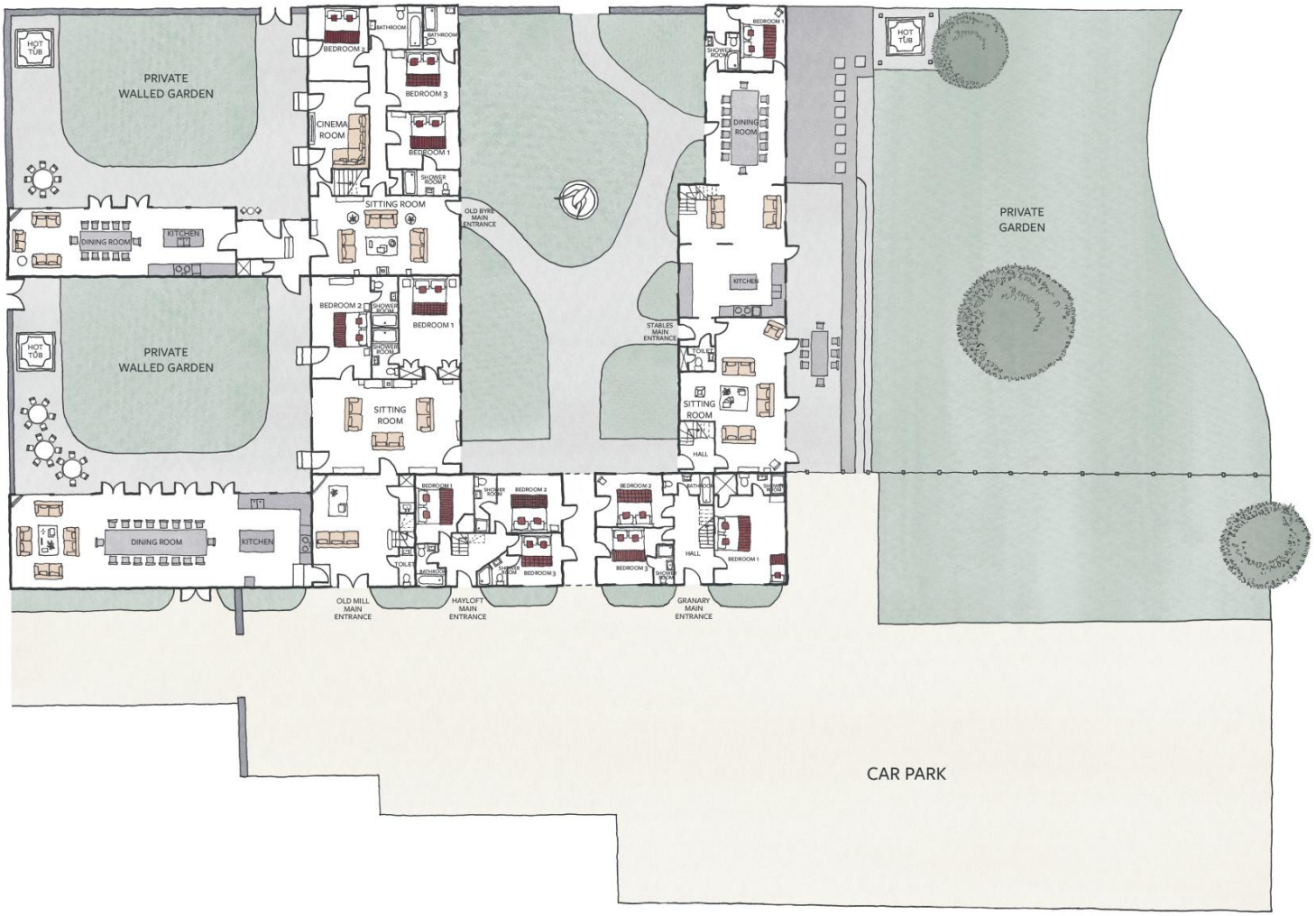
- The barns sleep up to 48 guests across 20 bedrooms
- If each guest wants a private bedroom, the total capacity is 20
- If each guest would like their own bed, the total capacity is 38

SITE PLAN

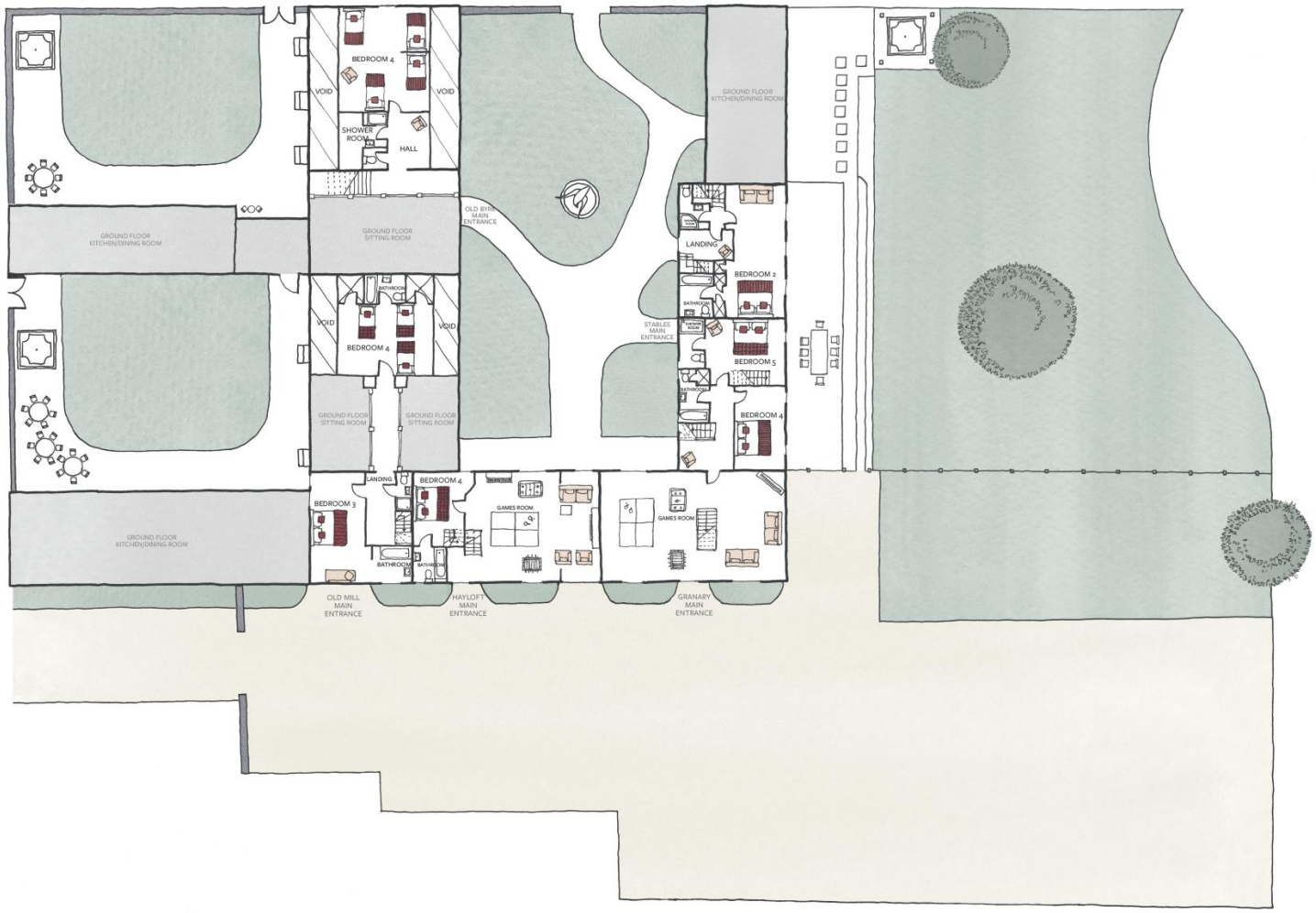

the barns
Farmhouse (Private Drive)
The Old Byre
The Stables
The Old Mill
The Hayloft
The Wainhouse
The Granary
Webb's Meadows (Private Homes)
Main Entrance
Private Home
Office
Play Area, Pond & Walks
Car Park

PLAN – GROUND FLOOR

Note: *The Stables sitting room and dining room have switched places.*



PLAN – FIRST FLOOR



PLAN – SECOND FLOOR

