



BEDROOMS AND LAYOUT OF OLD MILL BARN, HEREFORDSHIRE

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

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

The bedrooms are a delight: each of the 20 bedrooms is individually styled with its own bathroom. And they are all pure luxury. Please note, the Granary and Hayloft are bedroom only annexes (no kitchen). Many of our 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 MILL – sleeps 9 in 4 bedrooms

- indicates a choice of bed configuration
- indicates an extra guest z-bed can be added if required

Bedroom	Beds	Sleeps	Features
Bedroom 1 (Ground floor)	Double bed •	2	En suite luxury shower room.
Bedroom 2 (Ground floor)	Super king bed •	2	En suite luxury shower room.
Bedroom 3 (First floor)	Super king bed, can be divided into two single beds • •	2	En suite luxury bathroom.
Bedroom 4 (First floor)	3 single beds •	3	En suite luxury bathroom. This bedroom is set in the eaves, and so best suited children (although also perfectly fine for adults too).
Total		9	



Other spaces in The Mill

- **Kitchen/Dining Room**
A large 65ft open-plan kitchen and dining room with an Aga and electric oven, large fridge and freezer 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 at the far end.
- **Snug Room**
A cosy room with a 55" smart TV and large comfy sofas.
- **Lounge**
A beautiful room with a wood burning stove and plenty of seating on comfy sofas.
- **Courtyard Garden**
French doors open out from the kitchen into the private courtyard with its own hot tub.

THE HAYLOFT – sleeps 9 in 4 bedrooms

- indicates a choice of bed configuration
- indicates an extra guest z-bed can be added if required

Bedroom	Beds	Sleeps	Features
Bedroom 1 (Ground floor)	Double bed	2	Luxury en suite bathroom with shower and bath
Bedroom 2 (Ground floor)	Super king bed, can be divided into two single beds ●	2	Luxury en suite shower room
Bedroom 3 (Ground floor)	Double bed	2	Luxury en suite shower room
Bedroom 4 (First floor)	Double bed plus single bed ●	3	Luxury en suite bathroom with shower and bath
Total		9	

Other spaces in The Hayloft

- **Games Room**
A great fun space with table tennis, air hockey, table football, books and games, sofa and chairs, TV, tea and coffee making facilities.



THE BYRE – sleeps 10 in 4 bedrooms

- indicates a choice of bed configuration
- indicates an extra guest z-bed can be added if required

Bedroom	Beds	Sleeps	Features
Bedroom 1 (Ground floor)	Double bed, can be divided into two single beds •	2	Luxury en suite shower room
Bedroom 2 (Ground floor)	Super king bed, can be divided into two single beds •	2	Luxury en suite bathroom with shower and bath
Bedroom 3 (Ground floor)	Double bed	2	Luxury en suite shower room
Bedroom 4 (First floor)	Four single beds •	4	Luxury en suite bathroom with shower and bath. This bedroom is set in the eaves, and so best suited children (although also perfectly fine for adults too).
Total		10	

Other spaces in The Byre

- **Lounge**
With a wood burning stove and plenty of seating on comfy sofas.
- **Snug**
A cosy room with a 60" smart TV and large comfy sofas.
- **Courtyard Garden**
A secure private walled courtyard area and table and chairs.

Note: there is a kitchen in The Byre, which is generally not in use, but can be made available for an additional £150. There is also an additional 3rd hot tub which is not available but can be made available for an additional £100. It's generally found that the use of this additional kitchen and additional hot tub are not needed when booking the entire Estate, which is why they are 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

Bedroom	Beds	Sleeps	Features
Bedroom 1 (Ground floor)	Double bed	2	Luxury en suite shower room



Bedroom 2 (First floor)	Super king bed, can be divided into two single beds • •	2	Luxury en suite bathroom with shower and bath
Bedroom 3 (Second floor)	Four single beds	4	Luxury private shower room. This bedroom is set in the eaves, and so best suited children (although also perfectly fine for adults too).
Bedroom 4 (First floor)	Super king bed •	2	Luxury private bathroom
Bedroom 5 (First floor)	Super king bed plus single bed •	3	Luxury en suite shower room
Total		13	

Other spaces in The Stables

- **Kitchen and Dining Room**

A characterful and large open plan area with fully equipped kitchen including a large fridge/freezer, drinks fridge, coffee machine, Nutri-bullet, dining table and chairs to seat up to 22 guests, this opens into a light spacious room with further seating on three large sofas.

- **Snug**

A cosy room with plenty of comfy sofas and 52" Smart TV.

- **Lounge**

A glass sided sitting room with doors leading out to the terrace and gardens, a wood burning stove, plenty of seating on sofas and armchairs and a flat-screen TV.

- **Grounds**

With a secure private orchard garden perfect for children and dogs, table and chairs and a hot tub.

THE GRANARY – sleeps 7 in 3 bedrooms

- indicates a choice of bed configuration
- indicates an extra guest z-bed can be added if required

Bedroom	Beds	Sleeps	Features
Bedroom 1 (Ground floor)	Double bed plus single bed	2	Luxury en suite shower room
Bedroom 2 (Ground floor)	Super king bed, can be divided into two single beds •	2	Luxury en suite bathroom with shower and bath
Bedroom 3 (Ground floor)	Double bed	2	Luxury en suite shower room
Total		7	



Other spaces in The Granary

- **Games Room**
A great fun space with table tennis, air hockey, table football, books and games, sofa and chairs, TV, tea and coffee making facilities.

Note that you can access the Stables from the Granary Games Room.

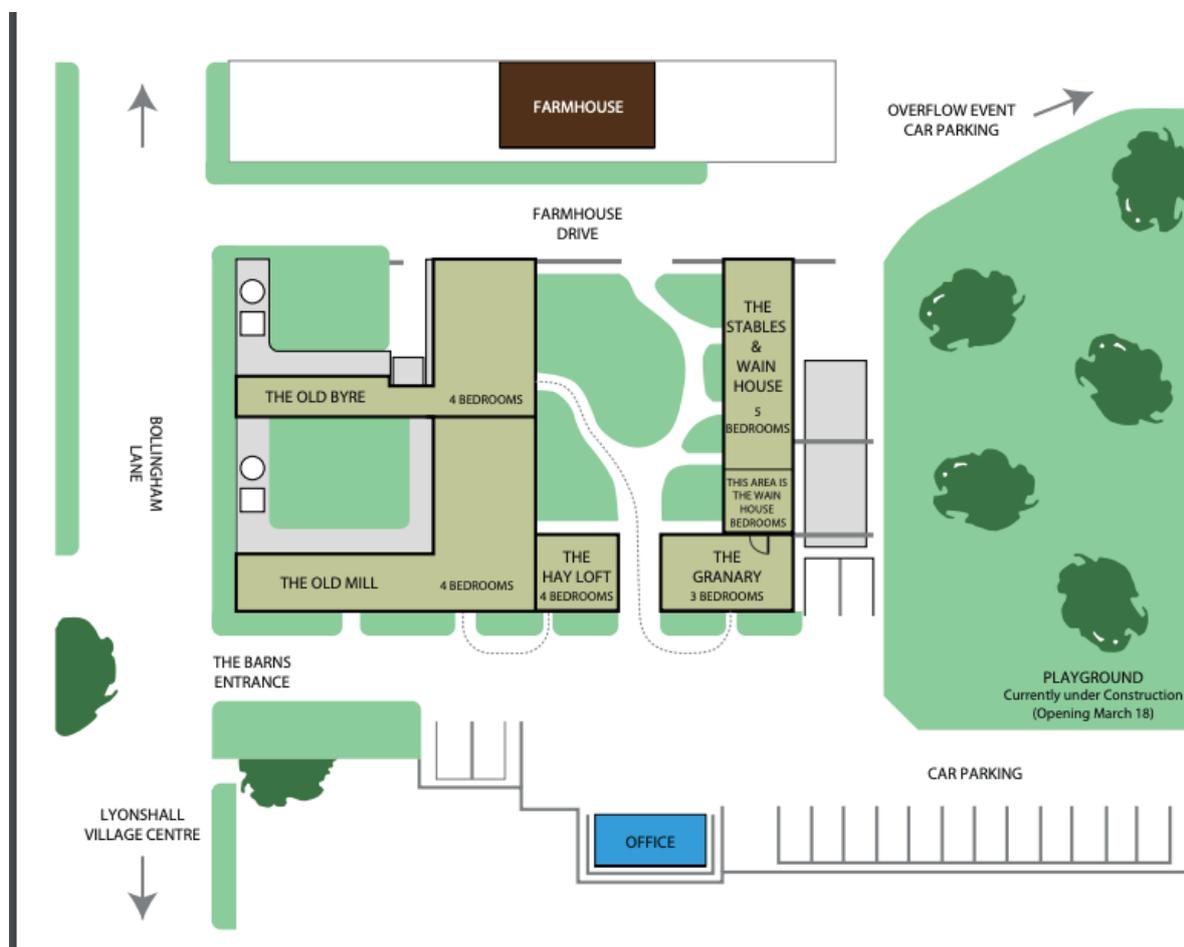
Playground

There is an adventure playground which is separate to all of 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 33-37

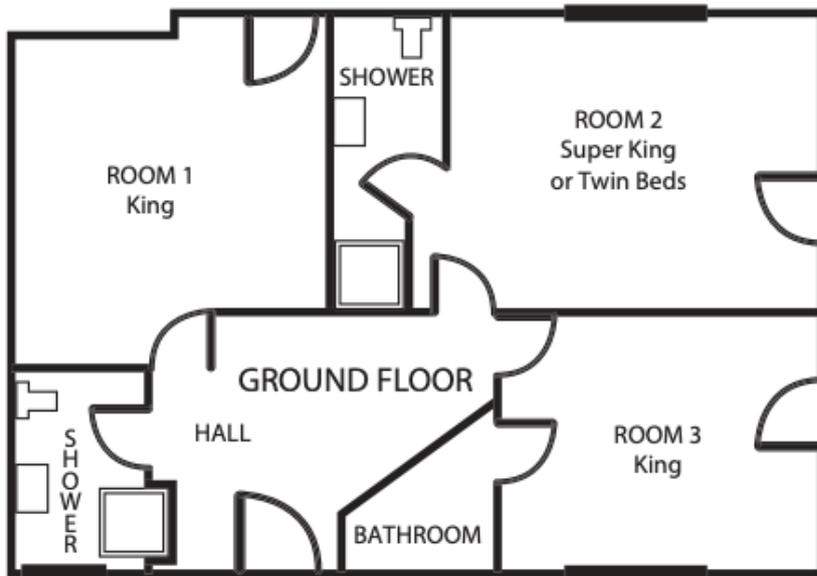
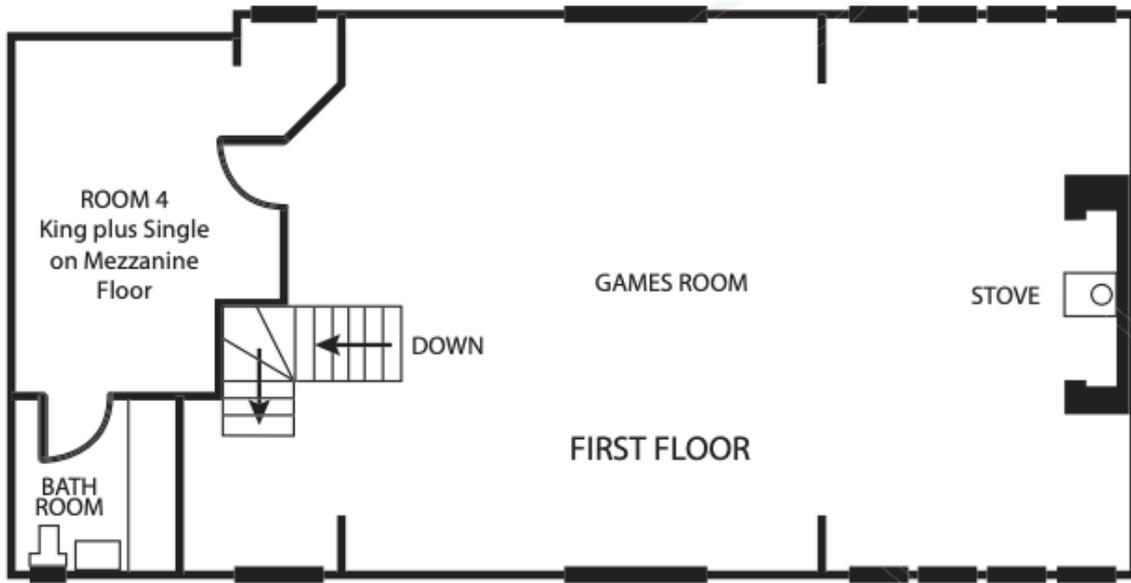
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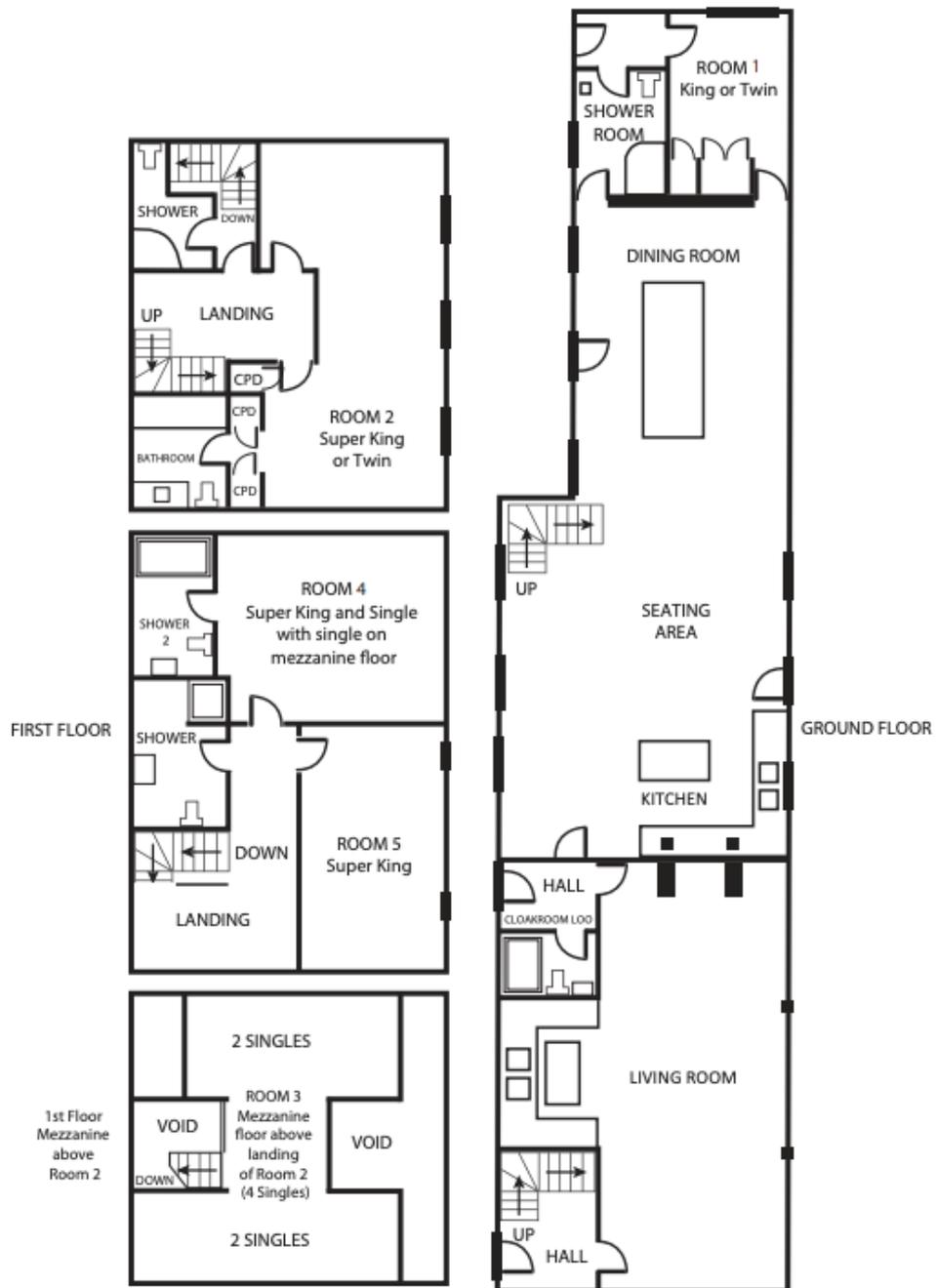
THE OLD MILL



THE HAYLOFT



THE STABLES



THE OLD BYRE

