



HOUSE PARTY SOLUTIONS



Stylish Barn Conversions

Dorset

SLEEPS 12 - 24



- ◆ Sleeps 12 or 24 (12 in each barn)
- ◆ Each barn has a beautiful private indoor swimming pool
- ◆ Each barn has an outdoor cedar hot tub
- ◆ Spa facilities in each barn; sauna, steam room and spa treatments room
- ◆ Other facilities include a private games room and gym
- ◆ Contemporary interiors perfectly complementing their stunning location and rustic heritage
- ◆ Flexible accommodation - all bedrooms have Zip & Link beds and therefore can be arranged as kingsize or twin
- ◆ Flexibility to self cater or choose from a range of catering options and services akin to staying in a boutique hotel
- ◆ Peaceful and rural location
- ◆ Just 6 miles from the Jurassic coast
- ◆ Air Hockey Table, Casino Table and Pool Table



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OVERVIEW

Images 1 - 12 show Barn 1 with images 13 - 23 showing Barn 2.

These properties were created to provide discerning guests with a unique experience - exclusive luxury breaks. The attention to detail is impeccable throughout - from the finest quality beds and linen, throughout the comprehensive range of extra services available.

Each of the properties is set in the most beautiful of surroundings and has been designed and built to the highest of standards. The properties are luxuriously furnished in a contemporary style with en-suite bedrooms, large open plan living space and superbly appointed kitchen and dining area.

A note from the owners:

"I want our guests to stay somewhere which is at least as good, if not better than home ☺ I want the experience to be as good as any boutique hotel at a fraction of the cost. I want my guests to tell me what is important to them so if they would like a chef or a highly trained spa therapist it can be organized, or if they prefer to be left alone, the choice is entirely theirs."



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YOUR STAY

Number accommodated

- ◆ 24 - 12 in each property
- ◆ Where both barns are rented together for groups of up to 24 guests, Barn 2 is set up for group dining
- ◆ Further accommodation on-site within the grand Stylish Farmhouse. Please enquire: Stylish Farmhouse

Number of bedrooms

- ◆ 12 - 6 in each property
- ◆ Bedrooms are all zip & link so can be set up as doubles or twins

Number of bathrooms

- ◆ 12 - each of the bedrooms has its own en-suite facilities with bath and shower over although, one bedroom in Barn 1 has a wet room
- ◆ 2 showers in Barn 1 spa
- ◆ 1 shower in Barn 2 spa

Dining capacity

- ◆ 12 in each property in the open plan kitchen/living room. For larger groups one of the properties is set up for dining groups of 24 and the other for socializing.

Catering

- ◆ Self catered, although a wide range of catering options can be arranged - please contact us to discuss your requirements.

Facilities (per barn)

- ◆ Heated indoor pool with sunloungers
- ◆ Cedar hot tub outside
- ◆ Sauna
- ◆ Steam room
- ◆ Spa treatments room
- ◆ Games room
- ◆ Gym
- ◆ Private landscaped garden
- ◆ Satellite TV plus flat screen TVs in each of the bedrooms
- ◆ Wireless broadband
- ◆ Outdoor furniture
- ◆ BBQ

In addition:

- ◆ Helipad
- ◆ Beauty therapists can be arranged onsite
- ◆ The barns can be rented as spa breaks or fitness & wellbeing retreats with detox, yoga & pilates

Check in/out times

- ◆ Check-in at 5pm and check-out at 10am.

Pets

- ◆ Horses are welcome; please contact us for more details.
- ◆ One dog is also welcome in Barn 2 (but not Barn 1 unfortunately).

Disabled facilities

- ◆ Both of the properties have a level access and ground floor bedrooms.

Weddings

- ◆ You are required to rent all three properties (the two Stylish Barn Conversions and their Farm House) for weddings. <http://www.housepartysolutions.co.uk/property/stylish-farm-house>
- ◆ Perfect for intimate wedding receptions - there is a wedding licence so you can get married on site.
- ◆ The number of guests you have is not limited by space, as there is plenty of land for marquees and a wonderful array of fantastic tents.
- ◆ Up to 36 of your guests can sleep overnight in absolute luxury with use of the two Stylish Barn Conversions and another of our properties, the Stylish Farm House. The houses are located close enough together to ensure the party does not feel 'split', but are designed with complete privacy in mind.
- ◆ Residential guests can be pampered in your own private spa, swim in your private indoor swimming pool, or soak in a hot tub for complete relaxation prior to the event.
- ◆ Treat the three properties as your own private homes and we can help you organise a fabulous wedding with all the benefits of a hotel but none of the inconveniences.

Stag and Hen parties

- ◆ Civilized stag and hen parties welcome.



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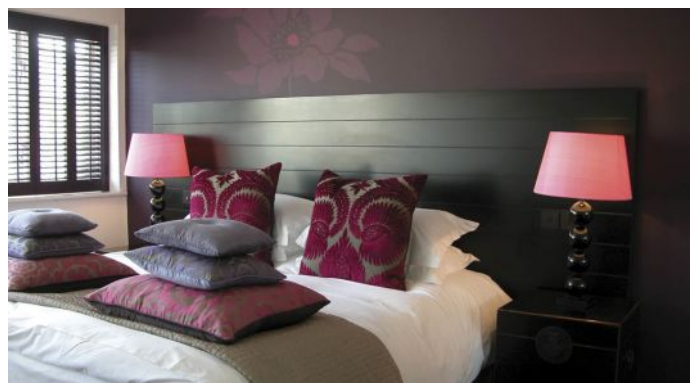
YOUR STAY (cont.)

Corporate facilities

- ◆ Wireless broadband and plasma screen - presentation equipment can be arranged. Business meetings for up to 24 people can be hosted.

Other services offered

- ◆ Cleaner
- ◆ Babysitting
- ◆ Driver
- ◆ Beautician





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ACTIVITIES

On-site Activities

- ◆ Horse riding
- ◆ Beauty treatments
- ◆ Pilates
- ◆ Yoga
- ◆ Helicopter rides along the Jurassic Coast

Local Attractions

- ◆ Visit West Bay beach nearby
- ◆ Go hot-air ballooning from Sherborne over the Dorset countryside
- ◆ Visit the romantic valley gardens at Mapperton in Beaminster
- ◆ Take a trip to Stonehenge
- ◆ Go for a walk and wander around historical centre Beaminster
- ◆ Go see some of the National Portrait Gallery collection at Montacute House
- ◆ Visit the medieval buildings in Sherborne
- ◆ Go shooting, go karting, zip wiring, fishing or golfing all nearby to the barns
- ◆ Visit Tudor manor house Barrington Court





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LOCATION

Deep in the heart of the Dorset countryside lies these two stylish barn conversions, set on the very beautiful Farm. Sociable, yet tucked away in secluded splendour within a patchwork-quilt Dorset setting.

Distance from:

- ◆ London - 3 hours
- ◆ Bristol - 1.5 hours
- ◆ Manchester - 4.25 hours
- ◆ Leeds - 4.75 hours

Nearest airports:

- ◆ Exeter Airport - 1 hour
- ◆ Bristol Airport - 1.5 hours

Nearest railway stations:

- ◆ Crewkerne - 10 mins
- ◆ Maiden Newton - 10 mins

Distance to nearest village:

- ◆ Beaminster - 5 mins

Distance to nearest town:

- ◆ Dorchester - 30 mins

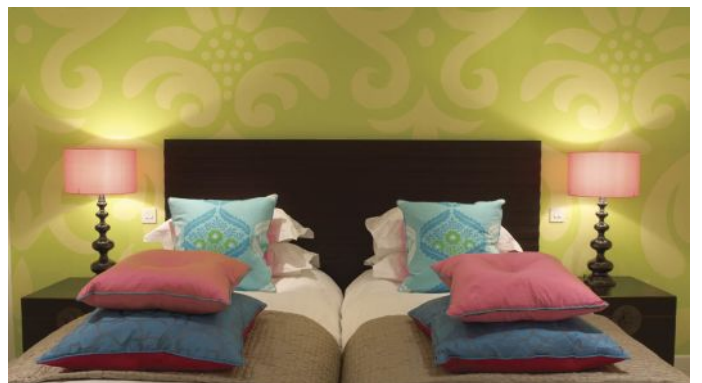




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FLOOR PLAN BARN 1





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FLOOR PLAN BARN 2





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PRICES

2024/25 Please note that prices are PER BARN.

**Weekends & Midweek - min 3 nights **

- ◆ £4,320 including VAT
- ◆ Additional night - £1,440 including VAT

**Christmas, New Year & Bank Holiday Weekends - min 3 nights **

- ◆ £5,400 including VAT
- ◆ Additional night - £1,800 including VAT

Booking terms

- ◆ A deposit of 30% is required to secure your booking with the balance due 12 weeks prior to arrival.
- ◆ Cautionary deposit: £1,000 per property due 12 weeks prior along with the balance payment. This is refunded minus any deductions within 14 days of departure.