

Hicks Farm Holidays

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For further information, tariff and booking
contact:

Mrs Susan Bywater
Hicks Farm
Boresford
Presteigne
Powys
LD8 2NB

Tel: 01544 260237

Email: enquiries@hicksfarmholidays.co.uk

www.hicksfarmholidays.co.uk



*Self Catering Accommodation
With
Swimming Pool and Games Room*

Photo: View from Harley's Mountain, Hicks Farm ©SEB2004

Orchard House

Hicks Farm is a quiet livestock farm on the borders of the three counties Shropshire, Herefordshire and Powys. Here the beautiful Marches landscape greets you as soon as you step outside the front door. Peacefully secluded in this unspoilt countryside Orchard House and Rose Cottage are ideal for all generations.

Whatever you choose to do, explore the farm, badger watch at sunset, relax in the swimming pool or simply enjoy a good book by the fire, we feel sure you will enjoy a truly relaxing holiday here at Hicks Farm.

Orchard House is a delightful barn conversion, originally a cow byre it has been carefully designed to provide spacious character accommodation with every modern convenience. Throughout the property many original beams and features have been retained and incorporated into the décor, in fact every room has exposed beams.

Rose Cottage was originally a small dwelling built of stone in the early eighteenth century, but has been extended twice (once in the late eighteenth century and then again in the mid twentieth century) to achieve a sizeable detached three bedroomed property. Despite these changes the cottage still boasts some unique original features including exposed beams and a complete bread oven!

Both properties have well-fenced gardens, which are laid down primarily to lawn allowing the more active plenty of room for football, cricket or even badminton! For those who prefer a quiet read in the sun or a glass of wine whilst the Barbeque cooks, the patio areas are perfect for you, comfortable garden furniture is provided and if you have forgotten to pack a book just choose one from the bookshelves.

Orchard House, accommodation for fourteen, has.....

- An entrance hall with coat and boot racks.
- A downstairs cloakroom.
- The lounge is comfortably furnished with seating for fourteen
- The very large farmhouse kitchen (7m x 5m) doubles as a dining room, where the whole party can dine together. There is also a television and radio/CD player.
- The downstairs bedroom suite with twin beds (that can be zipped together) & an ensuite bathroom have been designed and furnished with the less mobile, including wheelchair users, in mind. Emergency alarms and a hearing loop are fitted in this room. A wall-mounted television, coffee/tea making facilities. There is also an emergency exit from this room directly on to the car park.

Upstairs you will find

- The north bedroom suite with a king-size bedstead, ensuite bathroom, ensuite cot room, television, coffee/tea making facilities and sitting area.
- The second and third bedrooms have three and four full-size single pine bedsteads, respectively, with their own bathroom along the corridor. These rooms have limited space for cots.
- The south bedroom suite with a king-size and a single bedstead, ensuite bathroom, television, coffee/tea making facilities and sitting area. This room has ample space for a cot.

Rose Cottage, accommodation for seven, has...

- An entrance hall.
- A downstairs cloakroom.
- A utility room.
- The large character farmhouse kitchen doubles as a dining room.
- The lounge is comfortably furnished with seating for seven.

Upstairs you will find

- The spacious master bedroom with a double bedstead and an ensuite bathroom. This room has space for a cot.
- The second bedroom is a large room with exposed beams (those over 6' beware) and three full-size single pine bedsteads. Again there is space for a cot.
- The third bedroom with full size twin bedsteads.
- The family bathroom.

Throughout both the properties:

- All bedrooms have bedside cabinets and lamps, wardrobes, dressing tables with mirrors and, for guests' safety, are fitted with individual smoke alarms.
- Hairdryers are provided in each bedroom
- All bathrooms have full-size baths with showers over them, heated towel rails and shaver points.
- The windows are all lockable and stair gates are provided.
- Central heating.
- Mobile phone reception is poor so payphones accepting incoming and outgoing calls are provided.
- Each lounge has leather sofas, two high-seated upholstered wing chairs, a wood burning stove, smart television and DVD/Blu-ray player.
- Both kitchens are superbly appointed including ceramic hob electric cookers, fridges, dishwashers, kettles, toasters and all the necessary crockery, cutlery and kitchen equipment. The washing machine, tumble drier and freezer are in the kitchen of Orchard House whereas they are in the utility room of Rose Cottage.
- Guests should note that their water would be from a treated private supply.
- Highchairs, cots and other baby/toddler paraphernalia are available. Just ask before you pack.
- Convenient and ample parking adjacent to property.
- Wi-Fi broadband is available in each property.

Orchard House has extra facilities for those who may need them:

- Hearing loops have been installed in the kitchen and lounge in addition to the downstairs bedroom.
- The downstairs doors are 838mm wide allowing easy access for the less mobile.
- Light switches and power points on the ground floor are suitably placed for the wheelchair user.

All the bed linen, towels & tea towels, electricity, central heating, logs and Wi-Fi Broadband are included in the tariff. Pets are welcome at no extra cost.

Use of luxurious indoor swimming pool and games room too!

There are no hidden extras!

We also provide you with dishwasher tablets, washing up liquid & other cleaning products, together with an initial supply of toilet rolls & soap.

Advance ordering of groceries and other provisions by prior arrangement.

All amenities in Presteigne, four miles away.

The nearest British Rail Station is Knighton, six miles away.

Bus services are available in both Presteigne and Knighton.

Ordnance Survey map reference: SO 337 697 (Sheet Number: 148 Landranger Series)