



# BARN HOUSE

Converted from period farm buildings this barn offers flexible accommodation, rated 5 star Gold. Set on Broadgate Farm between the village of Walkington (1 mile) and the historic town of Beverley (2 miles) in Yorkshire within a small complex of holiday cottages.

Comfortable, spacious sitting room semi open plan to the kitchen with separate dining area. Ground floor bedrooms and a wetroom make it suitable for guests with limited mobility. This barn can also be linked to Foldyard cottage to form a 6 bedroom cottage. Please visit our website for more details of activities in the area, photos & virtual tour of the cottage

## Ground floor

Kitchen/diner with electric oven, gas hob, microwave, dishwasher, washing machine & fridge freezer. Large dining table to seat 10/12. Sitting room with comfortable seating, oak floor, Free Sat TV, DVD, hi-fi & wi-fi. Superking bedroom and a small twin bedroom. Wet room with thermostatic shower, WC, basin & shaver point

## First floor

Master bedroom with king size bed & ensuite shower room. Twin bedroom with zip and link beds to offer either twin or extra king beds. Bathroom with separate shower, bath, WC, basin and shaver point. Room for put up bed in the twin room.

## Outside

Off road parking for 2 cars, patio with garden furniture and planted area. Heated by underfloor heating throughout all fuel and power are included. Bed linen and towels included. Travel cot, highchair & put up bed available on request. Mobility aids available.



Please visit our website

[www.broadgatefarmcottages.co.uk](http://www.broadgatefarmcottages.co.uk)

Call 01482 888111

**SHORT BREAKS AVAILABLE & FLEXIBLE  
START DATES**



## At a glance...

|              | SLEEPS                   | ACCESS FACILITIES | BATH | SHOWER    | WASHER | DISH WASHER | WOOD BURNER | OUTSIDE                  |
|--------------|--------------------------|-------------------|------|-----------|--------|-------------|-------------|--------------------------|
| FORGE        | 4 + put up for child     | No                | Yes  | Over Bath | Yes    | Yes         | Yes         | Garden & Patio           |
| STABLES      | 4 + put up for child     | Yes               | Yes  | 2         | Yes    | Slimline    | Yes         | Courtyard & Planting     |
| FOLDYARD     | 4                        | Yes               | No   | 1         | Yes    | Yes         | Yes         | Garden, Patio & Planting |
| GRANARY      | 6                        | No                | Yes  | 2         | Yes    | Yes         | Yes         | Courtyard & Planting     |
| BARN HOUSE   | 8 + put up for child     | Yes               | Yes  | 3         | Yes    | Yes         | No          | Courtyard & Planting     |
| CART HOUSE   | 9 + 3x put up for child  | Yes               | Yes  | 4         | Yes    | Yes         | Yes         | Garden, Patio & Planting |
| CART HOUSE 2 | 4 + put up for child     | Yes               | Yes  | 2         | Yes    | Yes         | Yes         | Garden, Patio & Planting |
| COURTYARD    | 5 + put up bed for child | Yes               | No   | 2         | Yes    | Yes         | Yes         | Garden, Patio & Planting |
| HIGH BARN    | 12 + put up for child    | Yes               | Yes  | 4         | Yes    | Yes         | Yes         | Garden, Patio & Planting |

## All Cottages

No smoking \* Free wi-fi \* FreeSat /Smart TV \* Bluetooth \* Cot space \* 2 parking spaces \* Dogs by arrangement \* Online booking/availability



**Barn House 4 bedrooms**  
**Sleeps 8 in 4 bedrooms**  
**Space for extra child bed**



**Suitable limited mobility**

