

The perfect setting for a family reunion or a large party of friends, Brookside Farmhouse and Cwm Broadwell Barn are both situated in New Radnor, in the beautiful Welsh Marches. Half way down the border between England and Wales, the properties are close to the Offa's Dyke footpath and the popular towns of Ludlow, Hay-on-Wye and Presteigne.



Brookside Farmhouse



**Brookside Farmhouse** is a fine old Grade II listed traditional farmhouse, parts of which date from the 17th century. Sympathetically decorated and furnished with antiques, it offers a high level of comfort, reflected in its 5\* Tourist Board grading. The interior is rich in period features, with oak floors and staircase, a wealth of exposed beams and a huge stone inglenook fireplace. The house adjoins the old granary to the rear to form a private courtyard; and the remodelled Victorian frontage overlooks beautiful, mature, enclosed gardens, where you will find a trampoline, barbecue, garden furniture and a hot tub – a delicious way to relax, whatever the season.

The house sits on the edge of the pretty village of New Radnor, at the foot of the Norman Castle Mound, and is flanked by a small stream. The local shop, pub, post office

and other local amenities are just a few minutes walk from the house.

New Radnor, is situated in the beautiful Welsh Marches. Half way down the border between England and Wales, the popular towns of Ludlow, Hay-on-Wye and Presteigne are all within easy reach.

An excellent range of local restaurants and pubs – some Michelin starred – offer delicious locally-sourced and home-cooked food.

The house accommodates up to 12 people plus two guests in two double and two twin rooms, with a further two twin rooms with an extra bed in each. A cot and high chair are available, and up to two well-behaved dogs are welcomed. The property is available from Saturday to Saturday, or for short breaks throughout the year.

▲ *Overlooking the secluded pretty garden, the comfortable sitting room, with its large sofas, huge inglenook and wood-burning stove, has Freesat TV, DVD and CD player and a small library; the elegantly furnished dining room accommodates 14; a full complement of towels and white linen is supplied in each of the comfortable bedrooms; the large, well-equipped kitchen has a gas/electric range cooker and Rayburn. Doors lead off to the dining room and a traditional larder, with a stone table, fridge, freezer, washing machine and tumble dryer; the dramatic landscape of the Radnor Forest offers hiking, pony trekking, kayaking, fishing, cycling and paragliding; a quiet corner of the garden with its trampoline, barbecue and hot tub.*

## Brookside Farmhouse Pricing

Commencing Friday	Price per week	30% deposit	70% balance
4 Jan - 7 Feb	£687	£206	£481
8 Feb - 21 Feb	£752	£225	£527
22 Feb - 20 Mar	£699	£209	£490
21 Mar - 17 Apr	£1083	£324	£759
18 Apr - 24 Apr	£706	£211	£495
25 Apr - 22 May	£797	£239	£558
23 May - 29 May	£1368	£410	£958
30 May - 26 June	£1067	£320	£747
27 Jun - 3 July	£1202	£360	£842
4 July - 10 July	£1339	£401	£938
11 July - 17 July	£1361	£408	£953
18 July - 21 Aug	£1436	£430	£1006
22 Aug - 28 Aug	£1394	£418	£976
29 Aug - 4 Sep	£809	£242	£567
5 Sep - 18 Sep	£774	£232	£542
19 Sep - 16 Oct	£728	£218	£510
17 Oct - 30 Oct	£1152	£345	£807
31 Oct - 18 Dec	£699	£209	£490
19 Dec - 2 Jan	£1546	£463	£1083

Brookside Farmhouse and Cwm Broadwell Barn are available for weekends (Friday to Monday) and for short breaks (Monday to Friday) by arrangement. The fee for short breaks will be calculated at a reduced rate of 80% of the full weekly rate. Brookside Farmhouse weeks run Saturday to Saturday and Cwm Broadwell Barn weeks run Friday to Friday.

