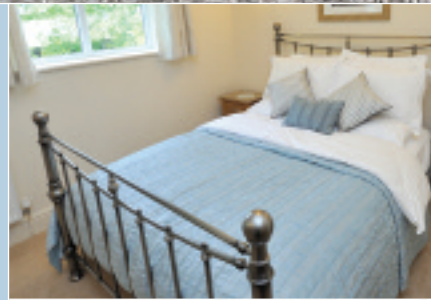




## *Comfort, luxury & space at Audrey's*

**Audrey's at Barms Farm** is ideally situated less than a mile north of the spa town of Buxton in the heart of the beautiful Peak District. The Visit Britain five star graded self catering property sits within its own private gardens and has open views towards Buxton and over the farmland at Barms Farm. Centrally located with ample parking, it is an ideal base for visiting the many local villages and Derbyshire attractions. These include Chatsworth House, Haddon Hall, the plague village of Eyam, Castleton's Blue John caverns, Dovedale and the Potteries to name just a few. Buxton, well-known for its spa water and wealth of historical and architectural heritage is only a three minute drive away.

Buxton's Opera House hosts the famous Buxton Festival during July followed by the International Gilbert & Sullivan Festival in August. The Pavilion Gardens, The Crescent and The Dome are well worth a visit as are the local well dressings and Buxton's shops and range of bars and restaurants.



**Audrey's** offers a quality experience, most appreciated by those who enjoy spacious, pristine, contemporary accommodation of a high standard, where quality fixtures and fittings have been positioned with thought and consideration for the users and where there has been much attention to detail in a quest to strive for guest comfort and satisfaction.

The most frequently used entrance at **Audrey's** is via the utility room with doors leading to a cloakroom and to an integral garage which has bike

storage space and exceptional washing and drying facilities for walkers returning with wet or soiled equipment. From the utility room, walk to **Audrey's** well-equipped



spacious kitchen/diner with its underfloor heating. Kitchen appliances include a Neff electric oven and ceramic hob, dishwasher, fridge and microwave. It has a small breakfast bar plus a dining area with table and comfortable seating for four, where adjacent french doors open onto the wrap around patio and **Audrey's** garden furniture can be used for al fresco eating.

Onwards to the spacious oak-floored south facing hall with access to the two large en-suite double bedrooms. Both rooms have very comfortable five-foot wide beds, plump pillows, duvets, quality linen, ceiling mounted paddle fans, ample storage and en-suite facilities.



The en-suites have long, extra deep baths to relax those tired muscles at the end of the day after exploring the Peak District, whilst the separate power shower cubicles will invigorate you at the start. Illuminated vanity units with deep basins and lots of

storage for toiletries are useful and the underfloor heating and thick towels on the towel warmers during the cooler months of the year are most welcoming. As both bedrooms have the same high standards, facilities and identical en-suite bathrooms with bath and shower cubicle in each, **Audrey's** is a great option for two couples holidaying together as no one has to accept "the short straw" on room choice.



**Audrey's** south facing lounge with living flame gas fire and Derbyshire stone fireplace has two comfy leather sofas. Details of visitor attractions, events, maps, walks and local eating places are displayed on the bookcase.



Sky Freesat digital television and music channels are available on the 40" flatscreen tv which is complemented with both video & dvd player. Wi-fi broadband internet access is freely available and has an excellent signal strength throughout the property.

**Audrey's** is available for letting to a maximum of four non-smoking adults. We do not cater for children or pets (as much as we dearly love them). Weekly bookings

commence on a Friday during peak season. Short breaks are available out of season from Friday to Monday (3 nights) and Monday to Friday (4 nights) and are occasionally available at other times.

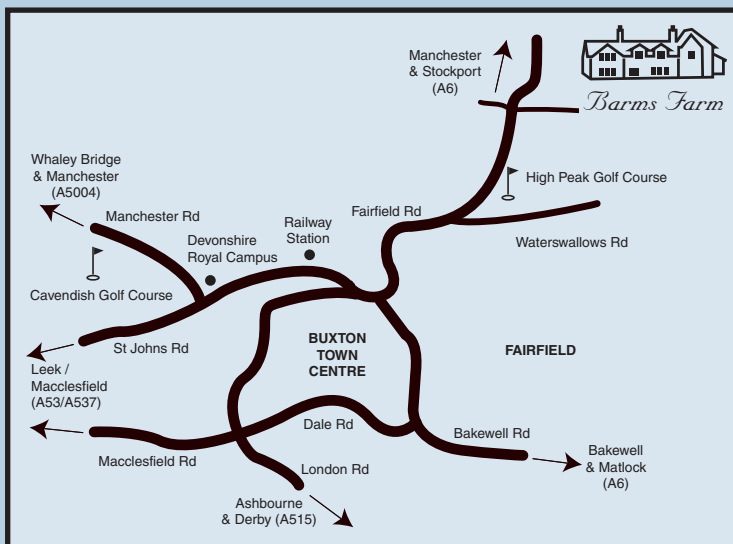
- Prices fully inclusive – no hidden costs
- Unlimited hot water & heating
- All towels and bedding included
- Welcome pack to get you started
- Non intrusive owners based on site
- Owner serviced to ensure high standards of cleanliness
- Skyline 199 bus passes regularly
- 1 mile from town, shops & train station
- Access from 4pm on day of arrival
- Departure by 10am on day of departure
- Payment by debit card/Maestro/ Cheque/Cash

Equally impressive five-star bed and breakfast accommodation is also available at the nearby farmhouse for those guests who prefer the option of serviced accommodation.



## How to find us . . .

From Buxton, take the A6 North towards Chapel-en-le-Frith & Stockport. The illuminated entrance to Barms Farm is situated on the right hand side approx one mile from Buxton. On leaving Buxton (watch the speed camera at the top of the hill near Fairfield Vicarage) and passing through Fairfield Common on the A6, Barms Farm is the only property on the **right hand side**. The entrance to our lane is just before the first set of double bends, approx 10 metres after the start of the double white lines and immediately after the High Peak golf course on the right hand side. If you miss the turning for our entrance, continue until you see a right hand turn signposted Batham Gate / Peak Dale / Peak Forest in about half a mile. Turn right at this turning, then immediate left and it will bring you back to the A6 where you will need to turn left to head back towards Buxton. Parking for **Audrey's** is in the large illuminated tarmaced car park at Barms Farm. After passing Audrey's on your left hand side, turn immediately left through the cobbled recessed driveway, passing the pond on your left hand side. The two extreme left hand parking bays straight ahead are designated for vehicles belonging to guests staying at Audrey's. There is a gravel path that leads from this area to **Audrey's**.



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Visit Britain ★★★★★ Self Catering

Audrey's at Barms Farm does not cater for children, smokers or pets