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**Carpenter's Barn Self Catering Cottage**  
**Garth House**  
**Pillerton Hersey**  
**Warwickshire**  
**CV35 0QJ**



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**What3words Riverboat.obvious.blueberry**

**[carpentersbarn.promotemyplace.com](https://carpentersbarn.promotemyplace.com)**

**Discover Our Countryside – Rest, Restore, Relax...**

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## Welcome

Welcome to our self-catering cottage in Pillerton Hersey, Warwickshire, a beautiful small barn conversion which was once a workshop for the village manor and nestles in the large front garden of our smallholding.

Our peaceful, comfortable and well-equipped cottage sleeps 3 people in one double, one single room and offers you everything you could want in a home from home.



This countryside oasis is a true rural retreat, yet only a few miles from the Cotswolds, Stratford upon Avon, Warwick and a wealth of National Trust properties and other castles, gardens and attractions. Situated on the edge of the small village of Pillerton Hersey we are surrounded by countryside and enjoy direct access to beautiful footpaths straight from our garden gate.

We are often asked why we love doing this? The answer is simple...we love helping folk like us find a place where they can truly relax and have the time to recharge that we don't get. Seeing our guests rest and shed their worries makes us feel good as well.



### We're looking forward to welcoming you...here follows everything you'll need to know to make your stay complete!



When you arrive please help yourself to the complementary goodies in the basket and fridge, including eggs from a local farm shop and honey from our own bees when available. The fridges are in the kitchen units on the left-hand side, the dishwasher is under the draining board and the lower drawers to the left as you enter the kitchen area hold plenty of tea towels, aprons, oven gloves, cling film and tin foil. The lowest drawer holds refuse bags of all sizes and there are cleaning items under the sink. Instruction leaflets for equipment can be found in the right-hand drawer under the hob.

A first aid kit is in the top left-hand cupboard to the left of the sink.

The freezer is in the utility room at the end of the hallway with the washing machine, tumble drier, ironing board and iron. The long cupboard behind the door houses more cleaning equipment.

The heating when needed is set on auto to come on from 6.30 – 11 am and 3 – 10 pm. Most radiators also have individual thermostat knobs for additional temperature control in each room. I'll check your heating requirements with you on arrival and amend if necessary.

There is a torch on the hallway windowsill and one in each bedroom. Spare batteries are in the top desk drawer in the hallway and light bulbs in the tall cupboard next to the freezer in the utility room.

**We are on mains drainage but do have a pump that links our waste to the mains therefore please do not flush anything down the toilets apart from the usual toilet paper to avoid snarling up the pump.**



Do feel free to browse the literature available for sightseeing – there is so much to see in the area you will be spoilt for choice. If you go anywhere please bring back an extra leaflet to help us update our leaflet rack! There are Ordnance survey maps for reference on the windowsill in the hallway.

The nearest local pub with good food is The Chequers at Ettington, just two miles away, and Ettington village also has the nearest local store for food provisions and Post Office. The nearest supermarket is Sainsburys in Wellesbourne. Shipston on Stour is a great characterful little market town with interesting shops and a good range of pubs and cafes. Kineton is a lovely village too with a great artisan bakery, the Corner Cottage Bakery, and Gilk's Garage Café which does amazing all day breakfasts as does the Touchdown Café at Wellesbourne airfield. Our favourite Farm Shop is at Hunscombe, just the other side of Wellesbourne.

Other good local pubs include The Peacock at Oxhill, The Castle at Edgehill, the George in Shipston on Stour, The Bell at Alderminster, The Howard Arms at Ilmington, The Ebrington Arms at Ebrington and The Fox at Loxley.



We have access to public footpaths from our front gate – if you go through the kissing gate and follow the fence line around our garden to the bridge at the bottom of the field you can walk for miles across country to Combrook or Butlers Marston and beyond or alternatively just turn right after the bridge and walk



along the stream to the road where you can cross to explore the rest of the village. Turning left outside the gate and following the brick wall takes you to the back of the church and onto the village. The Oxhill Bridle Road is another good local route which takes you to the top of Marston Hill where the views are spectacular.



We do have livestock on our small holding which you will see from the footpath –our ponies, Mallow the bay and Gracie the black, are friendly but please do not feed them, they are under strict dietary management (vet's orders!) and remain well-mannered without treats. Treats are bad for them. 😞

The sheep look fierce with their horns but are very timid by nature. They are Soay sheep, one of the oldest breeds left in the UK, originating from the island of St Kilda in the Outer Hebrides and are unique. They are a registered Rare Breed.



We keep bees at the bottom of our garden and nearly always have our own honey for sale, do please ask if you would like to buy some. Honey is £7 per jar. There are also notelet cards available for £1 each including envelopes and postcards for 50p.

Our dogs (Alf and Roo) are friendly, our cats (Kevin and the Shelbys) live in the stables and barn which you will see from the footpath. They often come into the fields... Kevin the black cat is friendly, the two black and whites and the tabby and white Shelbys are rehomed feral cats from Birmingham and are extremely shy.

**Please leave our footpath gates closed at all times unless they are hooked back with rope.**

We live on a working smallholding and are up and about relatively early each morning but we do keep as quiet as we can. We would ask you to respect the proximity of our neighbours and keep any noise down after 10pm.

Do feel free to ask us about the cottage, local life and the animals, we are nearly always around and very happy to help!

Looking forward to meeting you,

Tim and Berni 😊



## Home From Home

A handy list of what you will find in each room when you come to stay...

### Entrance Hall

Desk and chair, leaflet rack, extra seat for putting on those outdoor shoes, mirror.  
Large cupboard for coats, shoes, outdoor weather wear.

### Utility Room

Full size upright freezer, washing machine, non bio detergent and conditioner, tumbledrier, iron and board, cleaning cupboard and all cleaning equipment.

### Living Room and Dining Area

2 riser recliner armchairs with coffee tables plus occasional two seater sofa.

Smart tv and DVD player/recorder with remote controls.



Good selection of dvds, books, games and jigsaws.

Dining table and chairs, table mats.

Two more armchairs and coffee table with garden view.



### Kitchen

Bosch double oven, electric hob, dishwasher, 2 fridges, kettle, toaster, 2 cafetiers, full range of crockery, cutlery, pots and pans, cooking utensils, aprons, oven gloves, tea towels, dishcloths.



Kitchen towel, washing up liquid and cleaning products.

Welcome basket with locally sourced farm based produce plus a small jar of our own honey.



### Downstairs Cloakroom

Toilet and basin plus grab handle. Toilet rolls and towel provided.



### Bedrooms

Quality mattresses, all bedding and throws provided, 4'6" double and 3' single.

Plenty of wardrobe space in both bedrooms.

Wall mounted tv with remote control in double room.

Built in tall nest of drawers in double.

Dressing table with seat and mirror in single room.

Chest of drawers in single room.

Bedside tables with lights in both rooms.

Full length mirror in single room.

Garden views from both bedrooms.

Bathsheets and hand towel for each guest.



### Landing

Dressing table with seat and mirrors.

Full length mirror.

Hairdryer in top dressing table drawer.



### Shower Room

Walk in shower, toilet and basin.

Heated towel rail.

Grab handles in shower and by toilet. Toilet rolls provided.

Fold down shower seat.

Bathmat. Cleaning products.



## Extras

Beautiful garden and peaceful location.

Terrace with table and chairs.

Carport with storage for bicycles and mobility aids.



## Safety

Interlinked smoke detectors throughout plus heat detector and carbon monoxide detector.

First aid kit in kitchen cupboard.

Fire notice in hallway.

Thumb turn locks on external doors.

Plug in emergency and sensor lighting in hallway, kitchen and landing.



## Local Facilities

### Within Walking Distance

We are located in Pillerton Hersey which is a small village, almost a hamlet, with the beautiful church of St Mary the Virgin. This is a small country church with parts dating back to the 13<sup>th</sup> Century. There are a number of off-road paths around the village which make a leisurely stroll.

### Within 10-15 Minutes

There are local food stores in Ettington (2.9 miles) and Kineton (3.2 miles) plus Sainsbury's in Wellesbourne. (6.9 miles) The nearest Post Office is in Ettington, fuel and garage are in Pillerton Priors (1.6 miles)

### Within 30 Minutes

You'll find doctors' surgeries in Kineton at Old School House, Market Square, CV35 0LP and Wellesbourne at Hasting House, Rivers Way, CV35 9RH

The dentist in Wellesbourne is Langmans, 2, Willow Drive, CV35 9SB

Hospitals with minor injuries in Stratford upon Avon, Arden Street, CV37 6NX (Tues, Wed, Thurs 9am – 4pm) Moreton in Marsh, Stow Road, GL56 0DS (8am – 7.30pm all week) and Warwick, Lakin Road, CV34 5BW (24 hours)

There is a good range of everyday shops in Wellesbourne and Shipston on Stour.

A bus stop to Stratford and Banbury can be found in our village and Pillerton Priors (once a day)

Train stations at Stratford upon Avon, Warwick, Warwick Parkway, Leamington and Banbury.



Our driveway on the left



The top of our drive



A neighbour passing by!

## Things To Do

### Walking

There are many local footpaths from the garden gate to take you around the village and over the neighbouring farmland. You can take a quick stroll to the church or build up to a 5 mile loop around local farmland. Maps of all walks are in the information folder in the cottage, just take a photo and off you go! There are also Ordnance Survey maps for reference on the windowsill in the hallway for when you are going further afield.

### The Smallholding

The cottage lies in the large front garden of our home with a footpath from the garden gate that takes you through our fields to the countryside beyond. You can have a chat with the ponies over the fence and see the Soay sheep. We also keep bees at the bottom of our garden. They supply the honey for your welcome basket! Tim and I are nearly always around and happy to have a chat if you would like to find out more about the animals.

### Touring

Carpenter's Barn is ideally placed for visiting Stratford upon Avon and touring the Cotswolds plus 12 National Trust properties within an hour's drive. The cottage is just 5 minutes from the Fosse Way and 20 minutes from Stratford and the nearest Cotswold town with Warwick and Kenilworth Castles 30-40 minutes away.

### Shopping

The towns of Stratford upon Avon, Warwick, Royal Leamington Spa and Banbury are all within a half an hour drive. Oxford and Birmingham are around an hour away. Plus all those lovely Cotswold delights!

### Relaxing

Many guests come here just to rest and relax. Our peaceful location, beautiful garden and gentle countryside help you to wind down and the cottage "gives you a warm hug every time you come home.



## Local Attractions



There are an extraordinary number of attractions to be found within an hour's drive of Carpenter's Barn, from castles to gardens, museums, art galleries, the whole of the north Cotswolds, Stratford upon Avon and all that

Shakespeare has to offer plus a dozen National Trust properties. We really have something for everyone and you'll find that a short break goes far too quickly.



Our personal favourites include Compton Verney, Hidcote Manor and Gardens, Snowshill Manor, Chastleton House and the lovely small Cotswold town of Chipping Campden. But don't take our word for it – the secret world around us is yours to explore!



Text pictures from the top are Compton Verney, Holy Trinity and the River Avon, Snowshill Manor and Chipping Campden.



Hidcote Gardens



Broadway Tower



Stratford upon Avon



Warwick Castle

### Here follows a list of attractions with their distance from Carpenter's Barn to help you plan your stay....

Compton Verney Art Gallery	<a href="#">website</a>	3.8 miles
Redwings Horse Sanctuary, Oxhill	<a href="#">website</a>	3.4 miles
British Motor Museum, Gaydon	<a href="#">website</a>	7.2 miles
Stratford upon Avon	<a href="#">website</a>	9.1 miles
National Herb Centre, Warmington	<a href="#">website</a>	10.2 miles
Kiftsgate Court Gardens	<a href="#">website</a>	11 miles
Warwick Castle	<a href="#">website</a>	12.1 miles
Broughton Castle	<a href="#">website</a>	13.5 miles

Batsford Arboretum	<a href="#">website</a>	15.3 miles
Rollright Stones, Great Rollright	<a href="#">website</a>	15.3 miles
Broadway Tower	<a href="#">website</a>	17.9 miles
Kenilworth Castle	<a href="#">website</a>	18.2 miles
Diddly Squat Farm Shop	<a href="#">website</a>	20.3 miles
Cotswold Farm Park	<a href="#">website</a>	22.5 miles
Coventry Cathedral	<a href="#">website</a>	23.3 miles
Sudeley Castle, Winchcombe	<a href="#">website</a>	26.7 miles
Blenheim Palace	<a href="#">website</a>	28.1 miles
Cotswold Wildlife Park	<a href="#">website</a>	29.8 miles
Go Cotswolds day tours	<a href="#">website</a>	
Stratford Town Walk	<a href="#">website</a>	9.1 miles

## Cotswold Villages

Moreton in Marsh	<a href="#">website</a>	13.2 miles
Chipping Campden	<a href="#">website</a>	13.8 miles
Stow on the Wold	<a href="#">website</a>	17.5 miles
Broadway	<a href="#">website</a>	18.9 miles
Bourton on the Water	<a href="#">website</a>	21.4 miles

## National Trust Properties

Upton House	<a href="#">website</a>	6.8 miles
Charlecote Park	<a href="#">website</a>	7.1 miles
Farnborough Hall	<a href="#">website</a>	10.2 miles
Hidcote Manor and Gardens	<a href="#">website</a>	11.3 miles
Chastleton House	<a href="#">website</a>	19.8 miles
Coughton Court	<a href="#">website</a>	20.3 miles

Baddesley Clinton	<a href="#">website</a>	20.3 miles
Snowshill Manor	<a href="#">website</a>	20.2 miles
Packwood House	<a href="#">website</a>	20.7 miles
Canons Ashby	<a href="#">website</a>	28.8 miles
Hanbury Hall	<a href="#">website</a>	30.1 miles
Croome Court	<a href="#">website</a>	32.7 miles

## Tasty Stuff...A Range of Local Pubs and Restaurants to Suit Everyone.

Below is a list of all the local dining pubs with a range of food and prices for your special or everyday meal. We are very lucky to have such a variety within striking distance. To reach the website, highlight the word, then press “control” and click

The Chequers, Ettington	<a href="#">website</a>	01789 740387	2.5 miles
The Peacock, Oxhill	<a href="#">website</a>	01295 688060	3.7 miles
The Royal Oak, Whatcote	<a href="#">website</a>	01295 688100	3.9 miles
The Fuzzy Duck, Armscote	<a href="#">website</a>	01608 682635	5.5 miles
The Bell, Alderminster	<a href="#">website</a>	01789 335671	6.4 miles
The Castle, Edgehill	<a href="#">website</a>	01295 670255	7.2 miles
The George, Shipston	<a href="#">website</a>	01608 661453	7.6 miles
The Howard Arms, Ilmington	<a href="#">website</a>	01608 682226	8.3 miles
Baraset Barn , Tiddington	<a href="#">website</a>	01789 295510	9.2 miles
The Ebrington Arms	<a href="#">website</a>	01386 593223	11.9 miles
Ettington Garden Café	<a href="#">link</a>	01789 740496	2.8 miles
Shukurs Indian Restaurant, Kineton	<a href="#">website</a>	01926 642171	3.1 miles
Gilks Garage Café, Kineton	<a href="#">website</a>	01926 640539	3.6 miles
Touchdown Café, Wellesbourne Airfield	<a href="#">link</a>	01789 470575	7.6 miles

## Our “Go To” Pubs...

### The Chequers at Ettington

Five minutes away, this is our local. Well modernised with a quirky character and good outdoor and undercover heated seating areas, the food and drink are great, with a seasonally changing menu.

### The Peacock at Oxbury

10 minutes away, this is a rustic, traditional country pub with good food and drink and open fires whenever it's a bit chilly. Brilliant burgers are a speciality here.

### The Castle at Edgehill

10-15 minutes away, this is a captivating Victorian folly with a tower and the most amazing view across Warwickshire. Make sure you ask for a table in the gallery!

### The Bell at Alderminster

10-15 minutes away, this pub is as popular as our other favourites. Slightly larger but with well defined, comfy, traditional bar and dining areas as well as a good sized terrace with more seating for dining or quaffing.



## Warwickshire, Gloucestershire and Oxfordshire Events 2026

Follow the links to find regularly updated events lists in Warwickshire, Gloucestershire and Oxfordshire throughout 2026

Warwickshire [link](#)

Gloucestershire [link](#)

Oxfordshire [link](#)

### Local EV Charging Points

BP Pulse, Ettington Park Hotel 4.9 miles

Shell Recharge, Stratford upon Avon 8.2 miles

Instavolt Charging Station, Holiday Inn, Warwick 10.9 miles

Applegreen Electric Charging, southbound M40 12.2 miles

**Please note under no circumstances may vehicles be charged from the cottage, it will negate our insurance.**



## Arrival and Departure

### Check in time – 3pm

Check in is welcomed from 3-9pm on arrival day. We are nearly always around to welcome you in but on the rare occasions that we are not the key can be found in a wooden wall mounted box to the right of the front door. I'll message you as soon as possible if we can manage an earlier arrival time.

### Check out time – 10am

Check out is requested by 10am on departure days, this enables us to make the cottage spick and span for the next guests. I'll let you know if a later departure is possible.

## Fire Matters

Please take time to read the fire notice on the shelf in the hallway.

In the unfortunate event of a fire please do not try to extinguish it but leave immediately. External doors have thumb turn locks so you will not need a key to get out.

There is a fire blanket in the kitchen and a first aid kit in the top kitchen cupboard to the left of the sink.

Smoke detectors in all living areas, bedrooms, hallway, utility and landing are live and interlinked.

The cottage has a heat detector in the kitchen area which is also linked to other detectors plus a carbon monoxide detector on the mantel shelf.

In case of emergency or loss of power supply there are torches in the bedside tables in each bedroom and one on the hallway windowsill.

The plug in lights in the hallway, kitchen and landing are also emergency lights in a power failure so please do not turn the switch off.

Please respect our No Smoking Policy, a smoke free home is important to us. If you need to smoke outside please let me know and I'll provide a bin for ends.

No vaping, candles, nightlights, tealights or any naked flames.

**Although we have a woodburner in the living room it has become non-compliant under our Fire Risk Assessment and as such is not to be used. Please do not attempt to light it under any circumstances.**

## Rubbish Stuff

There is a bin under the sink attached to the door for general rubbish which then goes into the black dustbin in the carport.

In the cupboard to the left of the sink is a wicker basket for recycling, this then goes into the green dustbin in the carport. Our council does not sort recycling yet but please wash relevant items before disposal.

Also in this cupboard is the food waste bin, please could you use it for green waste only (fruit, veg, teabags but not eggshells, bread or cooked food) and leave it outside the front door when full, give me a call and I'll take it to our compost heap.

There are plenty of bin bags and dustbin bags in the bottom drawer left hand side of the kitchen.

Many thanks!

## Useful Contact Details

Owners **Berni Newcombe 07980 868935** and **Tim Newcombe 07970 037325**.

Landline **01789 740500** Please do not call after 9pm unless in emergency.

Postal address - Garth House, Pillerton Hersey, Warwickshire, CV35 0QJ.

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Emergency Services	999
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NHS non emergency	111
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Doctor	Wellesbourne/Kineton	01789 840425
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Dentist	Wellesbourne	01789 840786
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Chemist	Wellesbourne	01789 840484
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Mechanic/fuel	Pillerton Garage	01789 740285
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Taxi	J's Countryside Cars	07407432152
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Day Tours	<u>Go Cotswolds</u>	01789 224492
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## Facebook, Website and Google Page Links

You can find us online on our own Facebook and Google Business pages as well as our own website. Our Facebook profile is especially active with regular updates, news and pictures of the cottage, the animals, our smallholding life and the surrounding area.

Please follow our Facebook page to keep up to date with all our latest news (and like and comment as well.) And if you've loved your stay we'd love you to leave a review as well 😊

[Facebook Link here](#)

[Website Link here](#)

[Google Link here](#)

## Wifi

Wireless Network **BT-MFACNS**

Password **x4fxVqthvCTCb9**

You'll find that our signal is strongest in the single bedroom or hallway.



## Parking and Storage

The cottage is located just inside the garden gate of Garth House at the end of a 200 yard stoned driveway so all parking is off road and hidden from public sight. There is a carport with solid floor next to the cottage for you to use and further guest parking is available on the drive in front of our workshop doors. Bicycles can be stored undercover at the rear of the carport.

There is a selection of garden chairs at the back of the carport which you are welcome to use, please give me a call and I'll help you bring out what you would like to use.

## Getting Here

Carpenter's Barn is in the grounds of Garth House, Pillerton Hersey, Warwickshire, CV35 0QJ.

What3Words riverboat.obvious.blueberry brings you down the drive to the garden gate.

The cottage is easily accessible from the M40 northbound at junction 12 then through Gaydon and Kineton, or southbound at junction 15, taking the A429 signed towards Cirencester and then through Wellesbourne. We are just one mile off the Fosse Way (B4455) near Ettington for those who prefer to avoid the motorway.

Follow the link [here](#) and then click on Get Directions for Google maps distance, routes and time.



## House Rules

- The maximum number of persons occupying the property must not exceed 3 and only those booked in can occupy the property.
- No children under 14.
- No pets of any kind.
- Please remove shoes on entering the house.
- Please be advised that no extra overnight visitors are allowed to stay at the property and day guests only after asking permission from the property owner first.
- We or our representatives reserve the right to enter the property at any time to undertake essential maintenance, repairs or for inspection purposes.
- Tenancies commence at 3pm on the arrival date and guests are required to leave the rental by 10am on the day of departure. Failure to do so may result in you being charged a further day's rental.
- You must not use the property except for the purpose of a holiday.
- Smoking of any kind is not allowed in the property. If you must smoke outdoors please ask for a special ash bin and do not drop litter in the garden.
- No candles, tea lights or any naked flames allowed.
- No barbeques.
- Pets, vaping, smoking or use of candles, tealights or similar found anywhere on the premises will result in immediate termination of occupancy. Any damage or extra cleaning caused will be at your expense.
- Damages and breakages – please respect the facilities & accommodation with due care and leave them in the condition that you found them so that other guests may continue to enjoy them.
- If you notice something is missing or damaged in your accommodation, please let us know immediately so that we can take the appropriate action. If there have been any damage or breakages during your stay, we would be grateful if you could report them promptly, especially before check-out.
- The accommodation will be inspected at the end of the holiday & you may be charged for any loss, damage or extra cleaning costs. These are to be paid for in full within 7 days of notification. The owner reserves the right to make a charge to cover additional cleaning costs if the client leaves the property in an unacceptable condition.
- Please do not move any furniture from one room to another or any of the indoor furniture, furnishings or bedlinen outside.
- Please lock the doors and close the windows when you leave the property unoccupied.
- Please make sure you switch off lights and electrical appliances when you go out.
- Please note that if any keys issued are not returned at the end of your stay, then the cost of replacement will be charged to you.
- The client may in no circumstance re-let or sublet the property.

- Please park your vehicles in the designated parking space, ensuring cars do not block access to the driveway. Parking is limited to 2 vehicles.
- Please respect the neighbours and keep noise levels to a minimum, especially between 10pm and 8am.
- Check-out – guests are required to vacate by 10am. Please leave the cottage as you found it including putting out all rubbish.
- Wi-Fi – the guest agrees to reasonable and lawful usage.
- Domestic electric vehicle chargers (commonly known as a 'granny charger' or a 'trickle charger') are not suitable for use at the property and are strictly forbidden as are extension leads for that purpose. You are liable for any damage or loss suffered by us due to your unauthorised use of domestic chargers.
- This property is privately owned and is part of our home. We hope that all guests enjoy the facilities and treat the property with the same respect that they would with their own home.



**Thank you for reading...would you like to make a booking?**

**You can check our prices [here](#) and availability [here](#)**

**Then if you have any questions or would like to book your stay  
please contact me by email**

**[berninewcombe@gmail.com](mailto:berninewcombe@gmail.com)**

**Or you may call or Whatsapp me on 07980 868935**

**I'll be happy to help 😊**



