

Accommodation & Horse Facilities Information

People

Dogs

Horses

(updated December 2024)

Bryn Y Garreg, Llangadfan, Welshpool, Powys SY21 0QH

At present we can accommodate up to 5 people at any one time.

Note: From May2025 we will be able to accommodate up to 7 people.

There will be a twin room with 2 x single beds and a dedicated shower room available in addition to the 2 rooms we offer at present.

Accommodation: ***Entire guest suite***

About This Space

The guest area is in the main part of the 17th century farmhouse with its own entrance.

All bedrooms have dedicated private or en-suite bathrooms. We have 1 king size double en-suite bedroom and 1 triple bedroom available (incl. 1 x double bed and 1 x single bed).

Please be aware some ceilings and doorways are on the low side upstairs.

There is a dedicated guest dining/living room, lovingly called 'the Snug'.

The utility part of the guest kitchen is for private use by the owners, which makes this a shared space. So is the internal hallway, as it leads to all bedrooms in the house.

The rented kitchen space includes cooking facilities, electric oven with hob, a large fridge freezer, kettle, toaster, kitchen sink, kitchen utensils including glasses, mugs, plates, cutlery, cooking pots, cooking implements and more.

The Space

We are a wireless free farm and farmhouse.

This makes us an ideal venue for tech detox, secluded retreats. People looking to connect with nature and animals in an ambience of peace and serenity.

The spacious guest part of the house, although part of the farmhouse is a mostly very private and self-contained space.

It is a home from home experience with many creature comforts; including an inglenook fireplace in the dining/living area, a sofa, comfy beds and sumptuous bedding, with spacious and up to date bathrooms with beautiful views of unspoilt nature out of every window. The bedrooms are inviting, lovingly detailed and well furnished.

There is plenty of space for muddy boots, shoes and coats in the entrance hall with a floor to first floor ceiling open staircase giving you room to breathe, relax and feel calm.

You are welcome to bring your dogs, we only ask that you abide by the house rules.

With 6000 acres of Dyfnant Forest / Rainbow Trails across the road from us and stunning Lake Vyrnwy only 6 miles away, you are well placed for walking, hiking, cycling or horse riding. You can even bring your own horse on holiday with you! We have equine facilities on our farm.

We are extremely animal minded yet also do crafts and offer on-site opportunities for the following during your stay with us. This is completely optional and separate from the accommodation we offer and will have to be booked before your stay.

Our offerings include equine facilitated learning, mindfulness sheep experiences, leathercraft courses, traditional piano accordion lessons & entertainment. More info www.lvacwales.com

Indulge in the passive experience of the close to nature, relaxing & unique atmosphere we are proud to share with anyone coming to stay on our farm. This originates through people and animals living alongside each other in harmony, respecting each other's needs and abilities.

Dogs

Fully house trained and well-behaved dogs are most welcome. Dogs are generally only allowed on the ground floor and are not allowed on beds and furniture. We can provide dog crates at £5 per crate during your stay should you require one.

A charge will be made if additional cleaning is required and/or as a result of evidence to show your dog(s) have been on our bedding.

Please bring throws if you allow your dogs on the sofa in 'the Snug'.

Dogs must not be left unattended in the accommodation unless they are happy and used to be left in a crate and have access to water, and then only for short periods of time (no more than 4 hours). The Owners living in the main part of the house will have to be informed if you are planning to do this. Remember there are other animals and people living in the house at the same time.

Hired crates are not to be taken out of the accommodation.

We take pride in our accommodation. Please clean up after your dogs, particularly if they are moulting (there is a Hoover behind the hall door) and when they foul on the grounds. A bin is provided for the latter.

Please note that at present we have 1 cat and 1 dog living in our farmhouse. The dog lives in our part of the farmhouse and so does the cat most of the time. We invariably aim for high cleanliness standards, however, if you have any allergies to cat, dog or horsehair, you might be well advised not to book with us. If your dog has problems with other unknown dogs (passive aggressive), we may still be able to accommodate you, as we can keep our dog very much separate from the guest dogs for the duration of your stay. Please get in touch to discuss details.

Dogs outside – **important:**

It is your responsibility to keep your dogs under control and out of trouble.

Dogs are required to be kept on a lead **at all times** - without exception.

Notes with regards to our wireless free farm policy:

This means all wireless items i.e. mobile phones, smart watches, fit bits, Bluetooth enabled gadgets, or any other wireless devices are to be kept in your car away from the farm.

You **will be** able to use any of your tech in our **guest car park area** at any time.

People suffering from EHS (Owner & some guests) sadly get adversely affected by wireless technology sometimes within just a couple of minutes or less to even considerably small exposure levels. The repercussions can be severe and utterly debilitating. So, in the interest of giving yourself a break from technology and also in the interest of the owner's health, please make sure you adhere to our wireless free policy at all times.

Please be aware that in the event you choose to forego this policy we may have to ask you to leave the premises without a refund. Under such circumstances the owner's decision will be final and without reproach.

Info for Horses to stay with us:

Check in times: 4pm onwards

Check out times: no later than 10am

1.5 acre guest paddock for turnout adjacent to the main car park,

Overnight stabling possible by prior arrangement (minimum 7 days notice)

There are between 3 and 5 stables available depending on the time of the year. Please check availability with us.

The paddock is generally available between April and October for full time turnout if you want your horse to live out. At other times a stable will be made available and turnout is available weather dependent.

Guest paddock newly stock fenced. No other horses adjoining which allows guest horses to relax and graze undisturbed.



We can offer a range of Stables. We have a semiprivate outdoor stable block in the main yard. Two stables and a dedicated tack room. This can help horses relax when they are away from home.

We also have 3 extra-large stables available in our main open plan indoor barn. All our stables have rubber matting in place.



You are able to purchase hay from us and shavings for bedding, if you are not able to bring your own. Please arrange for your own horses hard feed, buckets etc as this is an individual matter for each horse. If you do need us to help with anything, please let us know your requirements at least 10 days before your arrival date and we will do our best to help you with the arrangements.

We provide a wheelbarrow for your use during your stay.



Hire of outdoor school available.

The guest paddock is shared between all guest horses during their stay. You are welcome to set up your own electric fencing system if you need to restrict grazing or keep horses apart from each other.

The electric fencing set up will be your own responsibility. You are required to liaise with and come to an amicable agreement with other paddock users.

Make sure your horse is happy to stay in a field by itself, if you are the only horse & rider staying at that time. There will be no other horses in line of sight of the main guest paddock. However, we can make a small paddock available in the yard, close by to other animals but not necessarily in close proximity to other horses. If your horse is unhappy to stay in a field on its own, for whatever reason, it is your responsibility to have made arrangements for a stable before you arrive. Note: Stables may not be available at short notice, please give us a minimum of 7 days notice if you require one.

Please be mindful of other people and animals and do not cause any avoidable disturbance to other guests or neighbours. Be polite and amenable at all times.

If you need anything, please come and see us, we will do our utmost to help.

The rainbow trails are just around the corner with approx. 100 miles of trails just waiting for you and your horse to venture out in. The Dyfnant Forest covers an area of 6000 acres, some of the tracks have been made into waymarked trails for horse riders and carriage drivers to follow. The short ride from our place here at Bryn Y Garreg over to the Penny Ffordd Car park, which is the

main starting point of the rainbow trails, will take you about 20 minutes on horseback, or a short 5 minutes drive in the car and trailer. They have 3 corrals with picnic benches at the main Rainbow Trails Penny Ffordd car park entrance. A little further down the road is here is Hendre car park, which also has two turnout corrals for the horses. This enables you to explore the forest from different vantage points.

House Keeping:

***** You are required to have 3rd party liability insurance cover for your horse.** (Gold Standard BHS membership or any other 3rd party liability insurance cover.) Please let us have a copy of your up-to-date membership or insurance policy document at time of booking. ***

We shall not be liable for any loss, damage or injury sustained by any person during the entire holiday.

Riders are strongly advised to wear protective headwear, high vis etc.

Guests are recommended to take out their own rider/holiday insurance to cover mishaps/cancellations.

Horse riding and horse handling is potentially dangerous, and YOU RIDE ENTIRELY AT YOUR OWN RISK. You are required to respect other riders and horses including declaring any behavioural aspects of your horse before the ride. We reserve the right to refuse participation should you or your horse appear to constitute a risk to themselves, their horses, other riders or horses.

Any route taken is up to the rider themselves to know if the ride is suitable for their own horse and their own riding ability.

Any expenses incurred shall be the responsibility of that rider and no refund will be due for the cancelled part of the holiday.

Vehicles and contents are left at OWNERS SOLE RISK anywhere on the premises.

We accept NO RESPONSIBILITY FOR RIDERS' PERSONAL EFFECTS.

Please do not bring items of value.

Bookings are accepted on the basis that riders do not suffer from any illness or disability, which could affect their safety on horseback or at any point during the holiday.

Riders must be aware that at times they will quite possibly be travelling along some short stretches of mostly minor roads and will be required to abide by road safety rules. Riders should be able to open/close gates, remount unassisted, negotiate fords & follow maps and directions.

Please make sure your horse is free of any contagious disease at time of arrival and part of a regular worming program (homeopathic or conventional), your horse's feet are in good order, and that it is well behaved around other horses. Stallions are accepted only after prior agreement and on special terms. Please enquire with us for details. Consideration will be given on an individual basis.

Please remember you are here on a DIY basis, so make sure you clean up after yourselves as you go and leave no mess behind when you leave. If you need some help with assisted DIY, please ask.

There is a water trough in the field, but no running water. Please tell us if it runs low and we will top it up.

The fencing in the field is of recent post and railed type with incorporated stock fencing. To one side of the field there is an old hedge row with traditional stock fencing inside. It is your responsibility to report damage to the fencing caused by you or your horses during your stay. And it is also your responsibility to check the field is safe for your horse to enter, before first putting your horses out in it. If you feel there is an issue, please let us know before turning out your horses.

We hope you will have a fabulous & memorable stay here with us at Bryn Y Garreg.

Iris & Mike

Please note that any of the above information is subject to change without prior notice.