

# PAGE 1 – COVER

## Mansfield Cottage – Barrington



*Mansfield Cottage (red roof) by the Barrington River, surrounded by beautiful mountain views.*


### Guest Information Guide

Barrington Valley, NSW

Nestled between the mountains and the river

Accommodation for 1 to 10 guests (max 8 adults)

 406 Barrington East Rd, Barrington NSW

 Jill: 0402 073 990 | Rick: 0431 734 352

 [jill.perram@bigpond.com](mailto:jill.perram@bigpond.com)

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## PAGE 2 – WELCOME



*Welcome to Mansfield Cottage — a peaceful Barrington Valley escape with river and mountain views, cosy comforts, and an outdoor bathhouse to relax and unwind in.  
Cheers to your stay 🍷*

Thank you for your interest in **Mansfield Cottage** — we would absolutely love to welcome you.

Mansfield is a charming, traditional 4-bedroom farmhouse in the Barrington Valley, nestled between the mountains and the river, offering accommodation for 1 to 10 guests (max 8 adults).

It sits in the foothills of the World Heritage-listed Barrington Tops National Park and the stunning Gloucester Tops waterfalls, offering a peaceful, nature-filled escape where you can truly relax and unwind.

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## PAGE 3 – FEATURES & COMFORTS

*Mansfield Cottage outdoor bathhouse — a peaceful soak with a glass of bubbly and views over the valley.*

- Unique outdoor bathhouse with clawfoot cast iron bath, dual showers, and outdoor “dunny with a view”
- Fully sealed road access – easy year-round travel
- Just 2 hours from Newcastle and Port Macquarie, 3 hours from Sydney
- Contactless check-in
- Free high-speed satellite Wi-Fi
- Free Foxtel (3 outlets)
- Air conditioning + cosy log fire
- Complimentary firewood, kindling, electric blankets & flannelette sheets
- Renovated in 2022
- Fully equipped kitchen with condiments
- Fully equipped laundry with washing detergents
- Indoor bathroom plus outdoor facilities

### **Accommodation configuration:**

- 2 x Queen Bedrooms
- 1 x Twin Singles Bedroom
- 2 x Double Bunk Bunkroom

All beds made for arrival

Bath towels, soap, and a welcome cappuccino provided ☕

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 **PAGE 4 – COSY COTTAGE LIVING**



*Warm and inviting interiors at Mansfield Cottage, designed for comfort and relaxed country stays.*

## PAGE 5 – NATURE, RIVER & WILDLIFE



- Direct access to the Barrington River (approx. 200m frontage)
- Swimming, paddling, tubing, fishing and exploring
- Easy river access points
- Peaceful hilltop position with sweeping mountain and valley views
- Bird-filled gardens designed as a sanctuary for native wildlife

Wildlife sightings are a highlight of the property, with kangaroos, echidnas, and platypus often seen on-site, and occasional koala sightings within the local community.

- Morning fresh egg collection experience
  - Alfresco dining on the verandah with gas BBQ
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## PAGE 6 – WORK & CONNECTIVITY

- High-speed low-latency Wi-Fi
  - Dedicated work station
  - Ergonomic chair
  - USB charging ports
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*Designated workstation at Mansfield Cottage — perfect for staying connected while you relax in the Barrington Valley.*

## PAGE 7 – LOCAL SERVICES

Enjoy the beauty of the valley with everything close by:

### **Barrington Village (5 mins)**

Fuel, takeaway food, liquor, post office, basic groceries, and Little Tots Skate Park

### **Gloucester (10 mins)**

Woolworths, IGA, cafés, restaurants, 2 x friendly pubs (1 with playground), clubs, medical centre, hospital, NRMA, petrol, swimming pool, parks, playgrounds, skate park, art gallery and more

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## REVIEWS & SOCIAL

We're proud to be highly rated:

- Airbnb – 4.9/5 (Guest Favourite – top 10% of homes)
- Booking.com – Exceptional 9.5/10
- Facebook – 15,000+ followers and wonderful guest reviews

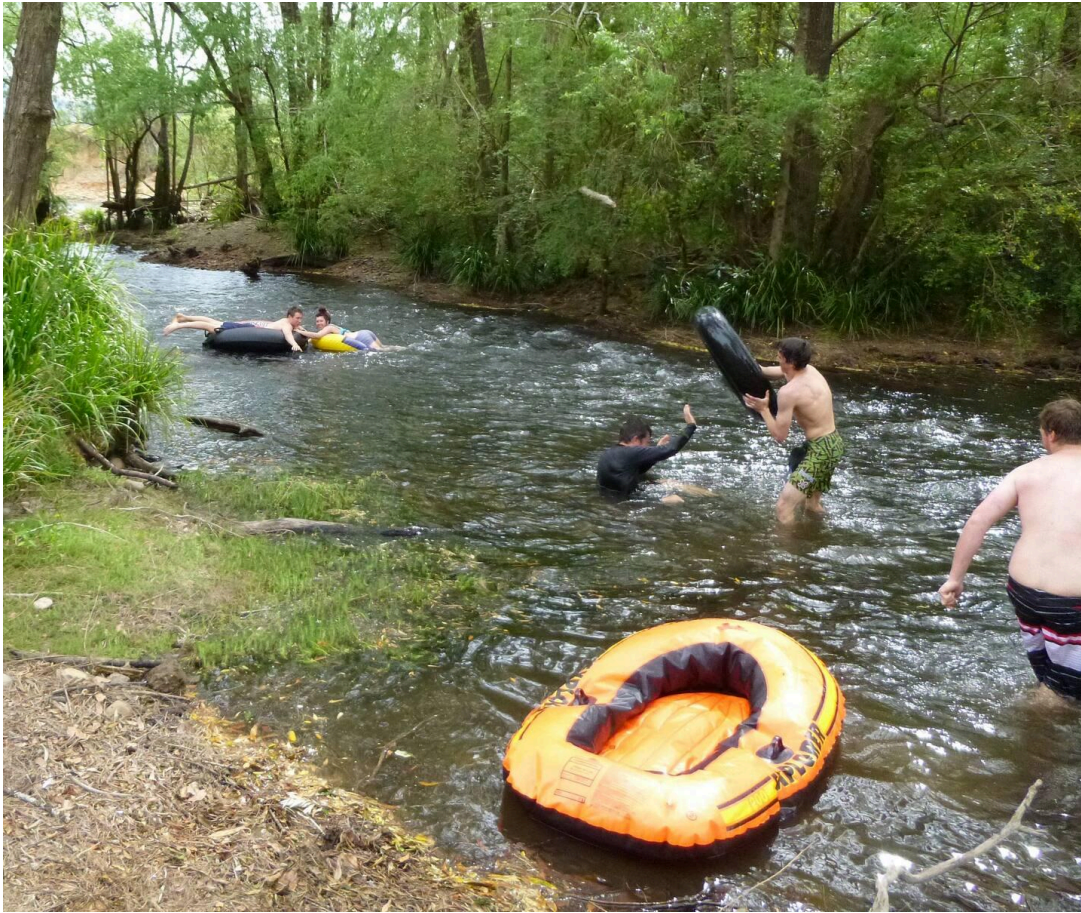
 Instagrams

<https://www.instagram.com/mansfieldcottagebarrington406/>

[https://www.instagram.com/girlsweekends\\_mansfield/](https://www.instagram.com/girlsweekends_mansfield/)

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## PAGE 8 – OUTDOOR EXPERIENCES



***River tubing on the Barrington River — laughter, fun, and those classic “boys being boys” moments***

- Mansfield Nature River Trails – Mini Rainforest & Fairyland Walks
  - Mansfield Swimming, tubing and river exploration
  - Barrington Bike Park + Bike Hire (20 mins)  
<https://www.barringtonbikepark.com.au>
  - Copeland Goldmine Tours (15 mins)  
<https://www.nationalparks.nsw.gov.au/things-to-do/guided-tours/mountain-maid-gold-mine-tour>
  - Aussie Ark (80kms) has a vision to create long term futures for threatened Australian Wildlife Species <https://www.aussieark.org.au>
  - Gloucester Tops Waterfalls (50 km) – spectacular waterfalls
  - Barrington Tops World Heritage National Park (70 km) – alpine wilderness & winter wonderlands
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## PAGE 9 – YOUR PRIVATE STAY

You'll have exclusive use of the cottage and surrounding grounds. It is fully self-contained and self-catering.

We provide everything for a comfortable stay:

- Fully made-up beds
- Towels and essentials
- Fully equipped kitchen with condiments
- Fully equipped laundry with washing detergent
- Gas BBQ
- Welcome cappuccino on arrival ☕

Just bring your food and drinks.

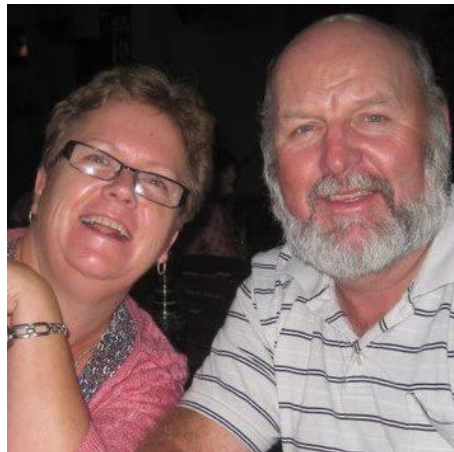
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## Girls Weekends at Mansfield

Long chats, laughter, and time to truly unwind... from wine on the verandah to soaking in the outdoor bathhouse under the stars — it's the perfect place to relax and reconnect 🌿

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*Jill & Rick Perram — your hosts at Mansfield Cottage, sharing our little piece of the Barrington Valley with you.*

## **WeekNight - Free Night Deal**

Sunday to Thursday Nights Only  
Stay 3 Nights Pay for Just 2 Nights  
Stay 5 Nights Pay for Just 3 Nights  
Bond: \$250 (not required for 2 guests)  
Free Night Deal also applies to Extra Guests  
Excludes School Holidays & Long Weekends

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## **Weekend Stays**

Tariffs start from \$510 for 1 or 2 Guests, just let us know your Guest Numbers (Adults/Children) and we can confirm costs

- Bond: \$250 (not required for 2 guests)



## **Extra Guests**

- Adults: \$50 each per night
- Children under 14: \$25 each per night
- Children under 2: free (with own bedding)
- Sleeps up to 10 guests (max 8 adults / 6 adults with separate beds)

 Minimum Stay 2 Nights, Long Weekends & School Holidays


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## PAGE 11 – MORE HELPFUL INFORMATION


To help you plan your stay, we also have a range of **optional detailed guides available on request**, including:

- What to See and Do
- Wildlife Encounters
- Barrington Tops Snow Information
- Girls Weekend Review
- Family Review
- Rick's Bucket List

 These are additional information sheets that can be sent separately if you would like more detail about the area, activities, and guest experiences.



*Barrington Tops snow days ❄️*

*A little adventure, a lot of laughter, and the perfect excuse to come back to the warmth of Mansfield Cottage *

 **Booking Details**


- \$200 deposit required to secure your stay
  - Balance due 1 month prior to arrival
  - Bookings within 1 month require full payment
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 **How to Book**

Simply reply with the following details:

- Booking name
  - Dates required
  - Number of guests (adults/children)
  - Home address
  - Contact mobile number
  - Email Address
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 **Contact**

 Jill: 0402 073 990

 [jill.perram@bigpond.com](mailto:jill.perram@bigpond.com)

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 **We Look Forward to Welcoming You**

*We'd love to welcome you to Mansfield Cottage and help you enjoy a relaxing Barrington Valley escape *