

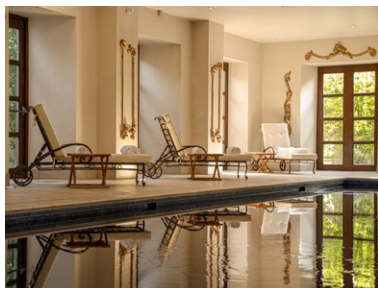




At Ballyfin we want you to have the travel experience of your life and have included amenities and services to ensure you have a very relaxing holiday with us. You will feel like the entire property is yours as you enjoy the atmosphere of a period Irish house with all the facilities of a five star resort.

Bed and Breakfast rates are inclusive of:

- Beautifully appointed bedrooms
- Full Irish breakfast
- Laundry and pressing service
- Wi-Fi
- Bicycling, tennis, boating, coarse fishing, croquet, golf buggies to explore
- Fitness Room, swimming pool, vitality pool and sauna
- 614 acres of gardens and parkland to explore including ancient follies, a lake, several gardens and extensive paths and walks.
- Guided History tour of the house
- Local taxes



This is just the beginning of our efforts to ensure you have a wonderful stay with us. Please contact us on reservations@ballyfin.com to enquire about availability.

Bed & Breakfast

February, March, April, May, October, November, December 2025

Rates from:	Weekend (Fri & Sat)	Midweek (Sun to Thurs)
Single - Morrison	€800	€710
Classic	€930	€850
Deluxe	€1,120	€1,000
Stateroom	€1,500	€1,330
Twin Stateroom	€1,500	€1,330
Junior Suite	€1,730	€1,560
Twin Junior Suite	€1,730	€1,560
Duke of Wellington Suite	€2,100	€1,870
Wellesley Pole Suite	€2,190	€1,990
Sir Christopher Coote Suite	€2,660	€2,240
Gardeners Cottage	€2,750	€2,750

(Festive Season – December 27th, 28th, 29th, are weekend rates. Excludes Christmas and New Year period).

Subject to 7.5% service charge on room, food, beverage, treatments and activities.





Bed & Breakfast June, July, August, September 2025

Rates from:

Single – Morrison	€1,020
Classic	€1,260
Deluxe	€1,480
Stateroom	€1,840
Twin Stateroom	€1,840
Junior Suite	€2,060
Twin Junior Suite	€2,060
Duke of Wellington Suite	€2,540
Wellesley Pole Suite	€2,750
Sir Christopher Coote Suite	€3,040
Gardeners Cottage	€3,280

*Christmas and New Year's Celebrations

See our Festive brochure for details and rates.

Subject to 7.5% service charge on room, food, beverage, treatments and activities.



Cancellations: Due to our intimate size, any cancellations affect us significantly. Consequently, we adhere to a strict cancellation policy and we recommend the purchase of Travel Insurance. Your 25% deposit is refundable if we receive notice more than 14 days in advance of arrival date. Cancellations received within 13 days of arrival will be charged 100% of the booking arrangement. The same cancellation will also apply in the case of the booking arrangement been shortened. Bookings received within 14 days of arrival date will be on a no cancellation policy and above cancellation policy applies. The same cancellation will also apply in the case of the booking arrangement been shortened.

Group Bookings: A request for five or more rooms will be deemed a group booking. Please request our Group Terms & Conditions for a group reservation.

Arrival & Departure: Our bedroom check-in time is 3pm, however you are very welcome to arrive from 12 noon onwards to enjoy and explore the house and demesne. On your day of departure, we kindly request that you vacate your room no later than 12 noon and the Demense by 3pm.

Late Checkout: On departure day a late checkout after 12 noon from your room may be available. On the day please ask us for availability and rate.

Children: We welcome children of all ages when the house is reserved by one group for exclusive use. For individual reservations we welcome children over the age of 9 years.

Dining & Dietary Requirements: An emphasis is placed on the finest ingredients and wherever possible sourced locally from artisan suppliers and grown in our walled gardens. Ballyfin is in a rural location and should you require specific foods or have any specific dietary requirements please advise us in advance of your stay.

Non-Smoking: Ballyfin House and all bedrooms are non-smoking.

Activities: Ballyfin Demesne offers an array of activities for you to enjoy. Please note some activities must be pre-booked in advance of your arrival. Please see our activities brochure.

Treatments: Our treatment rooms provide an ideal place to unwind, restore and to invigorate the body, mind & spirit. Our highly trained therapists can personalize your treatments to your needs. *(Treatments must be booked in advance of arrival to ensure the availability of a therapist).*

Location & Accessibility: If you require assistance with transfers to and from Ballyfin Demesne we are happy to make the necessary arrangements on your behalf. Contact us for directions or visit our website.

Dogs/Pets: Dogs/Pets are not permitted in Ballyfin House, except for guide dogs.

Service Charge: Please note that all stays are subject to 7.5% service charge applying to room, food, beverage, activities and treatments.



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