



BRIAR BARN INN

ROWLEY, MASSACHUSETTS

ROOM BLOCKS

Briar Barn Inn is a boutique inn in Rowley, MA offering 30 guest rooms. Each room includes a working gas fireplace and a hideaway entertainment cabinet with a flat screen television, as well as a unique collection of original artwork, custom furnishings, and antique pieces! Our bathrooms also include an alcove soaking tub with separate shower, plush bathrobes and luxury bath products.

Room Types & Quantities

Briar Barn Inn offers a variety of room types to suite your guests' needs:

SINGLE QUEEN ROOMS.	2 ROOMS
DOUBLE QUEEN ROOMS	8 ROOMS
ONE BEDROOM SUITE	2 SUITES
KING SUITES.	16 SUITES
GRAND KING SUITES	2 SUITES

Room Blocks

10 ROOMS

With a signed Room Block Agreement, a complimentary hold is available for up to 60-days prior to your check-in date, after which time all remaining rooms will be released back into our public inventory of rooms.

FULL INN BUYOUT (SPECIAL PERMISSION REQUIRED)

A \$2,000 deposit is required for a full inn buyout, along with a signed Room Block Agreement; your deposit may be refunded when the rooms and common areas of the property are found to be free of damages. Clients who request a full inn buyout assume financial responsibility for all 30 rooms, should they not be reserved by your guests 60 days prior to your check-in date.

Minimum Stays & Holidays

PEAK SEASON (JUNE-OCTOBER)

All reservations for a Friday or a Saturday require a 2-night minimum stay. The following holidays and holiday weekends during our Peak Season also require a 2-night minimum stay: July 4th, Labor Day, Columbus Day.

OFF-PEAK & WINTER SEASONS (NOVEMBER-MAY)

No minimum stay is required for reservations from November-May. However, for the following holidays and holiday weekends during our Off-Peak and Winter Seasons, a 2-night minimum stay applies: Martin Luther King Day, President's Day, Memorial Day, Veteran's Day, Thanksgiving, Christmas, and New Year's Eve.

A 'buyout' of the Inn (all 30 rooms) during our Off-Peak and Winter Seasons requires special permission, and would require a 2-night minimum stay

Contact

To set up a Room Block and inquire about room rates for you and your guests, please contact:

TERESA MCKILLOP

General Manager
teresa@briarbarninn.com
978-653-5323

ROOM BLOCK FAQ

HOW DO I INSTRUCT MY GUESTS TO BOOK A ROOM WITHIN OUR ROOM BLOCK?

Guests can call our Front Desk at 978-653-5323, and mention that they are part of a Room Block or use your Group Code online to reserve a room within your room block at least 60 days prior to the check-in, the sooner the better!

HOW SOON CAN MY GUESTS BOOK THEIR ROOMS?

Room reservations are accepted up to 12 months in advance.

CAN MY DOG STAY AT THE INN?

No. Unfortunately, all pets (with the exception of service dogs), are not allowed on property.

DO YOU PRE-ASSIGN ROOMS?

When booking your room, you will select a room type, however, we do not pre-assign specific rooms.

DO YOU OFFER A DISCOUNTED ROOM RATE FOR SETTING UP A GROUP BLOCK?

No. With a limited number of rooms in our inventory, we cannot offer a discount on our room rates.

WHEN SHOULD I BOOK MY OWN ROOM?

As soon as possible! Rooms are available on a first come, first serve basis. Reservations are accepted up to 12 months in advance.

CAN I CHECK IN EARLY FOR MY WEDDING WEEKEND?

Early check in is not guaranteed, but can be requested in advance. Our standard check-in time is 3:00p.m. and checkout time is 11:00a.m. During periods of high occupancy, group rooms may not be available upon arrival. Rooms will be made available for group check-in as soon as possible.

DO I HAVE TO SPECIFY ROOM TYPES WITHIN MY GROUP BLOCK?

Yes. We ask that you select the quantity of each room type that you'd like to set aside for your guests.

CAN WE HAVE AN AFTER PARTY?

We value the experience of all of our guests and will enforce quiet hours after 11pm Friday-Sunday. Common areas are open to all Inn guests and will be monitored by our staff. In the event that noise levels disturb other guests, Inn staff will respond, evaluate the situation and take corrective action immediately. Alcoholic beverages from our mini bars may be consumed in individual guest rooms. All alcohol consumed on the property must be provided by Briar Barn Inn, and we do not allow self-catering or self-service of alcoholic beverages from a third-party location.

CAN I CREATE A ROOM BLOCK LESS THAN 60-DAYS PRIOR TO THE CHECK-IN DATE?

Any room block requests within 60-days of the check-in date will be considered definite.

DO YOU OFFER ROLLAWAY BEDS AND PORTABLE CRIBS?

Yes, we do! Rollaway beds are charged at \$50.00 per night and can be requested for King Suites and Grand King Suites only based on availability (4 total). Cribs are \$25 per stay, but due to limited inventory and availability this request is not guaranteed to be available. (2 total).

WILL YOU HONOR RATES FROM THIRD PARTY BOOKING AGENCIES?

Rates on our website and booking engines will fluctuate and change throughout the year. Discounts, promotions and/or rate changes cannot be applied to existing room block rates.

ARE MY GUESTS REQUIRED TO PAY A DEPOSIT WHEN BOOKING THEIR ROOMS?

All guest reservations must be guaranteed with a one-night deposit upon booking.

CAN I PROVIDE WELCOME BAGS FOR MY GUESTS?

Yes! Welcome bags are accepted with proper notice and can be distributed at check-in as long as they are received 48 hours prior to your guests' arrival. Please do not include alcoholic beverages within these bags. Should alcoholic beverages be found, the gift bags will not be accepted and/or will not be delivered to your guests.

