



## Kermarch Farmhouse & Three Cottages

Brittany / Cotes d'Armor / Saint-Nicolas-du-Pelem

### About Kermarch Farmhouse & Three Cottages

The 18th century granite farmhouse and adjacent cottage are let as one unit and are suitable for larger family groups of 10 to 14 + cots. They are set away from the other two cottages down a private drive in their own pretty formal gardens with lawns, shrubs and plenty of mature trees for shade. The house has been renovated to offer comfortable accommodation but retaining its olde worlde character.

The arched granite doorway opens in to a large airy lounge with dual aspect windows comfortable chairs and sofas, flat screened TV with freeview channels, video and DVD player. There are a large selection of books, videos, board games, DVDs and Free wireless broadband access WiFi.

Leading from the lounge is the fitted kitchen which has an electric oven and hob, gas hob, large fridge/ freezer, microwave oven, dishwasher, kettles, toaster, coffee machine, hand blender etc. There are loads of decent crockery and cutlery and plenty of serving dishes etc. for large groups to be catered for properly. There is also a huge collection of cookery books to help you plan your holiday meals.

From the kitchen is the beamed dining room with two large antique dining tables and chairs. Leading on from this is a utility room with an additional fridge/freezer, shower and toilet, washing machine, Hoover, iron and ironing board.

Upstairs there is a family bedroom (double and single bed) with ensuite shower and toilet. Two double bedrooms a twin bedroom and a family bathroom.

The small "Hansel & Gretel" cottage next door has one large bedroom with a double bed and two singles. Downstairs is the bathroom and kitchen/lounge with sofa and armchairs and table with benches. The kitchen includes a fridge, gas hob and microwave oven.

Maison Madeleine - Located on the Kermarch site but away from the farmhouse and cottage are Maisons Madeleine and Marie. These two semi detached cottages next to each other were recently converted from an old seventeenth century house and stable and offer very bright, comfortable accommodation. Both properties share access to the swimming pool with the farmhouse and cottage. Madeleine is the larger of these two properties and sleeps 10 plus cot.

The front door opens into a fully tiled kitchen/lounge area. The lounge has 2 sofas plus armchairs, flat screened TV with freeview, video and DVD player. There is a good selection of books/videos and some DVDs.

The kitchen is fitted with a stainless steel gas oven/hob, fridge/freezer, microwave oven, dishwasher and washing machine. There are plenty of good quality crockery, cutlery and glasses as well as kettle, toaster, coffee machine, hand blender, ironing board, iron, clothes airer, Hoover etc. Free wireless broadband access WIFI

Large French doors open onto a patio area with tables and chairs, parasols and BBQ. Off the lounge is a double bedroom with dual aspect windows, a twin bedroom and a shower room and toilet.

Upstairs are two triple bedrooms each with a double & single bed and a bathroom.

Maison Marie - The front door opens into a fully tiled kitchen /lounge area. The lounge has a sofa and armchairs, flat screened TV with freeview, video and DVD player. There is a good selection of books/videos and some DVDs.

The kitchen is fitted with an electric/gas hob with gas oven fridge/freezer, microwave oven, dishwasher and washing machine. There are plenty of good quality crockery, cutlery and glasses as well as kettle, toaster, coffee machine, hand blender, ironing board, iron, clothes airer, Hoover etc. Free wireless broadband access WiFi.

Ground floor shower room and toilet. Large French doors open onto a patio area with tables and chairs, parasols and BBQ.

Upstairs is a bathroom, double bedroom and family bedroom with a double bed and single bed.

Outside - The farmhouse and cottage enjoy their own private large lawned area and gardens with BBQ, garden tables, chairs and parasols. Access to the swimming pool is shared with our other two gites Maison Madeleine & Marie.

## Tariff

25% deposit required at time of booking.

### At a Glance

Local Taxes Included: No

Sleeps: 28

Bedrooms: 1

Baths: 4

Showers: 6

Toilets: 8

Pool: Private

Changeover Day: Saturday

Arrival Time: 4:00 Pm

Departure Time: 10:00 Am

Smoking Allowed: No

Children Welcome: Yes

Pets Allowed: Yes

Disabled Access: No

Biker Friendly: Yes

Fishing Friendly: Yes

Cycling Friendly: Yes

Child Friendly: Yes

### Facilities

#### Pool

Security: Fenced

Type: Chlorinated

Heated: Yes

#### Parking

Car Required: Yes

Parking Outside: Yes

#### Kitchen

Cooker: Yes

Toaster: Yes

Kettle: Yes

Coffee Maker: Yes

Microwave: Yes

Dishwasher: Yes

Fridge: Yes

Freezer: Yes

#### Utilities

Washing Machine: Yes

Iron & Board: Yes

Hair Dryer: Yes

#### Outside

Sun Lounger: Yes

Patio Furniture: Yes

BBQ: Yes

#### Entertainment

TV: Yes

DVD: Yes

WiFi: Yes

#### Housekeeping

Cleaning Service: By Arrangement

Bed Linen: Yes

Towels: For Hire

Pool Towels: For Hire

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