



## Lustruyen Farmhouse

Brittany / Cotes d'Armor / Lustruyen

### About Lustruyen Farmhouse

Situated across the gravelled courtyard from our other property, Lustruyen Cottage, is the farmhouse that sleeps 10 + cot. The door opens into an open plan lounge/kitchen/diner with large farmhouse table and chairs, comfortable sofas and armchairs, books, flat screened TV with freeview channels, video and DVD player & Free wireless broadband access WiFi.

The kitchen area is very well equipped with plenty of quality glasses, crockery, cutlery, non stick pans as well as a kettle, toaster, coffee maker, hand blender etc. There is a gas hob/oven, fridge, microwave oven and dishwasher.

On the ground floor there is also a family bedroom with a double and single bed and en-suite shower/toilet.

Upstairs is fully carpeted with a double bedroom, a family room with a double and single bed, a twin bedroom and bathroom. To the front of the farmhouse hidden from view is a small secluded private garden with a rotary washing line.

Outside - Here on site you can enjoy swimming in our 10x5 metre (32' X 16') heated, fenced, swimming pool with shallow end and roman steps. You will find the pool is sheltered and well positioned to remain in full sun all day with tables, chairs, parasols and sun loungers to relax on. The pool is normally open from the end of May to the end of September.

Also in the grounds are a boules court, table tennis, trampoline with safety net, swingball, children's swing and slide, basketball net, badminton and children's playhouse. We also have a grassed area that we keep cut for ball games (football, cricket and rounders) so that children can play safely within sight but without disturbing the adults.

There is plenty of room with in the grounds to park cars safely. The farmhouse and cottage are detached from each other across a gravelled courtyard. There is a communal room that the two properties have a key to housing the washing machine, freezer, ironing boards, clothes airers, irons, hoovers, video library and space for storage of bikes, roof racks etc.

### Tariff

25% deposit required at the time of booking. Balance is to be made 8 weeks before start of holiday together with a separate payment of £100 as a refundable security deposit.

All payments can be made by Paypal, bank transfer or cheque

**At a Glance**

Local Taxes Included: No  
Sleeps: 10  
Bedrooms: 4  
Baths: 1  
Showers: 1  
Toilets: 2  
Pool: Shared  
Changeover Day: Sunday  
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: Shared Laundry  
Iron & Board: Yes  
Hair Dryer: Yes

**Outside**

Sun Lounger: Yes  
Patio Furniture: Yes  
BBQ: Yes

**Entertainment**

TV: Yes  
DVD: Yes  
WiFi: Yes  
Games Area: Yes

**Housekeeping**

Cleaning Service: By Arrangement  
Bed Linen: Yes  
Towels: For Hire  
Pool Towels: For Hire

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