

Country House Bed and Breakfast

We offer two double rooms both on the first floor which have en-suite shower facilities as well as tea & coffee making facilities (proper milk in a flask not milk packs!), micro cooler fridge, hairdryer, electric blanket, colour digital LCD flat screen 19" television & clock radio. For your safety the whole house is fitted with fire alarms & a fire escape. You are welcome to relax in the garden or on the patio and play croquet or boules on the lawn. We offer a hearty breakfast in the Africa Room - start with cereal, fruit juice and fruit and move on to our **pre-ordered** renowned cooked breakfast which includes quality locally produced (where available), back bacon, pork sausages, black pudding, devilled welsh lamb kidneys, Manx kippers, naturally oak smoked haddock, free range eggs, fresh mushrooms, vine tomatoes, and home-made jams. After your evening meal, why not relax in our living room where on chilly nights we will have a log fire roaring in the fireplace.

Love Parry Suite - sleeps 2-4



Our Love Parry Suite - four-poster king size double bed, is a must for the discerning traveller. A large room, overlooking the walled garden to one side and the courtyard on the other, with exposed beams, walk in closet and an en-suite shower room; ideal for honeymooners young or old! This room can also be converted into a family room with up to two extra single beds for children, sleeping four.

Garden Room- sleeps 2



Our Garden Room (located on the first floor) with exposed beams can be booked as a twin or super-king (zip link) and an en-suite shower room, with windows overlooking the walled garden.

Access Statement - We currently do not have any disability access facilities, but can cater for some disabilities (e.g. partially sighted etc). Our B&B bedrooms are on the first floor, but four of our self-catering holiday cottages are single storied. Please phone to discuss your requirements prior to booking or see our access statement on our web site or we can send you a copy on request.

Location - We are conveniently situated for all Pen Llŷn Peninsula has to offer from its mix of culture and heritage, traditional farmsteads, little ports, beaches, bays and sea-cliffs is quite unlike anything else you'll find in Wales - or elsewhere, for that matter. Little wonder, then, that the coast is a protected 'Area of Outstanding Natural Beauty'. Walk it by following the Llŷn Coastal Path (now part of the all-Wales Coast Path) or enjoy activities which range from walking, water-skiing, wake-boarding, paddle-boarding, sailing, golfing, scuba diving or just someone who wants to lie on the beach. Details are available in your room or cottage and are also available on our web site:

www.llanbedrog.info



Pen Llŷn Peninsula

Latitude: 52:52:19N / Longitude: 4:29:34W

National Grid Ref: SH 32317 33414

We are also on Google maps.

Sat Nav users LL53 7PH, we suggest you travel via Pwllheli & then to Llanbedrog to avoid many little country roads!

How to get from Pwllheli to Wern Fawr Manor Farm

Head out of Pwllheli on the Abersoch Road (A499), after approximately 4 miles/6,500m you will see a sign for Llanbedrog on the left. Follow the road and at the top of the hill (opposite a pub on the left called GLYN-Y-WEDDW ARMS) turn right to the village centre sign posted ABERDARON B4413. Follow the road for approximately 1 mile/1,600m past Ysgol Llanbedrog School on the right until you reach a road on the right called LON PIN. Turn right along this road for approximately 1 mile/1,600m - passing 'The Shooting School' (Wern Newydd) on right and take the next turning right approx 0.5 mile/800m - house name is signposted at the drive. Follow the tarmacked road down the hill and Wern Fawr Manor Farm is in front of you. Please hoot your horn on arrival as we could be anywhere in the grounds!



Croeso cynnes / Warm welcome to



WERN FAWR
Manor Farm

16TH C ★ SELF CATERING ★ B&B
16^{EG} ★ HUNAN ARLWYO ★ G&B
WWW.WERNFAWR.CO.UK
01758 740156 - 07816 213424



@wernfawrfarm

Wern Fawr Manor Farm is an oasis set in delightful & unique location with 75 acres, quiet, no light pollution #darkskies, carbon neutral, free ample parking for your cars, boats & trailers, free Wi-Fi, with every attention paid for your comfort and enjoyment of your stay/holiday with us. We are child and pet friendly walk straight from one of our **FIVE exceptional self-catering holiday cottages or our B&B rooms** into our woods or along a footpath down to the dog friendly beaches, pub and restaurants in Llanbedrog. We are close enough to enjoy what Abersoch and the rest of the Llŷn Peninsula (an area of outstanding natural beauty) has to offer. Savour the freedom of our cottages or experience the luxury of the farmhouse a Grade II* listed 16th Century House, extensively restored by the current owners. We are on site to help & offer advice on anything, as well as sorting out any niggles quickly, after all **your holiday is of paramount importance to us.**

Owner operated since 1997 and Open ALL YEAR.

Alan, Helen, Kaitlyn & Max Harper-Smith & Richard Tonge

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E: mail@wernfawr.co.uk - W: www.wernfawr.co.uk

Self-Catering Cottages

Our self-catering holiday cottages are refurbished to a high standard and unlike many other self catering holiday cottages in the area (booked through Agencies, AirBnB etc), these cottages and the bed & breakfast are our businesses and not second homes, we do all the cleaning and maintenance to ensure that they are of the highest standards. So **#bookdirect** for the best prices. We include all linen (ie sheets with beds made up for you, towels, T towels, oven gloves etc.) and electricity/heating (subject to fair use) in our prices. We also provide a 'Starter - Welcome Pack' consisting of bread, milk, butter, tea, coffee, sugar, free range eggs, plus soap, kitchen roll, toilet paper, washing up liquid and where appropriate dishwasher tablets. All we ask is that you bring your own beach towels and detergent if you feel like washing! In addition there are washing, ironing and drying facilities available (with a small donation requested for the tumble dryers) and a welly shower loo for the hardy hiker or ardent cyclist. Additional freezer space is available and in our barn (a farming/rustic setting!) a coin operated sauna bath, pool table, table tennis and under cover storage for bicycles etc or for drying wet suits. We offer short breaks, during the off-peak weeks based on a percentage of the weekly rate, as well as a couples discount on our larger cottages.

Bragdy Wern (Brewery) - sleeps 10

Bedrooms: 1 king size double + 1 twin + 2 triple singles;
Bathrooms: 1 wet room & 1 shower/bath room;
Change over - Friday (no hidden extras).



freeview + DVD player and radio. The lounge opens onto a conservatory complete with fan. There is a separate fully equipped kitchen including dishwasher, microwave, 7 burner gas hob range with two electric ovens, and American style fridge/freezer with chilled water/ice dispenser, washing machine and condensing dryer. The whole cottage has a pressurised hot water system and oil fired central heating. At the front there is a private tarmacked drive & ample parking, the cottage is in its own grounds with outdoor furniture & gas BBQ plus garden shed.

A four-bedroom cottage on two floors with an open plan living area with a multi fuel burning Clearview stove, settees, dining table and 10 chairs, colour digital LCD Full HD flat screen television with

Rose Cottage (Pig Sty) - sleeps 6

Bedrooms: 1 double + 2 twin rooms (with 2 single beds);
Bathrooms: 1 en-suite shower room & 1 main shower room;
Change over - Saturday (no hidden extras).



HD flat screen television with freeview, video + DVD player, radio, electric central heating and a fully equipped kitchen including dishwasher, microwave, electric cooker and fridge. At the rear there is a small fenced in patio overlooking the fields and Rival Mountains, with outdoor furniture and a gas BBQ plus garden shed.

The Cottage (Cow Shippon) - sleeps 5

Bedrooms: 1 double + 1 single + 1 with bunk beds;
Bathrooms: 1 en-suite toilet/basin & 1 main shower room;
Change over - Saturday (no hidden extras).

A three-bedroom cottage with exposed beams, the main bedroom has a double bed, clock radio, hairdryer and en-suite basin & toilet, the second bedroom has a bunk bed and the third a single bed.



There is a separate shower room. There is a living area with two settees, dining table and 5 chairs, colour digital LCD HD Ready flat screen television with freeview, video + DVD player, radio, electric fire, electric central heating and a fully equipped kitchen including dishwasher, microwave, electric cooker and fridge/freezer. At the rear there is a small fenced in patio overlooking main walled garden+ outdoor furniture & a gas BBQ.

History - Wern Fawr Farm originally part of the Madryn Estate, was sold separately by the Estate to cover gambling debts. It was the seat of Love Parry the Second (1696-1759), an officer in Cromwell's army, in 1721 he became High Sheriff for Caernafonshire, following in his father's footsteps. He married Rachel Corbet, had 9 children. A cross wing was added but removed shortly after 1800 (window tax). A 19th century wing was added on the southwest and outbuildings later added on the north, brewery, forge, pig sty, cow shippon & a milking parlour

Camellia Cottage (Milking Parlour) - sleeps 2-4

Bedrooms: 1 double + Lounge choice of 1 double or 2 single futon bed settees; **Bathrooms:** 1 en-suite shower room;
Change over - Saturday (no hidden extras).

A one-bedroom cottage with exposed beams, the main bedroom has a double bed, clock radio, hairdryer and en-suite shower room. There is an open plan living area with the additional



sleeping arrangements of either a full size double futon sofa bed with deluxe mattress or 2 single futon bed chairs with deluxe mattresses. Also include is a colour digital LCD HD Ready flat screen television with freeview, video + DVD player, radio, electric fire, electric central heating and a fully equipped kitchen including microwave, electric cooker and fridge. At the rear there is a small fenced in patio overlooking the fields and Rival Mountains, with outdoor furniture and a charcoal BBQ plus garden shed.

The Forge - sleeps 2

Bedrooms: Lounge 1 double; **Bathrooms:** 1 shower room;
Change over - Saturday (no hidden extras).

A studio cottage consisting of an open plan living area with double bed, clock radio, hairdryer, and a separate shower room. There are two arm chairs and a colour digital LCD HD Ready



flat screen television with freeview and built in DVD player, Morso Badger 3112 wood burning stove, dining table and four chairs and electric heating plus a fully equipped kitchen including microwave, electric cooker and fridge. At the side there is a small patio, outdoor furniture overlooking the fields, and a small charcoal BBQ.

Visit our web site for more pictures & details on our accommodation, prices, availability, booking forms etc. or you can email, call, WhatsApp, DM on social media or write to us to discuss your requirements.