

## 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 and coffee making facilities (proper milk in a flask not milk packs!), micro cooler fridge, trouser press, hairdryer, electric blanket, colour LCD HD Ready flat screen 19" television with freeview and built in DVD player and clock radio, free wi-fi. We offer a hearty breakfast in the Africa Room - start with cereal, fruit juice and fruit and move on to our renown cooked breakfast which includes quality locally produced (where available), award winning Welsh back bacon and pork sausages, black pudding, Welsh devilled lamb kidneys, Manx kippers, naturally oak smoked haddock, freshly laid home produced free range eggs, fresh mushrooms, vine tomatoes, welsh red mustard, welsh sea salt 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, ideal for

honeymooners young or old! This room can also be converted into a family room with two extra single beds, sleeping four.

## Garden Room - sleeps 2

Our Garden Room with exposed beams is a twin room (with two single beds) 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.

**Please visit our web site for more details on our accommodation, prices, availability, booking forms etc.**

**Location** - We are conveniently situated for all that Llŷn can offer you as a walker, water-skier, yachtsman, pony trekker, golfer, scuba diver or just someone who wants to lie on the beach. There are numerous activities nearby, for example: golf at Pwllheli, Abersoch and Morfa Nefyn; horse riding; clay shooting/archery; quad bikes; ten pin bowling; gardens; galleries, Snowdonia, Portmeirion, Ffestiniog Railway, and castles. Many good local pubs and restaurants serve us. Details are available in your room or cottage and are also available on our sister web site: [www.llanbedrog.info](http://www.llanbedrog.info).



### Llŷn Peninsula

National Grid Ref: 52:52:19N / 4:29:34W

Ref: SH323334 UK National Grid Map Ref: N333427 E232320

We are also on Google maps.

### How to get from Pwllheli to Wern Fawr Manor Farm

From Pwllheli, head out on the Abersoch Road (A499) approx 4 miles to a sign for Llanbedrog on the left. Follow road, 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 approx 1 mile past until you reach a road on the right called LON PIN (if you pass a pub on left called THE SHIP you have gone too far turn around!) go along this road for approximately 1 mile - passing 'The Shooting School' (Wern Newydd) on right and take the next turning right - house name is signposted on either side of the drive. Follow the farm road bearing left go 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!** Sat Nav users type in Lon Pin for the Road name and LL53 7PH for the Post code, we suggest you travel via Pwllheli and then on to Llanbedrog otherwise your Sat Nav will direct you through many little country roads!

## SELF CATERING HOLIDAY COTTAGES COUNTRY HOUSE BED & BREAKFAST

## Wern Fawr Manor Farm

We offer **FIVE exceptional Self Catering Holiday Cottages and Country House Bed & Breakfast** accommodation in Llanbedrog in a quiet safe rural location close to Abersoch. We are set in a delightful and unique setting where we pay every attention for your comfort and enjoyment of your stay/holiday with us. We have ample parking for cars and boats, offer free Wi-Fi as well as being a pet friendly establishment, you can walk in our woodlands straight from your cottage or room or go to a local dog friendly beach. We are set in approximately 60 acres of our own grounds, 6.25 acres of gardens and fields and 54 acres of woodlands, surrounded by open countryside. 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, which is a Grade II\* listed 16th Century House, which has been extensively restored and continues to be improved by the current owners.



Alan, Helen, Kaitlyn & Max Harper-Smith

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## 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), these cottages and the bed and breakfast are our business and not second homes, we do all the cleaning and maintenance to ensure that they are of the highest standards and we are on site to help and advise on activities, walks, pubs, restaurants, taxis etc in the area as well as sorting out any niggles you may have as quickly as possible, after all your holiday is of paramount importance to us. There are no hidden extras - we include all linen (ie sheets with beds made up for you, towels, T towels and oven gloves) and electricity/heating in our prices. We also provide a 'Starter - Welcome Pack' consisting of bread, milk, butter, tea, coffee, sugar, our own freshly laid eggs (when available), plus soap, kitchen roll, toilet paper, washing up liquid and in The Bragdy Wern, Rose Cottage and The Cottage dishwasher tablets. All we ask is that you bring your own beach towels and detergent if you feel like washing! We also offer short breaks, during the winter and autumn months, based on a percentage of the weekly rate as well as a couples discount on our larger cottages. 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. We also have additional freezer space available, as well as a pay phone, a coin operated sauna bath, pool table, table tennis and under cover storage for bicycles etc.

### 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; includes all linen; welcome pack on arrival; no hidden extras.**



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 LCD Full HD flat screen television with 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, American style fridge/freezer with chilled water/ice dispenser, washing machine and condensing dryer. The whole cottage has a pressured hot water system and oil fired central heating. At the front there is a private tarmaced drive & parking, the cottage is in its own grounds overlooking fields with outdoor furniture & gas BBQ plus garden shed.

### Rose Cottage (Pig Sty) - sleeps 6-8

**Bedrooms:** 1 double + 1 twin + 1 with 2 sets of bunk beds; **Bathrooms:** 1 en-suite shower room & 1 main shower room; **Change over - Saturday; includes all linen; welcome pack on arrival; no hidden extras.**



A three-bedroom cottage with an open plan living area with an L shaped 5 seater settee and a normal 3 seater settee, dining table and 8 chairs, colour LCD Full 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; includes all linen; welcome pack on arrival; no hidden extras.**



A three-bedroom cottage with exposed beams with a living area with two settees, dining table and 5 chairs, colour 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, with outdoor furniture and a gas BBQ.

### 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; includes all linen; welcome pack on arrival; no hidden extras.**



A one-bedroom cottage with exposed beams with 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 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; includes all linen; welcome pack on arrival; 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 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. Ideal for a couple.