

## San Martino - Specifications & Description

- Five generous double rooms - sleeps 10-12
- 16 x 7m infinity-edge pool
- Air-conditioning (all bedrooms)
- Mosquito blinds in all bedrooms
- Under-floor heating throughout
- Working open fireplaces and traditional stoves
- All bedrooms en-suite
- 42" Plasma TV
- UK Sky TV channels
- CD/DVD players (guests should bring their own CD's/iPods/DVD's)
- Wi-Fi internet connection
- Pool table (6'x3')
- Wood burning pizza oven, barbeques, 1.5m range oven with griddle, hot plates and gas rings, 3 fridges (1 very large), dishwasher, washing machine
- Cots, Hi Chairs and paddling pools for toddlers
- Teak outdoor loungers, tables and seating
- SPA – sauna, steam room, Jacuzzi

### The Accommodation

The farmhouse comprises 5 spacious double bedrooms, each one having its own individual character, stunning views and all being en-suite. In addition all the bedrooms have original beamed ceilings, under-floor heating and air-conditioning.

**La Camera Principale (Bedroom 1)**, whose key feature is its incredible beamed ceiling, also features a cosy seating area around the window overlooking the olive groves and a traditional wood burning stove. The en-suite bathroom not only has stunning views but low level lighting and candles enable guests to relax for hours in the large oval whirlpool bath.

**La Torre (Bedroom 2)**, is in the oldest part of the house. Amazing exposed walls show all its history with old doorways and windows now beautifully lit up and used as features in the room. La Torre also has an enormous working fireplace, its own balcony with separate entrance and stairs to the garden, seating and views across all the countryside. The room has a beautiful en-suite with double sinks and light shower.

**La Camera Romantica (Bedroom 3)**, again has a beautiful exposed wall subtly lit by antique candle lights. The key feature in this bedroom is the exquisite bathroom with its low beamed ceiling, views across the farm and candlelit roll top bath.

**La Camera della Vista (Bedroom 4)**, it is this room where guests wake up to the best view in the house. From their bed guests can throw back the shutters and see all the way to the Apennine Mountains. The split-level bathroom has an antique stone sink and power shower.

The bedrooms are all on different levels being linked by a large hallway and arched passages. Also upstairs is an extra **shower room** for general use. Leading down from the hallway are stone stairs to the living areas and fifth bedroom on the ground floor.

**La Camera del Giardino (Bedroom 5)** is the fifth bedroom and is situated on the ground floor. To one side a wood burning stove and cosy seating area provide a quiet area to relax. To the other side a small doorway leads to a private garden area facing the Chianti Hills. The en-suite for this room also comprises our **spa**. Within this wet room area are a sauna, mosaic tiled steam room, and sunken jacuzzi bath. The bedroom also has a separate W.C.. Double doors lead into the living areas.

On arrival at San Martino guests will come from the front patio into the **entrance hall**. Leading off from this room are a **downstairs W.C.** and a **small laundry room** with washing machine and also an arched entrance to the kitchen.

The **kitchen** is laid out as a typical farmhouse kitchen but with carefully concealed appliances to enable very large parties to be catered for. Appliances include a drinks fridge, large larder fridge, dishwasher, a good quality espresso and latte machine and antique stone sink. A large double oven range cooker (with griddle and hotplates) situated in the stunning traditional fireplace which sits opposite an antique dresser. A traditional table and chairs enable guests to enjoy informal meals in this warming room, alternatively double doors lead out onto the front terrace and pergola where guests can enjoy a glass of wine or a meal and watch the sun go down.

From the Kitchen a brick lined arched passage leads to the main dining room. At one end are two sets of double doors leading to a shaded pergola and pizza room, then onto the gardens and pool. Also leading off from the dining room are the stairs to the upstairs bedrooms, the entrance and steps to the fifth bedroom and spa and an entrance to the living room.

The **dining room** itself comprises the **old stables** and still features the original feeding troughs and a beautiful brick ceiling. An extending antique dining table seating up to 24 guests means that parties renting both the main house and cottages can all dine in comfort together. For weddings it is possible to completely remove the arched doors to the large bedroom 5 and this enables up to 60-70 guests to dine inside, higher numbers could be accommodated on the terraces or in the gardens.

At the back of the house and with arched doors overlooking our stunning views is the **old barn** which has now been converted to a **large double height living room**. During the day, light filters through the lattice work of bricks that form the upper walls; in the evening the brick work and beautiful beams are stunningly lit from below with a series of LED lights. In here guests can relax in the comfortable sofas surrounding the stunning copper fireplace, listen to music and enjoy the views or take advantage of the home cinema system to enjoy a movie. To the back of the room is a mezzanine floor with an open plan study area and half size pool table.

The final room in the living accommodation is the **original Pizza room** complete with wood burning pizza oven, indoor barbeque, stone sink and drinks fridge. Two sides of the room have glass windows and window seats overlooking the pool and views. The room is accessed from the side patios and can provide an area for guests to enjoy a relaxed family meal in winter or summer.

The house is surrounded by pergolas, relaxed gravelled terraces, aromatic flowerbeds and gardens and the stunning 16m x 7m infinity pool is set 30m away. A shaded sun deck and covered bar, filled with comfortable couches and complete with drinks fridge and barbeque area, surround the pool and overlook the amazing views.

San Martino is ideal rented on its own for intimate and luxurious family holidays or together with the cottages for larger parties, weddings or small conferences. Children are more than welcome and all who came last year thoroughly enjoyed the pools and wide open play areas.