

# Manor Farmhouse

Region: Kent Sleeps: 18

## Overview

Manor Farmhouse is comprised of three buildings. The main farmhouse is a traditional 15th century thatched, timber framed property sleeping 7 guests. There are also 2 other properties: Stable Cottage sleeping 6 guests and The Barn sleeping 5 guests and containing the leisure complex.

Situated in the midst of the charming village of Milstead, the house is nestled between the Church of St Mary and the Holy Cross, the Manor House and the village cricket green. It is only three miles from the town of Sittingbourne. Faversham is close by and a little further is the popular coastal town of Whitstable and the cathedral city of Canterbury. This area of the north downs is classified as an Area of Outstanding Natural Beauty and is also known as the Garden of England.

Manor Farmhouse is approached through electric gates into a large courtyard around which are arranged The Farmhouse, Stable Cottage and The Barn. There is a leisure complex within The Barn which consists of a billiard room with snooker and pool balls, a library and sauna. On the first floor is a cinema room seating 18 with a large flat screen surround sound TV, DVD, CD, Laser Disc, VCR, Stereo.

There is an outdoor heated swimming pool set within a sunken walled garden (heated between 1 May and 30 September). The property has beautifully landscaped gardens with a water feature and views to the village cricket pitch and adjacent orchards.

\*\*The friendly owners provide a welcome hamper which is sufficient for enjoying a couple of glasses of wine on the evening of arrival, and the ingredients for having a cooked breakfast the following morning, meaning that you don't necessarily have to rush out to stock the fridge immediately on arrival!

**Good news! This property is available as a Vill'otel**



### **Yey! Wait... what is that?**

It's the perfect combo of the privacy of your own personal villa, with all the luxury and convenience of a hotel.

### **What's included?**

Breakfast, cleaning, welcome drinks and hamper, plus more! Check the Extras tab for all the details.

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## **AS MENTIONED IN**



## **Facilities**

Chateaux & Castles • Quirky • Wellness • Easy By Train • **Recommended**  
• Vill'otel (Like a Hotel!) • Heritage Collection • Private Pool • Child-Safe Pool • Heated Pool • Beach Nearby • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets Welcome • Walk to Village • Walk to Restaurant • BBQ • Ideal for Parties • Ideal for Xmas/NY • Ground Floor Bed & Bath • Sauna/Steam • Games Room • Indoor Games • Outdoor Games • DVD • Working Fireplace • Heating • Conference Facilities • Cot(s) • High Chair(s) • Toys • Fenced Grounds • Rural Location • Walking/Hiking Paths • Golf Nearby • Stalking/Hunting • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## Main House

### Ground Floor

- Entrance hall, drawing room, dining room and kitchen/breakfast room.
- The Drawing Room has two fireplaces and wood burning stoves. The Dining Room has seating for 18 with a wood burning stove and former bread oven.
- The Kitchen/Breakfast room has a small table seating 6 and an oil-fired cast iron range, and to the rear, a seating area and doors lead outside.

### First Floor

- Double bedroom with cot (with duvet and sheets), wardrobe, armchair, baby changing mat
- Bathroom with loo, sink, air bath, toiletries given
- Double bedroom with wardrobe and ensuite bathroom (bath, loo, sink and toiletries)
- Single bedroom with wardrobe/cupboard and chest of drawers
- Double bed, wardrobe, armchair and ensuite bathroom (loo, sink, bath)
- All these bedrooms have french doors that open out on to the wrap around deck.
- Manor Farmhouse has many amenities to make your stay as comfortable as possible, the property comes equipped with oil central heating, 3 wood burning stoves, an electric hob and oven, microwave, fridge, freezer and dishwasher. There is a 42 inch flat screen TV in the drawing room with a freeview box and an 18" TV in the kitchen.
- Cinema room with seating for 18 and large TV

### The Stable Cottage | Annex 1 (wheelchair accessible):

- The Stable cottage is included in the rental price and cannot be booked separately. It comprises a vaulted reception area, a kitchen/dining area, gas fired central heating, an electric hob and oven, microwave, fridge, freezer, dishwasher, washing machine, tumble dryer and flat screen TV.
- The open plan kitchen/dining area seats 6 people.
  - The Master bedroom has a 6" zip and link bed with an en suite wet-room.
  - Double bedroom and ensuite bathroom (bath, loo, sink)
  - Double bedroom
  - Both of these bedrooms have French doors that open out to the wrap around deck

### The Barn | Annex 2 (ground floor):

- Also included in the rental price and cannot be booked separately. The Barn has gas central heating, an electric hob and oven, microwave, fridge, freezer, dishwasher, washing machine and tumble dryer. There is a large rear projection TV with sky freeview package.
- Hall and dining area seating 6 people. Doors lead through from the dining



area leading to the library which in turn leads to the billiard room.

- kitchen/breakfast room with utility area
- Twin bedroom with wardrobe, two armchairs, sauna
- Women's bathroom with sink, loo and shower (small step to go in shower)
- Men's bathroom with sink, loo and shower (small step to go in shower)
- Sauna and study with door leading to the deck

**The Barn | Annex 2 (first floor):**

- Cot in hallway
- Double bedroom with a 5" bed and a single bedroom with a 3"4" single bed
- Bathroom with a Jacuzzi bath

## Location & Local Information

Manor Farmhouse is situated in the midst of the charming village of Milstead, nestled between the Church of St Mary and the Holy Cross, the Manor House and the village cricket green.

Only three miles from the town of Sittingbourne, Faversham is close by and a little further takes guests to the popular coastal town of Whitstable and the cathedral city of Canterbury.

This area of the north downs, which is classified as an Area of Outstanding Natural Beauty, is also known as the Garden of England. This is a perfect location for a family gathering to celebrate a special milestone or just to get together for a relaxing break.

### Local Amenities

Nearest Airport	<b>Gatwick (71-80 km)</b>
Nearest Village	<b>Milstead (1 km)</b>
Nearest Town/City	<b>Sittingbourne (5 km)</b>
Nearest Restaurant	<b>The Red Lion, Milstead (1 km)</b>
Nearest Bar/Pub	<b>The Red Lion, Milstead (1 km)</b>
Nearest Beach	<b>Whitstable (26-30 km)</b>
Nearest Golf	<b>Faversham (13 km)</b>



## What Oliver loves...

- The property is made up of three units: Farmhouse, Stables and Barn. It is ideal for groups of families.
- Communal areas in the main house are ideal for entertaining large groups.
- This is a peaceful setting in a rural country village.
- The friendly owners provide a lovely welcome hamper!

## What you should know...

- Make sure the SAT NAV is switched on. The property can be a little tricky to find.

# Terms & Conditions

- Security deposit: £360, to be paid prior to arrival. Will be refunded after departure, subject to damage inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.30 a.m.
- Energy costs included?: Yes
- Linen & towels included?: Yes
- Pets welcome?: Dogs allowed, but please note additional restrictions apply.
- Changeover day: Friday
- End of stay cleaning included?: Yes. Please leave the property in the state that you found it.
- Smoking Allowed?: No
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.
- Other Ts and Cs: No Stag or Hen parties allowed.
- Other 2: The property can only be let to family groups - Due to a council restriction as of January 2014.
- Pool heating charge?: Pool heating is included. The pool is open between 1st May to 30th September