

# Fattoria Ascolana

Region: Le Marche Sleeps: 11

## Overview

Surrounded by vineyards, fruit orchards and olive groves, enjoy beautiful Le Marche landscapes whilst being so close to the sea at Fattoria Ascolana. This sensitively restored farmhouse offers warmth and charm in a perfect location for exploring this alluring region.

Fattoria Ascolana has been in the family for generations and is much loved by its current owners who often spend weekends caring for the organic olive groves and vineyards in the home's vast grounds, as their ancestors have done over the many years. Indeed, in September guests can take part in the wine harvest and see how the grapes are traditionally prepared or visit in October for the olive harvest – both intimate and truly authentic experiences.

At any time of year to stay at this pretty farmhouse is a joy. The interiors are all about simplicity, characterful style and charm. The main accommodation is on the first floor with its pretty living area and fireplace as well as a modern kitchen with old-fashioned furnishings which creates a typically Italian ambience. Four bedrooms and three bathrooms allow ample space for family and friends and there's a delightful upper terrace with beautiful valley views. Downstairs, with its own separate entrance, a self-contained floor includes a cosy lounge, well-equipped kitchen and inviting bedroom and shower room, perhaps ideal for visiting grandparents.

There's a real sense of seclusion here. Peek out over the vineyards towards the sea as you relax by the swimming pool or create feasts by the barbecue as you sip wine produced on the estate. Wander around the olive and fruit trees and marvel in the idyllic surroundings knowing how close you are to the sandy shores of the Adriatic.

It's such a short drive to the local seaside town or the most energetic could walk down the hill to reach the sea in around half an hour. It's a lovely place to spend some time – explore the historic buildings in the old quarter and by the sea-front, enjoy lunch in a beachside restaurant or spend the day on the sandy beach or lido. Cyclists can follow the trail all the way to Grottammare, another Adriatic gem with glorious beaches and a beautiful old town on the hillside, classified one of Italy's prettiest villages.

Spend time exploring historic gems such as Ripatransone, Fermo and Ascoli Piceno, enjoy some sumptuous regional cuisine, sample excellent wines from



other local vineyards or, a little further afield, discover the magnificent hiking trails of the Sibillini Mountains. There really is so much of this captivating area to discover.

## Facilities

Private Pool • Child-Safe Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Air-Con • Pets on Request • <1hr to Airport • BBQ • Hairdryer • Ground Floor Bed & Bath • Satellite TV • Wheelchair Access • Indoor Games • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Watersports • Rural Location • Walking/Hiking Paths • Wine Tasting • Golf Nearby • Tennis Nearby • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips



# Interior & Grounds

## Villa Interiors

*Ground Floor (80m2, adapted for wheelchair users)*

- Open-plan kitchen-diner, fully equipped including gas hobs, oven, microwave, dishwasher and fridge-freezer. Doors lead to al-fresco dining terrace
- Open-plan living area
- Double bedroom
- Shower room

*First Floor (200m2, via external stairs)*

- Open-plan living room with fireplace and dining area
- Open-plan kitchen, well-equipped including breakfast table
- 3 x double bedrooms
- Triple bedroom with three single beds
- Bathroom with bath, shower and two sinks
- 2 x shower rooms
- Access to upper terrace with al-fresco dining area

## Outside Grounds

- Swimming pool (11 x 5m, depth: 1.4m), surrounded by a fence. Open approximately May to September
- Upper al-fresco dining terrace
- Al-fresco lounge
- Barbecue
- Children's play area
- Extensive grounds (15 hectares, terraced in parts)
- Olive groves and vineyards
- Fruit orchard
- Covered parking (up to 4 cars)

## Facilities

- Wi-Fi
- Heating
- Air-conditioning (bedrooms only)
- Satellite TV
- Board games
- Hairdryer
- Mosquito nets
- Washing machine

## Location & Local Information

Only a short distance from the sea, Fattoria Ascolana is surrounded by glorious grounds featuring olive groves, vineyards and landscapes so typical of Le Marche countryside. Located an hour south of Ancona, you are a short drive from a lovely seaside town with golden sandy beaches.

The local seaside town features a medieval quarter alongside early 20th century villas along the seafront near the promenade. Restaurants, bars and cafes can be found in the town as well as shops and your nearest supermarket. History lovers should visit the Archaeological museum as well as admire some of the town's beautiful historic architecture whilst sport fans can find tennis, water sports and a great cycling trail as far as Grottammare. The sandy beach is especially loved by families and there are places to hire sunbeds and parasols.

This stretch of coastline is known as the Riviera delle Palme and also includes Grottammare, San Benedetto del Tronto and Porto d'Ascoli. Nearby Grottammare is a delight with its charming historic town on the hillside (classified as a *Borgo Piu Bello d'Italia*) and joyful coastline below with sandy beaches, gently shelving shores, lidos and beachside cafes by the attractive promenade. The palm-backed beaches and lidos of San Benedetto del Tronto are also fantastic, as is the Riserva Naturale Regionale Sentina with a stunning sandy beach.

Alternatively, for a change of scene head north to the incredible landscapes and rugged coastline of the Parco del Conero, about an hour's drive north, with tiny villages, amazing sea vistas and especially wonderful hiking opportunities. Indeed, there is so much of Le Marche to explore – head north to charming Fermo, home to music festivals and outdoor markets in the summer or drive inland to the beautiful town of Ascoli Piceno, famous for its large square, Piazza del Popolo, and a wealth of historic gems. Try some of the delicious local delicacies such as stuffed olives, *olive all'ascolana*, and sample some of the town's excellent wines!

Other regional delights to try during your time in Le Marche include *brodetto* (fish stew) from San Benedetto del Tronto, *Porchetta alla Marchigiana* (suckling pig), truffles, olive oil and delicious sea-food straight from the Adriatic. There are also many opportunities to sample wines from local vineyards or cantinas with some excellent names produced in the area (Verdicchio, Rosso Conero, Rosso Piceno and Falerio, for example).

The Sibillini Mountains are a little over an hour away or drive even further to the spectacular hiking trails of the Gran Sasso.



Across Le Marche you will find horse-riding, cycling and mountain biking – yet more wonderful ways to admire the amazing scenery of this incredible region.

### Local Amenities

Nearest Airport	<b>Marche Airport - Ancona (89km)</b>
Nearest Train Station	<b>(3km)</b>
Nearest Town	<b>Grottammare (9km)</b>
Nearest Restaurant	<b>(3km)</b>
Nearest Bar/Pub	<b>(3km)</b>
Nearest Supermarket	<b>(3.5km)</b>
Nearest Beach	<b>(3km)</b>
Nearest Tennis	<b>(3km)</b>
Nearest Golf	<b>Golf Club I Lauri (12km)</b>
Nearest City	<b>San Benedetto del Tronto (10km)</b>

## What we love

- Surrounded by vineyards and the wonderful landscapes of Le Marche, yet only 3km from the sea
- A much-loved family home for generations, this restored farmhouse is full of charm
- Join the owners in harvesting grapes and olives in the autumn
- The Adriatic beaches of the Riviera delle Palme are just a short drive away (the most energetic could even walk if you don't mind the hill on the way back!)
- Visit the historic and beautiful town of Ascoli Piceno with its glorious piazza

## What you should know...

- Each floor is self-contained with its own entrance, well-equipped kitchen and living area. The first floor is reached via external stairs
- Air-conditioning is featured in the bedrooms only
- Adjacent to the house is the owner's private wine cellar

# Terms & Conditions

- Security deposit: €300 paid in cash to the owner upon arrival and refunded upon departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 10.00 a.m.
- Energy costs included?: Yes.
- Heating costs included?: Yes.
- Linen & towels included?: Yes.
- Pool towels included?: Yes.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Minimum stay: 7 nights from end-June to beginning-September. 5 nights in all other periods.
- Changeover day: Saturday during July and August. Flexible during all other periods.
- Pets welcome?: On request only and with prior agreement with the owner. If accepted, pets are not permitted in the bedrooms.
- Smoking Allowed?: Outside only.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, personal belongings, public liability and any accidental damage caused during their stay.
- Internet access?: Wi-Fi internet access included.
- Pool opening dates?: The pool is open approximately May to September. Please note that pool opening dates are subject to local weather conditions and pool maintenance requirements and that cooler months may not be suitable for swimming.
- Other Ts and Cs: Weddings, stag/hen parties and any special events are on request only and subject to prior arrangement with the owner and additional charges.
- Other Ts and Cs: Air-conditioning is featured in the bedrooms only.