

PUTIGNANO, PUGLIA

CASINA CINQUEPOZZI

Handsome and charismatic, Casina Cinquepozzi rises above its extensive grounds with noble elegance. From the impressive dimensions of the symmetrical façade and the grandeur of the external staircase, it's clear that this 18th-century home was not just a working *masseria* but also a grand manor house designed to welcome distinguished guests in inimitable style. Thanks to the presence of a dedicated chef (all meals are included), a full team of staff, and the owners' unerring eye for detail, their passion for art and design, and their joyful sense of élan, this tradition of pampering hospitality continues today.

Casina Cinquepozzi in:

Tatler

Luxury Travel Magazine

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Service

Features

A grand, superbly restored manor house

Immaculate, spacious interiors

Glorious, multi-faceted gardens

An irresistible 17m-long pool

Full daily service from a team of staff

A dedicated chef with all meals and ingredients included

A spa, hammam and outdoor tub

An atmospheric lounge bar

40 acres of regenerative farmland

Nearby



CASINA CINQUEPOZZI

ABOUT THE VILLA

20 GUESTS 10 BEDROOMS 11 BATHROOMS

Inside: accommodation at Casina Cinquepozzi is laid out over three distinct levels that form a U around a sheltered central courtyard. Restored with passion, love and painstaking care, the property is an Aladdin's cave of treasures, where an array of original architectural features and venerable antiques blend harmoniously with bespoke furniture designed by the owners, contemporary art, and top-of the-range 21st-century comforts. Rich fabrics and plush soft furnishings are irresistibly tactile, while the lighting throughout suffuses each space with a sense of serenity, warmth and style.

Each room – and there are about 50 in total – has been given its own identity and atmosphere, and wherever you look, the quality of the craftsmanship, the attention to detail, and the ingenuity of the conservatory project are evident.

The ground floor

Formerly dedicated to the estate's agricultural functions, the ground floor of Casina Cinquepozzi once housed stables, feeding rooms, shelter for farm animals, and areas for the production and storage of wine and olive oil. These voluminous spaces, characterised by creamy-white tuff-stone walls, lofty vaulted ceilings, wide arches and flagged floors, have been transformed into seven evocative, character-filled bedrooms, as well as a lounge bar, and a kitchen.

With so much architectural detail on offer, the materials used for the ground floor rooms have been limited to stone, cast-iron (in the form of contemporary bed frames), and wood (occasional antique pieces and fitted cabinetry). Drapes add softness, colour, and a sense of seclusion and intimacy.

All but one of the bedrooms are accessed externally from the gardens, the central courtyard or both. Their exquisitely finished bathrooms each has its own distinctive motif in the form of coloured mosaics and expertly carved wooden cabinetry.

- **Le Scuderie:** a self-contained suite in the former stables accessed from the gardens and the central courtyard. With its restored wooden columns and beams, Le Scuderie is home to a double bedroom, a free-flowing living room and dining area, a kitchen, a study, and a shower room. The presence of a double sofa bed in the living area means that this room could also be a twin (still sleeping a maximum of 2 guests).
- **I Cerchi:** a spacious double-twin bedroom whose name derives from the curvaceous forms of its vaults and arches. Its Hammamesque en-suite bathroom, accessed via an arcing wall of glass, features mosaic designs, a centrally positioned circular bath with overhead shower, and a wall-wide vanity with double sinks carved out of creamy local stone.
- **Le Mangiatoie:** a generously proportioned double bedroom transformed from the space where farm animals were once fed. It features a contemporary four-poster alcove bed, a pair of sofas, lofty ceilings, tethering rings and mangers, an impressive antique wooden hay-baler, and an en-suite shower room. The presence of two single sofa beds means that this room could also be a twin (still sleeping a maximum of 2 guests).
- **Il Segreto:** a double-twin with en-suite shower room and a bespoke fitted wardrobe. Il Segreto is accessed either from the central courtyard or from Le Mangiatoie (see above), meaning that it could be part of a larger family suite. Its shower room was once a secret storage room. The interconnecting door can be locked, depending on requirements.
- **La Storta:** a romantic double accessed from the gardens at the front of the property. It comes with white-washed stone walls, barrel vaulted ceilings, and an en-suite shower room.
- **Il Pozzo:** the only bedroom on the ground floor that's accessed internally (from a little hallway with steps leading up to the first floor), Il Pozzo is a double with a desk, and an en-suite bathroom with both shower and separate tub.
- **Le Giare:** a double-aspect double whose en-suite bathroom has double sinks hewn from local stone, a shower and a separate tub. Accessed from the gardens, the bedroom boasts glazed and illuminated recesses in the floor where jars of food, wine and olive oil used to be stored.

The lounge bar, which is accessed from the gardens to the front of the

property, is a thing of beauty. Barrel-vaulted ceilings, carefully illuminated wall niches with artisan *carta pesta* objets, shelves of spirits and liqueurs, and a wooden bar designed by the owners all provide the backdrop for a sprawling set of sink-in modular sofas that recall the Mario Bellini's iconic Camaleonda collection.

Completing the accommodation on the ground floor is the summer kitchen, located below the external staircase that leads up to the first floor.

The first floor

Contrasting with the agricultural heritage of the ground floor, the first floor, or *piano nobile*, is a resplendently decorated, sumptuously ornate homage to aristocratic living. Expertly conserved frescoed ceilings rise high above richly patterned walls, whose original wallpaper has been reclaimed and restored. Stylish, contemporary lighting sparkles above antique tiled floors, contemporary African artworks alternate with centuries-old oil paintings, and modern designer furniture shares spaces with older pieces in soft wood. The overall sensation is one of awe-inspiring, harmonious splendour.

A grand stairway leads up from the front gardens to the main entrance, which opens into a welcoming and beautifully appointed reception room with large contemporary sofas, buttery stone floors, a cluster of lights suspended from the ceiling, delicate pink walls, a grand piano, and a large French window looking out over the grounds to the front of the property.

Straight ahead are two studies overlooking the central courtyard, while to the left is one of the most luxurious guest bathrooms you're ever likely to see. Its central, marble-topped island with sinks on either side, and its frescoed ceilings are something to behold.

Next door to the guest bathroom is the wonderfully convivial and inspiring dining room, which boasts two large tables (also configurable as a single large square), and views out over the pool area.

To the right of the dining room, a corridor leads to the semi-professionally equipped kitchen, where you or your dedicated chef will prepare unforgettable meals for you (this service and all ingredients for meals are included in the price). With its extremely large, marble-topped central island, its top-spec appliances, and its bespoke cabinetry inserted into the alcoves of the original

kitchen, it is an object lesson in kitchen design.

At the far end of the kitchen is a pantry, and then the laundry room.

Back in the first reception room, a door on the right opens into the billiard room, whose early 20th-century green-baize table is illuminated by a bespoke rectangular light above. A pair of blushing pink sofas, and a chequerboard floor complete the picture.

A few steps from the billiard room is the magnificent former ballroom. Today, it is a voluminous, airy living area with a grey, sculpturally curvaceous sofa presided over by an old oil painting and a glittering, contemporary chandelier. A grand, decorative fireplace provides a focal point, and a pair of large French windows bring in abundant light and views out over the grounds and the central courtyard. Hidden away in a purpose-built cabinet, meanwhile, is a cinema-room-like TV.

Completing the accommodation on the *piano nobile*, are three bedrooms:

- L'Agrumeto: a vast double, accessed from the ballroom, with a bespoke bed, a baroque-style chaise, a dressing room, views over both the central courtyard and the wooded gardens, and a fabulous en-suite bathroom with hexagonal, emerald-green mosaic tiles, double sinks, a walk-in shower, and a curvaceous, stand-alone tub beside which hangs a stunning work of art.
- I Gelsi: a double with a centrally positioned bed and views over the wooded gardens, accessed from both the ballroom and the billiard room
- L'Arco: a double-aspect double, accessed from the billiard room, with views out over the gardens, a centrally positioned bed, and an en-suite bathroom with double sinks, a walk-in shower with its own little window, and a stand-alone tub.

Please note that I Gelsi and L'Arco have a (lockable) interconnecting door.

Guests staying in I Gelsi make use of L'Arco's en-suite bathroom, so the two rooms are best suited for a family with children.

The second floor

Stairs from both the dining room and the kitchen on the *piano nobile* lead up to

the second floor, which comprises a series of charming spaces under the vaulted eaves. One last staircase opens out onto a superbly panoramic rooftop terrace, from where one can survey Casina Cinquepozzi's extensive grounds, the surrounding countryside, and, on a clear day, the sea.

Outside: Casina Cinquepozzi sits amidst a 40-acre agricultural estate that fans out around the property as far as the eye can see.

In classic *masseria* style, perimeter walls enclose the gardens, extending in an almost perfect square for over 400 meters. Originally constructed to keep out unwanted visitors, today these walls provide a sense of seclusion, privacy and intimacy. There are numerous spots around the grounds in which to relax, come together for convivial times, and enjoy fun and games.

To the front of the property, next to the impressive stairway leading to the *piano nobile*, are the formal gardens. Planted following a naturalistic design, they feature geometrical paths weaving between and around well-stocked flower beds and comfortably furnished sitting areas. These gardens are accessed directly from three of the ground floor bedrooms, the lounge bar, and the summer kitchen.

Surveying the handsome façade of Casina Cinquepozzi from across the formal gardens is a glorious al fresco dining area. Shaded by a large cane pergola and backing on to a wall of restored feeding troughs that resembles an ancient aqueduct, this is the perfect spot for lazy lunches and convivial dinners under the stars. The 12m-long table has been crafted from the Casina's old doors.

Next to the dining area, parallel walls resembling the nave of a roofless church draw one in towards the property's little chapel, whose beautiful early and mid-18th century frescoes have been brought back to their colourful former life.

To the right of the property (when admiring the façade from the front gardens), a finial-topped arch built into the walls provides access to a wooded, walled garden. Mature, shady trees wrap around the side and rear of the house, where an opening, flanked by a pair of chill-out rooms, leads into the delightful central courtyard. Home to dwarf citrus trees, fragrant roses, and a decorative iron pergola rising above a fountain of stone irrigation channels, this is a wonderful spot in which to read or chat.

Next to the front left-hand corner of the property sits a little old stone

construction that has been transformed into an immaculate hammam. Its white and blue hand-painted tiles make a reappearance in the adjacent outdoor tub, which has been expertly inserted into a large old stone trough where grapes were once crushed by foot.

A gated opening in the wall next to the tub opens into the pool area, a multi-dimensional space that can be used throughout the day from dawn to late at night. Sitting in pride of place, and surrounded by decking and a wide expanse of emerald lawn, is the irresistible 17m-long pool, whose subtly variegated, green-hued tiles resemble stones on the seabed. There are plenty of quality sun loungers, two generous gazebos for shade, a pair of showers, a comfortably furnished lounge area, two bathrooms nearby, and a convivial dining area served by a wood-fired pizza oven and barbecue. Two wheat fields lie between the far side of the lawn and the perimeter walls.

The farm

Beyond the walls of the gardens, the 40 acres of farmland surrounding Casina Cinquepozzi constitutes a fundamental part of the owners’ long-term project. The estate micro-produces sought-after olive oil (from its 220+ olive trees), rosé and red wine (from its vineyards of Primitivo, Aleatico, and, soon, Susumaniello grapes), pasta (from its wheat fields), and a whole host of organic fruit and vegetables. These products, alongside all sorts of other ingredients sourced locally from superb suppliers, can be used by you and your private chef to prepare meals.

The farm is run using regenerative techniques, which reclaim Puglia’s (and Casina Cinquepozzi’s) agricultural traditions. No pesticides, herbicides or artificial fertilizers are used, the soil is not tilled; resilient varieties of plants that require less water are cultivated wherever possible; an artesian well and rain-water collection points - including five ancient pluvial cisterns from which the property takes its name - are used for irrigation; and covering crops are grown to protect fallow land from soil erosion and changes in temperature.

Since the owners bought the property, they've planted some 20,000 native Puglian trees over an area of around 7.5 acres.

CONSIDERATIONS

Due to the nature of Casina Cinquepozzi, which includes terraces, low walls, drops, loose dry stone walls and unfenced farmland (where agricultural activities take place), children must be supervised at all times. Should you wish to explore the estate, a member of staff will be happy to accompany you and

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Amenities

Accommodates (max)

20

give you a guided tour.

The number of steps that must be negotiated to get into and/or around this property might make it unsuitable for people with mobility problems.

Please note that there is no real shallow end in the pool (min. depth more than 1.6m).

Please note that all but one of the bedrooms on the ground floor is accessed externally, and that the main entrance to the first floor is via an external stairway.

Casina Cinquepozzi is a fully serviced villa, and the dedicated services of a chef, all meals, and all ingredients are included in the rental price.

Bedrooms	10
Double beds	8
Flexible (double or twin)	2
Bathrooms	11
... of which en suite	9
Fully serviced ¹	✓
Gated pool ²	16.3x4.55m
Yoga studio	✓
Hamman/steam room	✓
AI fresco tub ⁴	✓
Massage room	✓
Bar	✓
Wine cellar	✓
Pizza oven ⁵	✓
Daily maid service	✓
Barbecue	✓
Vegetable garden	✓
Herb garden	✓
Pool table	✓
Gym equipment	✓
Private parking	✓
Piano	✓
Satellite Wi-Fi Internet	✓
Wine-tasting	—
Cookery classes	—
Air conditioning	✓
Fireplace ³	✓
Heating	✓
Smart TV	✓
Bluetooth speakers	✓
Shopping delivery service	—
Laundry service	—
Hairdryer	✓
Iron	✓
Filtered drinking water	✓
Tumble dryer	✓
Washing machine	✓
Ice maker	✓
Dishwasher	✓

Microwave



Safe



¹ your dedicated chef will prepare all meals - generous breakfasts, light lunches, and memorable dinners - for the whole of your stay. The cost of all ingredients is included, but soft and alcoholic drinks are extra and should be paid for by guests during their stay. This service is provided by a very reputable local company, for whom we act solely as agents. See Service section below for further details.

² a discreet lifeguard will be present for some hours each day

³ decorative only

⁴ the al fresco tub can be heated on request for a cost of €1,000 per day. Please let us know at least 3 days in advance. Service available from November to mid-April.

⁵ a wood-burning pizza oven.

 = yes/present

 = optional/on request

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EXPLORING THE LOCAL AREA

Casina Cinquepozzi is located just a couple of kilometres outside the beautiful town of Putignano in the north of the Valle d'Itria.

Perhaps most famous for its amazing *carnevale* celebrations, Putignano boasts a gorgeous old centre that's packed with fine buildings, piazzas, labyrinthine streets, restaurants, cafés, bars and shops, and it's a great place to spend time in.

Just 10 minutes' drive northeast, meanwhile, is Castellana Grotte, whose remarkable cave complex comprises over 3km of subterranean paths, cathedral-high chambers, stalactites and much more, all running about 60m below ground.

A short drive east will take you to the Adriatic coast and the gorgeous towns of **Polignano a Mare** and **Monopoli**. Both have lovely old town centres and the former is particularly famous for its beach, carved out from the surrounding cliffs. Monopoli has a thriving street market and some fine historical buildings.

The coastline south of Monopoli offers a seemingly endless choice of little beaches, many of which have chic lidos with loungers, umbrellas, bars and restaurants.

Heading south, the gentle hills of the Valle d'Itria wrap around the magical towns of **Alberobello** (a UNESCO Heritage Site thanks to its wonderful trulli-laden centre), **Locorotondo**, **Cisternino**, **Martina Franca**, and, further south, the white city of **Ostuni**. All offer plenty to see, regular markets, as well as a good selection of bars, shops, and restaurants.

World class sites a little further afield include the stunning baroque centre of **Lecce**, and, in the neighbouring region of Basilicata, the ancient, highly evocative town of **Matera**.

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Distances

Bari Airport: 65km-37miles-1hr

Brindisi Airport: 82km-51miles-1hr

Putignano (nearest shops, restaurants
and other amenities): 2.5km-1.5miles-
7mins

The town and caves of Castellana
Grotte: 5km-3.1miles-10mins

Polignano a Mare: 20km-12.5miles-
30mins

Monopoli: 20km-12.5miles-30mins

Nearest beaches: Polignano a Mare and
Monopoli (see above): there are many
other little beaches and lidos south of
Monopoli, most of which are within 20-
40 minutes' drive

Nearest golf courses: in Savalletri,
33km-20.5miles-35mins

Alberobello: 17km-10.5miles-20mins

Locorotondo: 22.5km-14miles-30mins

Cisternino: 32km-20miles-40mins

Martina Franca: 29km-18miles-40mins

Ostuni: 53km-33miles-50mins

Matera: 58km-34miles-1hr05

Lecce: 121km-75miles-1hr30

For golf enthusiasts, meanwhile, Casina Cinquepozzi is only 30km from an 18-hole golf course in Savalletri.



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GALLERY







