

The Suffolk Farmhouse

Region: East Of England Sleeps: 12

Overview

Nestled in the heart of 5,000 acres of stunning English countryside is The Suffolk Farmhouse. The oldest property on the Estate and formerly the home farm, The Suffolk Farmhouse is a beautifully restored six bedroom property which accommodates up to 12 guests and is bursting with original features and contemporary touches. The pink hue of the exterior is known as 'Suffolk Pink' and is a finish common to historical homes in the area.

On entering The Suffolk Farmhouse guests will find themselves in the triple-height hall. The heart of the home, and perfect for parlour games, this stunning area decorated throughout in the classic pink the county is renowned for leads through to the cosy living room. You'll be enchanted by the original beamed walls and ceilings, and the inglenook fireplace, as well the rustic chunky wooden furniture and huge comfy sofa with cushions and fluffy throws, all of which make this area feel warm and homely. This room incorporates some modern touches with a large flat screen HD LED TV, and ipod docks for your entertainment, and the suffolk brick floors have been re-laid to take underfloor heating for the extra touch of comfort. The original leaded lights and georgian windows have been reinstated, offering stunning views across to the lake and the wider estate. This room also leads out to the terrace, ideal if you want to take in the surroundings in the fresh country air, maybe with a glass of something sparkling.

The open-plan layout of The Suffolk Farmhouse allows guests to move effortlessly through into the kitchen and dining area, both decorated in resplendent turquoise and featuring original stone flooring, heated underneath, another inglenook fireplace, and beamed walls and ceilings. Spacious and light, there is a large solid wooden dining table and chairs, perfect for a rustic family



breakfast or evening meal, and the kitchen is well-equipped enough to accommodate both. Bursting with modern appliances in a traditional country farmhouse style, the kitchen features a central island for optimum preparation and storage space, as well as a large professional range cooker, butler sink, and wine fridge.

Two of the six en-suite bedrooms can be found on the ground floor, and the others up the oak staircase to the first floor. The bedrooms are all incredibly spacious and light, with the ground floor rooms having french doors leading out into the grounds. Each of the bedrooms boast en-suite facilities, three have luxurious freestanding roll-top baths, while three have powerful showers.

The Suffolk Farmhouse is surrounded by acres of beautiful grounds which are a haven for wildlife including well over 100 bird species, including barn owls and buzzards, as well the significant populations of amphibians, moths and butterflies. Enjoy an evening out on your private terrace trying to spot some, or simply take in the views with a bbq and a few drinks. Guests here have access to all the amenities the estate has to offer, including rowing on the lake, cycling, and use of the tennis court and heated outdoor pool.

Facilities

Wi-Fi/Internet • Wow Factor • Rural Location • Indoor Games • Shared Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Working Fireplace/Woodburner • Heating • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Ground Floor

- Entrance hall
- Drawing room
- Fully-equipped kitchen
- Dining room
- Bedroom with king-size bed and en-suite shower room
- Bedroom with king-size bed and en-suite shower room

First Floor

- Bedroom with king-size bed and en-suite bathroom
- Bedroom with king-size bed and en-suite bathroom
- Bedroom with king-size bed and en-suite bathroom
- Bedroom with king-size bed and en-suite shower room

Exterior Grounds

- Private terrace
- Dining facilities
- Barbecue
- Access to the Estate's grounds
- Access to the Estate's tennis court

Additional Facilities

- Wi-Fi
- Smart TV
- Selection of board games
- Nespresso coffee
- Bathrobes & toiletries
- Hairdryers
- Laundry facilities
- Ironing facilities
- Pashley Cycles available to use for no additional charge
- Rowing boats available to use for no additional charge
- Paddle boards available to use for no additional charge
- Parking



Location & Local Information

The Suffolk Farmhouse is one of a small cluster of country houses, luxury farmhouses and cottages set within 5,000 acres of private grounds centered around Sayer's Mansion (<https://www.oliverstravels.com/britain-ireland/suffolk/sayers-mansion/>). While the grounds, lakes and tennis court are shared with the guests of the other homes, the Estate has been carefully designed so that your group will retain plenty of privacy.

The Estate is situated in a beautiful corner of East Anglia set just outside the Suffolk village of Yoxford and just a 10-minute car journey from popular Saxmundham, a market town which is just bursting with charm and boasts a variety of independent shops and excellent eateries. The closest coastal resorts of Aldeburgh and Southwold are both just a 20-minute car journey away, whether you choose to sample fish & chips in Aldeburgh or take a stroll along Southwold's Pier, a fantastic day out is guaranteed. Southwold is home to the Adnam's Brewery & Gin Distillery, one of the most modern breweries in the world, book a tour to discover just how they produce their beer or gin and enjoy a yummy sample at the end! The town of Framlingham, home to the 12th century Framlingham Castle, the internationally-known "Castle on the Hill", is just a 20-minute drive away and is well worth a visit while in the area.

Local Amenities

Nearest Airport	Norwich Airport (64km)
Nearest Town/City	Saxmundham (9.3km)
Nearest Village	Yoxford (2.2km)
Nearest Restaurant	King's Head, Yoxford (2.4km)
Nearest Supermarket	Waitrose, Saxmundham (8.6km)



Nearest Golf	Aldeburgh Golf Club (20km)
Nearest Beach	Aldeburgh (21km)

What we love

- The Suffolk Farmhouse retains most of its original features including beamed walls, ceilings, thatched roof and has been painted in the traditional 'Suffolk Pink'
- The estate on which the farmhouse is situated is a haven for wildlife. Bird lovers will be interested to know that estate is now home to significant breeding populations of raptors, including owls and buzzards
- Excellent location set within a private Estate in the heart of beautiful Suffolk, just a short distance from the popular towns of Saxmundham, Aldeburgh and Southwold

What you should know...

- There are two ground floor bedrooms with en-suite shower room facilities, ideal for families staying with children, or for those with limited mobility. The other bedrooms are located on the first floor up the oak staircase which has a bridge across the hall. Those with young children will want to make sure they are properly supervised on the first floor landing areas.

Terms & Conditions

- **Security deposit:** Credit card details may be requested as a guarantee
- **Arrival time:** 4pm
- **Departure time:** 11am
- **Energy costs included?:** Yes, included in the rental price
- **Linen & towels included?:** Yes, included in the rental price
- **Pets welcome?:** Yes, well-behaved dogs are allowed on a request basis at time of booking
- **Other Ts and Cs:** There are other properties on the Estate and so the 5,000 acre private grounds, lakes and tennis court are shared, however your group will retain plenty of privacy.
- **Changeover day:** Any except Saturday
- **End of stay cleaning available?:** Yes, included in the rental price
- **Smoking Allowed?:** No smoking
- **Other 2:** The outdoor swimming pool is shared with the other properties on the Estate and is open and heated between May - September (subject to weather conditions)
- **Minimum stay:** Please note that there is a 3-night minimum stay
- **Internet access?:** Yes, Wi-Fi is included in the rental price

Booking Deposit

Please note: A non refundable deposit for 50% of the total booking cost of hiring the house is required at the time of booking for this property.