

# Thorpeness House

Region: Suffolk Sleeps: 12 - 16

## Overview

Welcome to your seaside home on the Suffolk Heritage Coast. Sitting snug in one of the most prestigious roads in Thorpeness, this fabulous red brick home is the perfect home away from home and offers a hefty dose of traditional seaside holiday magic. This charming country house has an air of privacy, yet it is only metres away from the local gastropub and is within an easy reach of Thorpeness village.

Thorpeness House is the perfect backdrop to discover the delights of Suffolk. The attractive interiors feature well-proportioned rooms throughout, bejewelled with sparkling chandeliers and toasty fireplaces. Not to mention there are two opulent windows and stunning French doors, that allow for a stunning panoramic view of the sea. But first, onto the ground floor... which has a flexible and appealing layout. With the ability to open the reception rooms into one another or close them off if required, it creates ample space for larger groups or celebratory occasions. The stylish reception rooms are filled with cream carpets, comfortable seating and a large flat screen TV. The reception rooms, kitchen, dining room and garden room are all located at the back of the house, opening directly onto the stone patio. The patio is a lovely spot to enjoy a BBQ and take in the picturesque views. There is also a laptop-friendly study room located at the front of the house, but this room can double up as a snug for kids with a TV readily available.

The first floor consists of a large master bedroom with an en-suite bathroom, three bedrooms with double beds - one of which adjoins to a single bedroom with bunk beds and one additional twin bedroom. Four of the bedrooms benefit from superb far reaching elevated views over the sea. Two family bathrooms are shared by the bedrooms and come with a bath and shower.

Outside you will feel totally spoilt, the garden itself is perfectly positioned directly overlooking the sea with a substantial large lawn to enjoy games. Additionally, there is also a six person hot tub and a delightful wooden decked area which are both ideal for a sundowner!

As for the village of Thorpeness? Well, it offers a quintessentially English seaside experience. Sailing on the Meare boating lake is a must and a round of golf at Thorpeness Golf Club is also highly recommended. Shopaholics will love exploring the hidden treasures of the Emporium, a market filled with vintage antiques and collectable trinkets. The glorious surrounding countryside provides a diverse mix of dynamic landscapes including heathland and forest -



so there's no excuse to not go for a relaxing stroll. You're also only a ten minute drive from Aldeburgh with it's fantastic high street full of quality shops, pubs and restaurants.

Thorpeness is especially great for families, together you can enjoy exploring local attractions and historical sites like the Dunwich Heath and Beach or the Orford Ness National Nature Reserve. And if that wasn't enough, there are the charming nearby villages of Aldeburgh, Slaughden and Sizewell - all offering a selection of shops, galleries, a cinema and restaurants. Thorpeness House is the perfect seaside escape offering a stress-free stay where you can truly recharge your batteries.

AS MENTIONED IN



**THE SUNDAY TIMES**

## Facilities

**Exclusive** • **Recommended** • Beach Nearby • Ideal for Kids • Ideal for Teens • Internet • Pets Welcome • Hot Tub • Walk to Beach • Walk to Village • Walk to Restaurant • BBQ • Ideal for Parties • Stag/Hen Allowed • Table Tennis • Heating • Cot(s) • High Chair(s) • Beachfront • Waterfront • Walking/Hiking Paths • Horse Riding • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## House Interior

### Ground Floor

- Reception hall with chandelier, red leather sofas and cream carpeting throughout. The room opens onto the main living room and has the main staircase leading to the first floor
- Country style open kitchen which is fully equipped including an oven, fridge freezer, dishwasher, crockery and cutlery. The room opens onto the breakfast room with French dresser, glass table and seating for 6. The room has a set of large French doors which open directly onto the garden and sea. There is a small adjoin larder with additional sink and microwave.
- The grand dining room boast stunning garden and sea views. The sophisticated room has a large dining table with seating for 10 and fireplace.
- The dining room leads through to the open plan drawing room and living room. This warm and welcoming space benefits from huge windows throughout the rooms and French doors opening into the centre of the garden. The room is classically decorated with sparkling chandeliers, a marble fireplace and comfortable seating, whilst also offering the best in modern technology including a large flat screen
- Study/snug room with laptop friendly workspace, TV and DVD
- The light and airy Garden room also located at the back of the property has two sets of French doors opening onto the garden and patio area. The room has glass table and wicker furniture giving the room a relaxed atmosphere. There is a small additional second kitchenette with oven, induction hob, grill, sink and washing machine.
- Cloakroom with WC and washbasin
- Shower room with WC and washbasin

### First Floor

- Master bedroom with king size bed, dressing table, built in wardrobe and an ensuite bathroom. The ensuite bathroom includes a bathtub with overhead shower, WC and washbasin. The room is located at the back of the property and boasts terrific garden and sea views.
- Bedroom 2: The spacious blue bedroom has a king size double bedroom with cream quilted headboard, side tables, lamps, built in wardrobes and views of the garden and sea. There is a single sofa for an additional 1 guests and an interconnecting door to bedroom 3.
- Bedroom 3: Small bedroom with bunk beds and views of the garden and sea. The room can be accessed via an interconnecting door from bedroom 2 or the corridor
- Bedroom 4: Cream bedroom with double bed looking on the front of the house
- Bedroom 5: Twin bedroom with side table, bed lamps and a view onto the front of the house



- Bedroom 6: king size bed and a single bed with an additional pull out bed on request. The room has in built wardrobe space and benefits from a view over the garden and sea.
- Additional room: Small room ideal for a child with a small single sofa bed available.
- Family bathroom with free standing bath with hand held shower, WC and washbasin
- Blue tiled bathroom with large oval shaped bath and washbasin
- Cloakroom with WC

#### **Outside Grounds**

- Ample sized garden with a large sloping lawn, central sculptural feature, trees and shrubs
- Small stone patio area
- Wooden decked area overlooking the sea
- Six-seater hot tub overlooking the sea

#### **Amenities**

- Wi-Fi access
- Alarm system
- Child stair gate on the first floor
- Dogs are allowed to be taken on the section of the beach by the house
- Charcoal BBQ (Coal is not provided)



## Location & Local Information

The village of Thorpeness nowadays is epitomised by its stunning East Anglian coastal scenery and striking architecture, which has made it an alluring holidaymaker's haven.

Thorpeness House's grounds extend almost from the Village Green to the shingle beach, where this ornate Holiday Home overlooks the North Sea. From the privacy of the Estate's gardens; revel in the astonishing views of the Heaths and the prominent House in the Clouds, which is a famous local landmark. A half an hour walk south, along the coastline, will bring visitors to the neighbouring village of Aldeburgh. For those seeking a more scenic adventure, Cragg Path is a perfect opportunity to indulge in the RSPB North Warren Reserve. It comes as no surprise that this region is a designated Area of Outstanding Natural Beauty (AONB)!

In the early 1900's, this once quiet Hamlet underwent some dramatic development that saw its status elevated to a desirable holiday destination. Today, many of the mock Tudor houses are used for housing and local businesses, giving this enchanting village a sense of antiquated marvel. At Thorpeness's nucleus, a magical man-made Meare can be discovered, which is themed on the creator's interpretation of Peter Pan's Neverland. Today, Regattas and Firework Displays are held in this dreamy spot.

The popular village of Aldeburgh is walkable in less than 30 minutes, so the Oliver's Team highly recommend recurring stopovers. Full of pleasant independent eateries, Art Galleries and Arts & Crafts shops - you'll feel as if you have uncovered an unblemished traditional English Hamlet.

Benjamin Britten was so enchanted with Aldeburgh, he chose it as his home till his death in 1976. His legacy - The Aldeburgh Festival - takes place every year during June and is considered a must for lovers of the arts.

There's lots to do so visit the Aldeburgh Moot Hall Museum, or maybe try your hand at sailing a miniature in the Boating Pond. You might even be lucky enough to catch the local Lifeboat Station during a practice session in the North Sea. After ambling along the sun-drenched coastline, recompose yourself in one of the many idiosyncratic taverns for a quick refreshment. If you're feeling peckish, what better meal to have than freshly caught fish with a generous side of chips. You'll have to decide which of the two renowned Chippies is best though; The Aldeburgh Fish & Chip Shop or Golden Galleon...this may require repeat visits!

Aside from the absorbing landscape, this region has become incredibly popular amongst devotees of the Art's. Thousands flock here every year to celebrate the likes of the Aldeburgh Carnival, Thorpfest & Latitude Festival, or



simply just to visit Snape Maltings. Others visit to be absorbed by the history and beauty epitomised by Dunwich Heath, Sutton Hoo – Woodbridge and Orford Ness National Nature Reserve.

With the nearest train station situated in Saxmundham, it's easy to jump on a direct train to Lowestoft or Ipswich to do some further exploring.

# Terms & Conditions

- Arrival time: After 4.00 pm
- Departure time: Before 10.00 am
- Energy costs included?: Yes
- Heating costs included?: Yes
- Linen & towels included?: Yes
- Changeover day: Friday
- Minimum stay: 3 days
- Smoking Allowed?: No
- End of stay cleaning included?: Yes
- Pets welcome?: 1 small dog is considered on request. There is a £30 charge per stay
- Security deposit: £500 (£1500 for stag and hen do's) Credit card authorisation required, it is refunded in full subject to a damage inspection on departure.
- Other Ts and Cs: Please note that direct beach access from the garden is not possible due to its steep nature, however, access is possible just a few minutes walk along the road
- Other 2: Please note that the garden summer house is used for storage and is not accessible

A maximum of 16 guests are permitted to stay at the property failure to adhere to this will result in the loss of your full deposit.