

# Thorpeness House

Region: Suffolk Sleeps: 12 - 16

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## 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 5 minutes 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, with homely furnishings and toasty fireplaces. Large windows and french doors 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 with sea views. 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 other bedrooms and come with a bath and shower.

Outside you will feel totally spoilt, the garden itself is perfectly positioned directly overlooking the sea. Additionally, there is also a six person hot tub.

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 or a 40 minute invigorating walk along the beach, 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.

**\* Please note due to costal erosion there is no direct beach access**

**AS MENTIONED IN**



**THE SUNDAY TIMES**

## **Facilities**

Beach Nearby • Wi-Fi/Internet • Hot Tub • Walk to Beach • Walk to Village  
• Walk to Restaurant • Smart TV • Games Room • Indoor Games •  
Pool/Snooker • Heating • Cot(s) • High Chair(s) • Beachfront •  
Walking/Hiking Paths • Horse Riding • Outstanding Landscapes • Outdoor  
Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Ground Floor

- Reception hall with chandelier and red leather sofas
- Country style open kitchen which is fully equipped including a double 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
- Dining room with seating for 10 (with table extension) boasts stunning garden and sea views
- Open-plan drawing and living room with huge windows and French doors opening into the centre of the garden. The room is classically decorated with a marble fireplace and comfortable seating, whilst also offering a large flat screen TV with SKY TV
- Study/snug room with laptop friendly workspace, SKY Q TV and sofa's which can convert to 2 further beds if needed
- Garden room with Sky Q TV, pool table glass table to seat 8 and French doors opening onto the garden and patio area.
- Cloakroom

## First Floor

- Master bedroom with king size bed, dressing table, built in wardrobe and an en-suite bathroom with bath and overhead shower. 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 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
- Bedroom 5: Twin bedroom with side table, bed lamps
- 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, hand held shower and washbasin
- Cloakroom

## Exterior Grounds

- Garden



- Small stone patio area
- Six-seater hot tub overlooking the sea.
- *Please note due to costal erosion there is no direct beach access*

**Additional Facilities**

- Fibre Unlimited Wi-Fi access
- Child stair gate on the first floor
- Dogs are allowed to be taken on the section of the beach by the house
- Plenty of private gated parking

## 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 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, Thorpeness Regatta, fireworks



in August, Thorpfest and 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.

## Local Amenities

Nearest Airport	<b>London Stansted Airport (122 km)</b>
Nearest Town/City	<b>Aldeburgh (4km)</b>
Nearest Village	<b>Thorpeness (500m)</b>
Nearest Bar/Pub	<b>Dolphin Inn, Thorpeness (400 m)</b>
Nearest Beach	<b>Located on the beach</b>
Nearest Golf	<b>Thorpeness Golf Club &amp; Hotel (1 km)</b>
Nearest Train Station	<b>Saxmundham Station (11.3 km)</b>
Nearest Supermarket	<b>Tesco Express, Aldeburgh (3.9 km)</b>
Nearest Shop	<b>Co-Op, Aldeburgh (3.9km)</b>
Nearest Tennis	<b>Thorpeness, Aldeburgh &amp; Saxmundham Tennis Club (11.4 km)</b>

## What Oliver loves...

- As featured in [The Times](#) 2018 'Britain's Best Party Houses For Hire'
- Wonderfully located on the shores of the Suffolk coast offering an unmissable charming and traditional seaside holiday
- The extraordinary south easterly facing garden is the ideal spot to enjoy all seasons, whilst soaking up the breath-taking panoramic views over the sea and heathland
- Situated at the end of a quiet road the house offers plenty of seclusion and privacy
- Absolutely fabulous no matter the weather Thorpeness House makes a great base to explore Suffolk whether you're cycling, taking fun walking trips, boat trips, shopping or bird watching!
- This spacious house offers an array of fabulous social spaces (and hot tub!) to entertain during a family holiday or for a grown up house party

## What you should know...

- Additional room: Small room ideal for a child with a small single sofa bed available. This is very compact and not suitable for an adult.
- The water pressure in the house can drop if all bathrooms are in use at the same time as this is a large older property
- Most mobile networks in Thorpeness and Aldeburgh don't have a strong signal, however, there is Fibre with unlimited Wi-Fi at the house, and the mobiles work well in the Study. (You can ask your service provider for a mobile booster for your network and bring with you)
- Please be aware that due to the sea facing position of the house the window often get stuck due to the salty sea air

# Terms & Conditions

- Security deposit: £1000 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection
- Arrival time: 4pm
- Departure time: 10am
- Energy costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, bed linen and bath towels are included in the rental price. Please bring your own towels for the Hot Tub and beach
- Changeover day: Friday
- Minimum stay: 3 nights
- Smoking Allowed?: No
- End of stay cleaning included?: Yes, included in the rental price
- Pets welcome?: On request prior to booking ONLY with the owner. If accepted, a pet supplement of £50 will apply. Please state the breed of dog at the time of booking. Strictly only 1 dog allowed at the property.
- 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

**PLEASE NOTE: In line with the current government advice the Jacuzzi is not current open**

- 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.
- No stag or hen do's allowed
- No fireworks
- The lead booker must be 30 years +
- Incoming calls only
- Please state the purpose of visit on your booking form

**Dog Policy**

- On request prior to booking ONLY with the owner. If accepted, a pet supplement of £50 will apply. Please state the breed of dog at the time of booking. Strictly only 1 dog allowed at the property.
- Please always pick up after your dog when in Garden.
- Dogs must mainly be kept in the kitchen breakfast room or dining room or at the other end of the house on tiled flooring.