

# Barnhouse

Region: Suffolk Sleeps: 6

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## Overview

Blending traditional 17th century features with luxurious contemporary touches is Barnhouse, a stunning three bedroom property accommodating up to six guests in this picturesque rural location. Incorporating high ceilings, flagstone floors and exposed beams with underfloor heating and en-suite bath and shower rooms, Barnhouse is the perfect holiday home for those wanting a stylish country bolt hole with a modern twist.

Entering through into the reception hall area of the ground floor you will discover the spacious open plan kitchen/dining area, featuring stunning solid dark oak beams and cabinets in a subtle shade of olive. The rest of the decor is kept neutral in shades of cream and stone with natural wooden floors. The kitchen area is well-equipped with a professional range cooker, fridge-freezer, Nespresso coffee machine, and all modern appliances.

The incredible conservatory/sun room adds an extra special dimension to Barnhouse, with stylish contemporary fixtures and furnishings this suntrap offers guests another room in which to recline and relax. From here the floor to ceiling french doors open out onto your own private terrace where you'll find a bbq and stylish hanging egg chairs, perfect for relaxing with a morning cuppa or taking in the spectacular views across the rolling parkland, as well as glass topped table that seats six for the ultimate alfresco dining experience.

Barnhouse's three bedrooms are all situated on the ground floor, the first of which is set across two levels, with seating on the lower and an ornately carved four poster bed on the upper. There's also an en-suite with roll-top bath and shower facilities. The other two bedrooms are on one level and both feature en-suite shower rooms. All the rooms are classically decorated in beautiful neutral shades, with handsomely crafted wooden furniture, crisp linen, and stylish contemporary lighting fixtures. All the rooms offer breathtaking countryside views, underfloor heating, and flat screen LED TVs and ipod docks for your entertainment.

On the first floor guests will be enchanted by the living area; its vaulted ceilings, exposed wall and ceiling beams, and its picturesque views of the estate. Luxurious cream wool carpets, fluffy throws and chunky wooden furniture paired with sumptuous leather arm chairs give this room an air of cosy country charm. A benched seating area under the glorious apex window that floods the whole area with light, is adorned with comfy cushions to sink



into, and storage area beneath houses books for guests to enjoy.

Set in 5,000 acres of stunning Suffolk countryside, Barnhouse offers plenty for guests to enjoy, from woods and grassland to explore and wildlife to spot, to rowing on the lake. Bicycles, rowing boats and paddle boards are available for guests to hire, as well as access to the tennis courts and heated outdoor pool.

## Facilities

Wow Factor • Quirky • Shared Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets Welcome • All Bedrooms En-Suite • Ground Floor Bed & Bath • Satellite TV • Indoor Games • Working Fireplace • Heating • Cot(s) • High Chair(s) • Watersports • Canoeing/Kayaking • Rural Location • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## *Ground Floor*

- Sitting room
- Fully-equipped kitchen with dining facilities
- Conservatory/ sun room
- Bedroom with king-size bed and en-suite bathroom
- Bedroom with king-size bed and en-suite shower room
- Bedroom with king-size bed and en-suite shower room

## *First Floor*

- Drawing room
- Bathroom with shower

## *Exterior Grounds*

- Terrace
- Dining facilities
- Barbecue
- Access to the Estate's grounds & lakes
- 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
- Travel cots & highchairs available on request (please bring your own cot linen!)
- 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

Barnhouse 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](#). 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	<b>Norwich Airport (64km)</b>
Nearest Town/City	<b>Saxmundham (9.3km)</b>
Nearest Village	<b>Yoxford (2.2km)</b>
Nearest Restaurant	<b>King's Head, Yoxford (2.4km)</b>
Nearest Supermarket	<b>Waitrose, Saxmundham (8.6km)</b>
Nearest Golf	<b>Aldeburgh Golf Club (20km)</b>
Nearest Beach	<b>Aldeburgh (21km)</b>



## What Oliver loves...

- Barnhouse's stunning conservatory and private terrace have the real wow factor. Boasting picturesque Suffolk views, this is the perfect place to relax and enjoy the surroundings
- 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
- On request, the drawing room upstairs can accommodate an additional two guests on its day beds and has an adjacent wet room

## What you should know...

- The bedrooms are situated on the ground floor
- 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

# Terms & Conditions

- Security deposit: Credit card details may be requested as a guarantee
- Arrival time: 4pm
- Departure time: 10am
- Energy costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- End of stay cleaning included?: Yes, included in the rental price
- Internet access?: Yes, Wi-Fi is included in the rental price
- Changeover day: Any except Saturday
- Minimum stay: Please note that there is a 3-night minimum stay
- Pets welcome?: Yes, well-behaved dogs are allowed on a request basis at time of booking
- Smoking Allowed?: No smoking
- 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. 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)
- Other 2: Travel cots & highchairs can be provided on a request basis at time of booking. Please bring your own cot linen.
- Other 3: Out of respect for other guests, stag and hen parties are NOT ALLOWED

### \*\*\*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.