

# North House

Region: Suffolk Sleeps: 10

## Overview

The smart and spacious new build, North House, is a holiday maker's dream. With excellent social space, stunning bathrooms, five gorgeous bedrooms, a fantastic kitchen diner, a beautiful alfresco lounge area and a games room, this wonderful holiday home offers much entertainment and is situated in the celebrated seaside resort of Southwold. Two of the bedrooms offer day beds and the bunk room has a bunk bed with a double on the bottom and a single on the top, so sleeping accommodation is quite flexible. North House is immaculate and beautifully finished. With fantastic use of space, merging the indoors and outdoors, guests enjoy a fabulous coastal adventure here. The playful spirit of the garden with its games rooms, exquisite lounge area and alfresco dining is very much part of this outstanding accommodation.

The kitchen diner of North House is a fantastic social space. It boasts a huge range of two tone, grey and white shaker-style cabinetry, outstanding appliances and a massive, modern dining table and chairs to seat everyone. Gorgeous armchairs are also scattered where guests can relax in comfort, keeping the chef company and enjoy wonderful views. A lovely rich parquet flooring runs throughout the ground floor. The very generous lounge is flooded with natural light and boasts sumptuous sofas, in delightful cool tones, where guests can chill and watch television or play some family board games.

The second floor master bedroom enjoys a vaulted ceiling and custom-made apex windows that accentuate the architecture brilliantly. Guests can enjoy sea views to wake up to. Also at the top of the house is a delightful twin with an additional bed. The remaining bedrooms, all very generous in size, are a bunk bed room, a king room with a king-size bed and a day bed plus an immaculate en-suite bathroom and another twin bedroom. The twins all have the beds next to each other. In total there are three exquisite bathrooms, all beautifully tiled and fitted. Two offer walk in showers and the family bathroom has a bath as well as a shower. North House stands apart with confidence and style throughout.

Outside, you will find two games rooms, one with table tennis and the other with a pool table. There are lots of outdoor bean bags plus an outstanding gazebo structure and outdoor lounging. Alfresco dining can be enjoyed using the barbecue. This wonderful holiday home is bound to leave you all with the widest of smiles and lovely memories!



## Facilities

Villa/House • Modern • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Walk to Beach • Walk to Village • Walk to Restaurant • Satellite TV • Games Room • Indoor Games • Table Tennis • Pool/Snooker • Heating • Walking/Hiking Paths • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## *Ground Floor*

- Living room
- Fully-equipped kitchen with dining facilities
- Cloakroom

## *First Floor*

- Bedroom with king-size bed and en-suite shower room
- Bedroom with twin beds
- Bedroom with bunk bed
- Family bathroom

## *Second Floor*

- Bedroom with king-size bed
- Bedroom with twin beds
- Family shower room

## *Exterior Grounds*

- Terrace
- Dining facilities
- Barbecue
- Lawn
- Summer house with games room

## **Additional Facilities**

- Wi-Fi
- TV
- Washing machine & dryer
- Parking for 2 cars



## Location & Local Information

Southwold lies between the pretty resort of Aldeburgh and the bustling town of Lowestoft. Southwold is famous for its pretty, pastel painted beach huts along the front, its iconic pier and its famous Adnams Brewery. Adnams offer brewery tours and tastings throughout the year. There are two beaches, the Pier Beach and Denes Beach which is quieter and more isolated. The sand and shingle beach is backed by dunes and offers clean, fresh water for canoeing, swimming and body boarding. Visitors enjoy various boat trips including the high-speed Coastal Voyage where you will enjoy seeing marsh harriers, herons, gulls and possibly osprey if you can open your eyes. From Southwold, you can walk to the charming village of Walberswick, crossing the River Blyth and exploring the trackbed of the old Southwold Railway. On the Walberswick side, crabbing is very popular from the harbour walls. Later you can return to Southwold on the little ferry. Over a thousand acres of heath and marshland around Walberswick are protected as an Area of Outstanding Natural Beauty. The quaint, welcoming Walberswick boasts tea rooms, restaurants, two pubs, an art gallery, village shops and wonderful craft and gift shops. Fresh fish can be bought from the harbour huts. Walberswick used to host the annual British Open Crabbing Championship, raising funds for good causes.

If you love nature, photography and the great outdoors, the PSPB Minmere National Reserve is a wonderful day out. You will enjoy stunning coastal scenery as well as avocets, bearded tits, bitterns and many other birds. You can explore the nature walks where there are plenty of hides and also the woodlands.

Aldeburgh is enchanting. It's famous resident, Benjamin Britten, the founder of the June Aldeburgh Festival, is celebrated throughout the town. There is a wonderful sculpture on the beach. Aldeburgh is very attractive with pretty, pastel coloured 19th century homes lining the promenade, a wonderful pebble beach and fisherman's huts selling the local daily catch.

If you are on holiday between July and September, you may want to visit the Dunwich Heath Coastal Centre and Beach. It is quietly tucked away, offering tranquility and a true sense of being at one with nature. The heath is alive with colour during the summer months, a patchwork of pink and purple heather and coconut scented yellow gorse. It is a rare and precious habitat for dartford warblers, nightjars, woodlarks, adders and much more.



## Local Amenities

Nearest Town	<b>Southwold (700m)</b>
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Nearest Restaurant	<b>Coasters, Southwold (1km)</b>
Nearest Supermarket	<b>Tesco Express, Southwold (1km)</b>
Nearest Golf	<b>Southwold Golf Club (1.3km)</b>
Nearest Beach	<b>Southwold Beach (800m)</b>

## What we love

- North House is exceptionally spacious and offers fantastic indoor and outdoor social space. The two games rooms offer family fun and delight children especially
- North House is located in the centre of Southwold, the very popular, celebrated seaside resort. With stunning scenery, beautiful beaches and a warm and welcoming ambience, it is a brilliant holiday location
- This modern family home boasts immaculate and tasteful decor. The kitchen and bathrooms are outstanding, luxurious holiday accommodation at its best!

## What you should know...

- One of the bedrooms features bunk beds and is therefore best suited to children
- On request, two of the bedrooms can be set up with additional single day beds to sleep two extra children

# Terms & Conditions

- Security deposit: No security deposit is required for booking this property
- 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: Saturday
- Minimum stay: Please note that there is a 3-night minimum stay, this may be increased to 7-nights across peak dates
- Pets welcome?: No pets
- Smoking Allowed?: No smoking
- Other Ts and Cs: NO stag or hen do's. Please be respectful of neighbours and keep outdoor noise to a minimum in the evenings.

*\* Please note that due to Covid-19, the check in and out times have been temporarily amended to allow for additional cleaning. Check in is now 5pm, check-out is 9am. Thank you for your understanding.*