

# Suffolk Rose Hall

Region: Suffolk Sleeps: 16 - 22

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## Overview

Welcome to the extraordinary Rose Hall on the Suffolk Heritage Coast, with its wetlands, beaches and gentle waterways typified by nearby Orford. Rose Hall lies on the edge of the village from which it takes its name. It is the perfect home away from home and offers plenty of space, making it an ideal setting for large family gatherings, birthday parties and anniversaries. This charming country house has an air of privacy, yet it is only 5 minutes away from the local gastropub and is within easy reach of Woodbridge, Wickham Market and Orford.

Recently renovated, this Grade II Listed Hall is a former rectory and the oldest parts of the house date to the early 1700s. It is the perfect backdrop to discover the delights of Suffolk.

Private gates open to a curving gravelled drive that leads to the elegant front facade of the house and courtyard with its fine stone fountain. The house is of an L-shaped configuration. The gorgeous interiors feature well-proportioned rooms throughout, with modern yet homely furnishings, contemporary paintings, and toasty fireplaces. The ground floor has a flexible and appealing layout. The inspiring dining room with wooden floors, large windows and chandeliers at the bowed eastern end can comfortably accommodate 12-14 guests. Bright and light, the elegant conservatory/garden room at the north end of the house is filled with olive trees. It is ideal for laid back breakfasts and relaxed evening dinners. The elegant drawing room, cosy sitting room well-equipped kitchen with breakfast bar and pantry all enjoy lovely views of the outside garden and courtyard.

The first floor consists of a sophisticated large master bedroom with an en-suite bathroom, six bedrooms with double beds – one of which share an adjoining door. There is a further additional twin bedroom with two single beds. All the bedrooms have been thoughtfully designed and benefit from superb far reaching elevated views over the garden. The second floor provides three final bedrooms, two doubles and a twin single. The space lends itself well to teenagers, and young adults stay.

Across the courtyard is the former coach house, now serving as a brilliantly converted and styled games and party room. The wood-panelled clubhouse has bi-folding doors, bar, snooker table and relaxing lounge area. Outside you will feel spoilt, and the ample garden provides much privacy and



seclusion with its walled private swimming pool, tennis court, garden, and pond. A well-known designer has recently replanted areas of the gardens, and the cedar tree and lawns create a soothing and restful ambience.

The tennis court is surfaced with Astroturf and sits wonderfully amongst the paths and borders, and the superb outdoor pool and pool house offer a private spot to cool off, catch some sun and eat a light lunch prepared in the kitchenette.

This part of Suffolk has also become a celebrated cultural hub, with the popular galleries and concert hall at Snape Maltings and the seaside town of Aldeburgh, with its annual Festival of Music and the Arts. The surrounding countryside offers endless walks across farmland and through nearby Tunstall Forest.

Rose Hall is brilliant 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, Woodbridge and Framlingham - 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 that it is possible for smaller groups of up to 16 guests to book Rose Hall for a reduced price during selected low season dates. Please note that groups of 16 will not have access to the second floor bedrooms. If you would like access to the entire house, you will need to select 22 guests at the time of booking.*

## Facilities

Manor • Modern • **Recommended** • **Exclusive** • Heritage Collection • Private Pool • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Walk to Village • Walk to Restaurant • Laptop Friendly Workspace • BBQ • AGA • Hairdryer • Tennis Court • Smart TV • Gym/Fitness Room • Games Room • Indoor Games • Outdoor Games • Pool/Snooker • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Toys • Fenced Grounds • Golf Nearby • Tennis Nearby • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Romantic

# Interior & Grounds

## Rose Hall

### Ground Floor

- Entrance Hall
- Formal Drawing Room
- Sitting Room
- Dining Room seating 12 – 14 guests
- Kitchen with pantry
- Conservatory with Breakfast Table
- Boot Room
- Cloakroom
- Grand Staircase

### First Floor

- Bedroom 1: Super-king sized bed, en suite bathroom, freestanding bathtub, and shower
- Bedroom 2: King sized bed, en suite shower room
- Bedroom 3: Twin room with 2 single beds
- Cloakroom
- Bedroom 4: King sized bed, the room has an adjoining door to bedroom 5.
- Bedroom 5: King sized bed and an adjoining door to bedroom 4
- Family Bathroom with a bathtub and shower
- Bedroom 6: Emperor size bed
- Bedroom 7: Super-king sized bed with en suite bathroom and shower
- Bedroom 8: Super-king sized bed with en suite bathroom and bathtub

### Second Floor

- Bedroom 9: Super-king sized bed
- Bedroom 10: King sized bed
- Bedroom 11: Twin bed with a shower room

*\* There are additional staircase to reach this floor and bedrooms. Please note there are low ceilings and beams throughout this floor*

### Games Barn

- Snooker table
- Mini bar area
- T.V
- Working fireplace
- Dartboard
- Sona system

### Exterior Grounds

- Beautiful, landscaped gardens
- Private swimming pool



- Pool Bar
- Pool House - kitchen and 2 shower rooms with W.C
- Pond
- Tennis Court
- Sonos system
- Aga

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# Location & Local Information

Nestled on the east coast of England, just over an hour from London, Suffolk is a fabulously peaceful, rural county with miles of sandy beaches and magnificent views!

Starting at its southern border with Essex and stretching all the way to Lowestoft and the Norfolk coast, the 50 miles stretch of enchanting and often wild coastline of Suffolk has a little something for everyone! With charming villages, medieval towns and exquisite natural beauty all set against breathtaking skies it is a true feast for the eyes!

Rose Hall is located in Orford, within 10 minutes of The Orford Ness Nature Reserve is wild, remote and exposed. It contains the ruined remnants of a disturbing past where weapons, including atomic bombs, were once tested and perfected. Rare and fragile wildlife thrives in this lovely spot.

The small fishing village is arguably one of the prettiest villages on the Suffolk Coast. Boasting the historic Orford Castle, pretty cottages and welcoming pubs. As well as the renowned Pinney's delicious smoked fish and the Pump Street bakery.

The charming town of Aldeburgh, with its highly distinctive architecture, colourful boats and fresh-fish shacks stretching along the beach, is as unique as it is charming.

World-renowned for its connection with Benjamin Britten, born in nearby Lowestoft but who spent the last 30 or so years of his life living here, Aldeburgh is believed to have inspired many of the works by the prolific composer.

The impressive four-metre high 'Scallop' on the town's Blue Flag beach is inscribed with the words 'I hear those voices that will not be drowned' from Britten's famous opera *Grimes* which stand out against the glow of the Suffolk sky. You can even visit The Red House which Britten stayed in until his death in 1976 for an informal snapshot of the life he led here.

In nearby Thorpeness you can hire a boat and row blissfully in and around the little islands of the 3ft-deep lake for a quaint day out with the family.

A maze of market towns like Bungay, Beccles and Bury St. Edmunds that dot the ever-intersecting rural roads amid the beautiful agricultural landscape and thatched cottages of villages, Suffolk embodies the slow pace of life that so many of us can only dream of. And yet, this county is rich in history, housing the grand estates of Framlingham Castle and Ickworth House, it holds the Home of Horseracing in Newmarket, and even endless attraction including the



Pleasurewood Hills Theme Park near Lowestoft or The Otter Trust near Earsham with a huge collection of otters!

Thanks to a huge National Lottery grant and fundraising, Sutton Hoo is transforming the way that we tell the story of one of the greatest archaeological discoveries of all time. The National Trust manages the hauntingly beautiful 255 acre estate with its far-reaching views over the River Deben. Visitors can walk around the Royal Burial Ground and discover the incredible story of the the ship burial of an Anglo-Saxon King and his treasured possessions.

Just along the coast, The village of Thorpeness nowadays is epitomised by its stunning East Anglian. 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 Campsea Ashe, 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 (106 km)</b>
Nearest Train Station	<b>Wickham Market (4.2 km)</b>
Nearest Train Station	<b>Woodbridge (12.4 km)</b>
Nearest Village	<b>Orford (8.7 km)</b>

## What we love

- This extraordinary house boasting a swimming pool, tennis court and gym - there is plenty to keep the whole family entertained without even leaving the front door!
- Comfortably accommodating up to 22 guests, making it a brilliant setting for a special occasion or reunion!
- Rose Hall is a great base to explore Suffolk whether you're cycling, taking fun walking trips, boat trips, shopping or bird watching!
- While guests will enjoy a tranquil stay, a wide variety of helpful amenities can be found less than 10-minutes away in nearby Orford
- This spacious house offers an array of fabulous social spaces to entertain during a family holiday or for a grown up house party

## What you should know...

- As well as the swimming pool, there is a pond in the garden and so we recommend that small children are supervised at all times
- The bedrooms on the top floor have low ceilings, beam and uneven flooring in sections
- Occasional mild car noises are audible in the garden

# Terms & Conditions

- Security deposit: £1000 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection
- Arrival time: 4.00 pm
- Departure time: 10.00 am
- 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. All other durations on request
- Smoking Allowed?: Smoking & Vaping are not permitted
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit
- Pets welcome?: On request prior to booking ONLY with the owner. If accepted, a pet supplement of £100 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 it is possible for smaller groups of up to 16 guests to book Rose Hall for a reduced price during selected low season dates. Please note that groups of 16 will not have access to the second floor bedrooms. If you would like access to the entire house, you will need to select 22 guests at the time of booking
- Stag & Hen Do's Allowed? : Weddings, stag/hen parties and any special events are not allowed
- A maximum of 22 guests are permitted to stay at the property failure to adhere to this will result in the loss of your full deposit.
- No fireworks
- The lead booker must be 30 years +
- Incoming calls only
- Please state the purpose of visit on your booking form
- Please always pick up after your dog when in Garden