

Ardleigh, nr Dedham

Rookery Lodge



- Quiet location
- Short walk to Ardleigh's shops
- Convenient for Essex & Suffolk coasts
- Within 30 mins of Mersea, Frinton, Harwich & Felixstowe
- 15 mins from historic Colchester & Ipswich
- Health/fitness club/swimming pool nearby
- Cot & high chair available

Prices from **£300** per week

Cosy, picturesque bungalow on a quiet arable farm – no livestock except 5 horses. This delightful holiday home is within walking distance of Dedham and Constable country and has wide-ranging views across open countryside.

Newly available after extensive refurbishment, it has central heating, 2/3 bedrooms, a fitted kitchen, lounge/dining room and bathroom. The secluded patio has furniture and a barbecue, and there is also a large private garden. Linen, duvets and towels are provided. Ample parking.

Also available on the farm: large 3-bedroom house – please contact us for more details.



Contact **Anthony Wooldridge** Tel 01206 230488 Mobile 07720 842743
E-mail arwooldridge@02.co.uk Website www.sgwooldridge.freeserve.co.uk

sleeps 4-6+

Lavenham, Suffolk

Blaize Cottages



Blaize Barn (sleeps 4) and **Wool Cottage** (sleeps 2) are luxury 5 star cottages in the heart of the stunning mediaeval village of Lavenham, in the midst of the Suffolk countryside. Both cottages are within a 2-minute walk of excellent pubs, restaurants and village shops.

Both cottages are Grade II listed buildings and feature original mediaeval oak beams, log fires, Sky TV and DVD player/library, private gardens and parking, king-size beds, double bathtubs, highest quality furnishing and fittings, and new kitchens.

- Winner of 6 Tourism Awards in the 5 years since opening
- 2-minute walk to excellent pubs, restaurants & shops
- Tourist Board 5 star
- Short winter breaks are a speciality

Prices from **£410** per week
Short breaks from **£270**

Contact **Carol and Jim Keohane** Tel/fax 01787 247402
E-mail info@blaizecottages.com Website www.blaizecottages.com

sleeps 2/4 | ★★★★★

Nr Lavenham, Suffolk

A Romantic Hideaway



7 cosy cottages set in lovely Suffolk countryside

Enjoy that cosy atmosphere of your own old farm cottage with beams, open fires, period furniture, ducks, roses and a touch of luxury. Set in lovely Suffolk countryside near Lavenham. Bikes free and canoes available to explore Constable Country.

Low **£169-£447**

High **£220-£776**

Pets welcome
Weekends always available

Contact **Mark Scott** Tel 01787 211115
E-mail mark@grove-cottages.co.uk Website www.grove-cottages.co.uk

Sleeps 2-5 + cot or groups up to 30 | ★★★★★

Nayland, Suffolk

Gladwins Farm



- Safe play facilities on site
- Ask for our DVD
- Short breaks & Xmas/New Year
- Village shops, pub and restaurant
- Cottages with private hot tubs
- Cambridge, Colchester, Melford Hall close by
- View our website for availability

Set in 22 acres of rolling Stour Valley countryside – Constable country – Gladwins Farm offers a selection of high quality accommodation. Guests staying in any of our 5* or 4* self-catering cottages and farmhouse B&B can use the heated indoor pool with its sauna and hot tub, the hard tennis court and children's play area. Cottages sleep from 2 to 8, and our two newest cottages (sleeping 8 and 6) are graded 5*. The cottages have been converted from Tudor buildings to modern standards, with either night storage heaters or full central heating – some have log burning stoves and private hot tubs as well. Heating and electricity included in the price.

There's a well stocked fishing lake with coarse fish, plus farm animals to entertain the children. Nayland is one of the famous cloth towns of Suffolk, with possibly the finest collection of medieval timber-framed buildings in the country. Other 'heritage villages' of Lavenham, Long Melford and Sudbury are within a few minutes' drive and the coast is only half an hour away.

If a quiet holiday in a charming area of Olde England is on your agenda, see our website or call us for a brochure and arrange a memorable stay.

Prices from **£265-£1,880** per week

Contact **Pauline Dossor** Tel 01206 262261 Fax 01206 263001
E-mail GladwinsFarm@aol.com Website www.gladwinsfarm.co.uk

sleeps 8 | ★★★★★/★★★★★

Lavenham

Lavenham Cottages



- Tourist Board 5*
- Winners of the award for excellence
- Weekend and midweek breaks available
- 2 minutes' walk to restaurants, pubs and shops
- Historic houses and gardens a short drive away
- Easy, free parking in the Market Place

From **£350** per week
Short breaks from **£230**

Luxurious grade II listed cottages which have been renovated and newly refurbished to an exceptionally high standard, offering luxurious modern furnishings and fittings while still retaining many of the original features which give them their charm and character. They enjoy one of the most picturesque views in Lavenham overlooking The National Trust Guildhall and Market Place.

Lavenham is a stunning mediaeval town which offers you so much to see and do, with over 200 ancient listed buildings. It also has an excellent choice of restaurants, pubs, tea rooms, galleries, antique shops and many first rate local shops. The cottages are the perfect base for walks through the unspoilt Suffolk countryside or for touring its magnificent Heritage coastline, the small market towns and peaceful villages.



Contact **Sheila** Tel/fax 01284 830771 Mobile 07074 852853
E-mail sheila@lavenhamcottages.co.uk Website www.lavenhamcottages.co.uk

sleeps 4 | ★★★★★

Falkenham, nr Felixstowe

Honey Pot Cottage



- 2 bedrooms (1 double, 1 twin)
- All linen, towels and tea towels provided
- All electricity and heating included in the rent
- Well equipped kitchen, including automatic washing machine and microwave
- Enclosed garden with lawn and patio area
- Off road parking
- Cot, highchair, stair gate
- Short breaks available out of season

From **£160 - £285** pw

Honey Pot Cottage is situated on a 1200 acre farm in the tranquil countryside. It is tastefully finished and furnished to a very high standard, retaining beams, exposed brickwork and other original features. The cottage has stunning views, looking out on to the River Deben and the beautiful surrounding countryside. The garden leads out on to a meadow with an enclosed pond. Honey Pot Cottage is an ideal base for walking, bird watching and cycling.

Falkenham is a quiet rural village, tucked in the Suffolk countryside, just five miles from Felixstowe where there are beaches, a leisure centre, cinema, restaurants, train station and many other attractions and amusements.



Contact **Mrs Theresa Adams** Tel 01394 448564
E-mail adams99@btinternet.com

sleeps 4 + cot | ★★★★★

Suffolk Cottage Holidays

www.suffolkcottageholidays.com

01394 412304

Big House Holidays

www.bighouseholidays.co.uk

01394 412305

The PERFECT choice for holiday cottages in Suffolk



www.visit-suffolkcoast.co.uk

The online guide to coastal Suffolk

*Cottages
By County*

www.cottagesbycounty.com

4 & 5 star holiday homes throughout the UK

Saxtead, Woodbridge Windmill Lodges



Beautiful luxury log cabins situated in the heart of rural Suffolk around our small fishing lake. Each lodge is furnished to a high standard and equipped with all modern facilities including cooker, hob, microwave, dishwasher, TV, video, DVD, stereo etc. A secluded hot tub with each lodge is the perfect place to relax and unwind!

The large living area of each lodge includes a woodburner-effect feature fireplace. Under-floor heating, double glazing and large sofas ensure cosy evenings in. The large decked verandas have patio furniture and barbecue for dining al fresco.

Many attractions and coast within easy reach. Great area for golf, horse riding, walking and bird watching. Wonderful, relaxing location with amenities only a few minutes away.

- Indoor heated pool and private fishing lake
- Each lodge has secluded hot tub
- Main bedrooms feature 4-poster beds & en suite bathrooms
- 4 miles from Framlingham & 12th century castle
- Walking distance of friendly, family pub
- Linen, towels, bathrobes electricity and welcome pack provided

£254 - £750pw Short breaks from **£178** (excl peak summer & school holidays)

Tel **01728 685338** E-mail holidays@windmilllodges.co.uk
Website www.windmilllodges.co.uk

6 Lodges sleep **2-6 + sofabed** | ★ ★ ★ ★

11858

Mrs Jane Good (Holidays) Ltd Suffolk



Enjoy the freedom of a self-catering holiday in Suffolk

A small, local, family business based in the heart of Woodbridge with over 30 years' experience in self-catering holidays in Suffolk. Over 70 properties offering a wide choice of accommodation in flats, cottages and houses, sleeping from two to fifteen people. Found predominantly in the east of Suffolk: some are on the beach, some with a swimming pool, some rural, some in the popular market towns, some allow pets at no extra charge. Please visit our website www.mrsjanegoodltd.co.uk to see the full list of properties available or telephone our office, 01394 382770, to request a brochure or to discuss your requirements. We will be pleased to help as much as we can.

Contact **Penny Moon** Tel/fax **01394 382770**

E-mail theoffice@mrsjanegoodltd.co.uk Website www.mrsjanegoodltd.co.uk

sleeps **2-15** | ★ - ★ ★ ★ ★ ★

11859

Haughley, nr Stowmarket Red House Farm Cottages

Prices from **£240 - £440**
Open all year



- Half a mile from picturesque village of Haughley
- Ideal base for exploring Bury St Edmunds, Cambridge, Norwich & Colchester
- Attractive coastline within easy reach
- Excellent horse riding, fishing, golfing, swimming, bird watching & cycling facilities locally
- Heating, electricity, bedlinen & towels included
- Farm Stay UK member

Our charming cottages are very comfortably furnished and well-equipped. **Garden Cottage** adjoins the farmhouse and is surrounded by a large garden which we encourage our guests to enjoy. **The Stable** has a 'drive-in' shower room and has been converted with wheelchair users in mind. **Cob Cottage** is also suitable for guests who are less mobile and cannot manage stairs.

Visitors are welcome to explore the 17 acres of farmland and enjoy the many local footpath walks. A bus service which passes by the farm and a mainline railway station in Stowmarket make car-free days possible.

Contact **Mary Noy** Tel **01449 673323** Fax **01449 675413**
E-mail mary-n@tiscali.co.uk Website www.farmstayanglia.co.uk

sleeps **2-8 + cot** | ★ ★ ★ ★

11860

Yoxford, nr Saxmundham Moo Hall, Rookery Park



- Approximately 23 miles north of Ipswich on the A12
- Within a mile's walking distance of Yoxford
- Grocery shop and PO/health food shop at Yoxford
- Easy access to Suffolk Heritage Coast - Southwold, Dunwich, RSPB Minsmere, Aldeburgh, Snape & Orford
- Excellent base for touring inland (Framlingham, Debenham & Eye)

£350 - £475
per week

Moo Hall is a former cattle building converted into high standard accommodation (EETB 4 star). Sitting in its own grounds in the 120 acre Rookery Park country estate, the attractively furnished cottage provides panoramic views over parkland and is within a mile's walking distance of the attractive village of Yoxford.

The ground floor is an L-shape, giving a spacious lounge/dining/kitchen area. The kitchen is well equipped, having a dishwasher, washing machine, tumble drier, fridge/freezer, microwave etc. Upstairs there are two bedrooms (1 double, 1 twin). There is parking for 2 cars by the cottage. Bed linen, heating and lighting included.

Tel **01728 668740**

sleeps **4** | ★ ★ ★ ★ ★

11861

Heritage Coast, Dunwich South Yard Cottages

- Great seaside for children
- Lovely walks from front door
- Excellent pubs & restaurants in the area
- Short breaks available

Prices from **£275-£490** per week
Short breaks **£60** per night



In an Area of Outstanding Natural Beauty, 2 charming, south-facing cottages in a barn conversion on the edge of an unspoilt village. Comfortable, spacious, well-equipped, all on one floor (ideal for those less mobile). Each cottage has a large sitting/dining room, TV/video and fully-fitted kitchen. Paved gardens, with chairs and table for eating out.

The barn complex also contains the Phoenix Centre with workshops, yoga and a range of complementary therapies to enjoy. Lovely walks from the front door, through the forest and along the marshes. Excellent pubs and restaurants within easy distance. 5 minutes' walk to the beach. Avocet Cottage £30 extra for fifth person.



Contact **Mrs Fania Mahony** Tel **01728 648880**
E-mail info@phoenixcentre.co.uk Website www.phoenixcentre.co.uk

sleeps **4-5 + cot** | ★ ★ ★ ★

11862

Laxfield, Suffolk Lodge Cottage



- Ideally placed for exploring the Suffolk countryside & coastline
- Electricity, heating & logs included
- Linen & towels provided
- Fully enclosed garden with garden furniture
- Parking for several cars
- Short breaks available

Prices from **£180 to £420** per week

Set in a relaxing rural location, Lodge Cottage is a picturesque 16th century thatched cottage providing the perfect haven to "unwind". It is ideally placed for exploring the Suffolk countryside and coastline and the village is only a mile away with its two pubs and village shop.

The comfortable accommodation comprises newly fitted kitchen, lounge with wood burner, 1 double bedroom with en suite toilet and handbasin and 1 twin bedroom. Brochure available.

Contact **Jane Brewer** Tel **01986 798830** Mobile **07788 853884**
E-mail janebrewer@ukonline.co.uk

sleeps up to **4** | ★ ★ ★ ★

11863

Luxury self-catering on the banks of the River Deben at Waldringfield, WOODBRIDGE



Prices from
£285 - £520
per week

Open all year
Short breaks available
in low season

Enjoy this haven for sailors, wildlife enthusiasts, walkers and dreamers; watch the sun rise over the river; look out for the resident seal that pops up to say hello; spot the avocets that feed right under your nose on Quayside's modest beach; and be entertained by the activity of passing vessels.

Spoil yourself with this magnificent view...

...and accommodation in which the discerning can enjoy quality comfort and the creative can be inspired



- Quayside Cottage & The Boathouse**
- Waterfront access to fish, secure small boat, or just sit and watch
 - Private car parking and bicycle store
 - Gentle stroll to the popular Maybush Inn
 - River cruises
 - Endless coastal walks



Contact **Donna Morgan** Tel **01473 736724** E-mail donna.morgan@quaysidecottage.com Website www.quaysidecottage.com

sleeps **2+2** | | ★ ★ ★ ★

11961

Ubbeston Green, Suffolk *Thatcher's Cottage*



- Good walking and cycling at hand
- Garden furniture and BBQ
- Children welcome
- Heritage Coast, Norfolk Broads, Norwich & Constable Country in easy reach
- Framlingham Castle 5 miles
- Linen, towels and welcome pack provided



A quintessential thatched country cottage in beautiful Suffolk countryside, just 20 minutes from the Heritage Coast. Built in the 16th Century, this Grade II listed house is set in large gardens, with open rural views and big Suffolk skies.

The cottage, which has been sympathetically restored by local craftsmen, is tastefully furnished and beautifully beamed throughout. It has 3 bedrooms (2 doubles, 1 twin), main bathroom with roll top bath and a second bathroom with shower. The sitting room (log burning stove, TV/video and CD player) leads to a sunroom with views of the garden and fields beyond and the country kitchen has an Aga stove, dishwasher, fridge, freezer and microwave. There is a separate laundry room with washing machine and tumble drier.

Peace, quiet and 'a chance to get away from it all' are offered. When venturing out, The King's Head pub in the nearest village has great food and a lovely garden.

Low season £400 High season £600 Breaks from £250

Contact **Mrs Tracy Pearcy** Tel **020 8997 9989**
E-mail info@period-cottages.com Website www.period-cottages.com

sleeps **6 + 2 plus cot** |

11964

Horham, nr Eye
Athelington Hall Log Cabin Holidays



- Outdoor, covered, heated swimming pool (summer) & Jacuzzi
- Fishing in the moat
- Games room & large lawned area
- Trampolines & other play equipment
- Near Heritage Coast & RSPB Minsmere
- Close to delightful market towns

Prices from **£245 - £590 pw** Short breaks from **£142** Open all year

Athelington Hall, a 16th century moated farmhouse on a traditional working farm, is situated amongst beautiful countryside in an idyllic location in North Suffolk. The area is a haven for wildlife and there are many unspoilt areas where you can take relaxing walks.

Our award-winning log cabins are very well appointed and include a fitted kitchen, en suite master bedroom, further twin bedroom, open-plan lounge area with sofa and good-sized family bathroom. They are double glazed, have full central heating and are equipped with microwave, fridge and TV. Each lodge has decking where you can sit, relax and dine.

Contact **Peter Havers** Tel **01728 628233**
E-mail info@logcabinholidays.co.uk Website www.logcabinholidays.co.uk

sleeps **4-6** | | ★ ★ ★ ★

11206

Badwell Ash Holiday Lodges
The ultimate luxury retreat in an oasis of calm and tranquility



Located in the heart of mid-Suffolk, 9 miles from Bury St Edmunds, Badwell Ash Holiday Lodges offer the ultimate luxury all-year-round retreat. A perfect romantic hideaway for honeymoons and anniversaries or for simply sitting back and relaxing in the hot tub on your veranda overlooking one of our lakes.

- 4 luxury 2 bedroom Scandinavian wooden lodges exclusively for adults only
- Private outdoor hot tubs



- 4-poster bed in main bedroom, steam shower
- Fully equipped kitchen with dishwasher, washer-drier etc
- 5-acre rural location overlooking private fishing lakes
- Comprehensive welcome hamper plus champagne, chocolates and many extras
- All electricity, bedding and towels included

Badwell Ash Holiday Lodges, Hunston Road, Badwell Ash,
Nr Bury St Edmunds, Suffolk IP31 3DJ Tel **01359 258444**
E-mail info@badwellashlodges.co.uk Website www.badwellashlodges.co.uk

sleeps up to **4** | ★ ★ ★ ★

11572

Lowestoft



Goodwin House

- Easy access from the A12
- Good centre for touring the Broads
- Lots of local attractions – Somerleyton Hall, Suffolk Wildlife Park, Pleasurewood Hills & many more
- Children welcome
- Linen & welcome pack provided

Prices from **£200 to £350** per week
Longer periods by arrangement
Available all year

This refurbished and very comfortable terraced house is in a quiet road a few minutes' walk from the sea and the beautiful sandy beach. It is within easy walking distance of the town centre, cinema, theatre, many coffee shops, cafés, restaurants, fish and chip shops, and bus and coach stops.

Centrally heated and double glazed, it has a small garden, 2 double bedrooms (1 double, 1 twin), bathroom with hand shower, lounge with TV and video, and a large, newly fitted kitchen/diner.



Contact **The Conways** Tel **01702 545495** Mobile **07767 363445**
Fax **01702 542865** E-mail davidconway@hotmail.co.uk Web www.10marineparade.co.uk

sleeps **4/5** | | ★ ★ ★ ★

11881

Pakefield, Lowestoft

Cliff Cottage



Prices from **£200** per week

- Central heating
- Colour TV
- Children welcome
- Open all year
- Short breaks available from Oct - Apr



This delightful cream-washed former fisherman's cottage is superbly positioned, facing east to catch the first rays of the sun and with unrestricted sea views. A small sunny courtyard with seating leads onto the cliff top, with steps to the sea and shingle beach a few yards away.

The large, comfortable sitting room has both a dining and lounge area, with patio doors overlooking the cliff green and sea. Also downstairs are a cloakroom and the extremely well equipped kitchen. There are two bedrooms, reached by open-plan stairs – the double room is en suite and overlooks the sea; the second bedroom with wash basin and twin divan sleeps two.

With its unique position, Cliff Cottage makes a perfect holiday home, whatever the season.

Contact **Mrs T. R. Bruce** Tel/fax **01502 501955**

sleeps **4** ★ ★ ★

11608

Lyng

Stone House Farm



- Free fishing on site
- Linen, towels, electricity included
- Short breaks
- Good cycling & walking

Prices from **£265** - **£415**

This traditional brick and flint cottage, with its own enclosed garden and parking, nestles beside a willow-clad mixed coarse fishing lake in the picturesque village of Lyng, in the Wensum Valley, which is steeped in history and legends.

The cottage sleeps 5 + cot and has 3 bedrooms (1 double, 1 twin, 1 single), widescreen TV, DVD, stereo/CD player, electric cooker, fridge/freezer, microwave and washing machine. It is situated 13 miles from Norwich and is ideally positioned to visit the North Norfolk coast. Shop, post office, pub, garage, public telephone, small touring caravan park, riding stables and a nature reserve are all within a 5 minute walk.

Places to visit include The Dinosaur Park, steam railways, stately homes, garden and craft centres, the Norfolk Broads, the mediaeval city of Norwich, Pensthorpe waterfowl park, the Wensum Valley and Barnham Broom golf clubs.

Free brochure available Contact **Suzan Jarvis** Tel **01603 870812**
E-mail holidays@utopia-paradise.co.uk

sleeps **5 + cot** ★ ★ ★ ★

11609

Hanworth Bluebell Cottage



Stunning thatched flint cottage in Hanworth, arguably the most beautiful and peaceful hamlet in Norfolk. It adjoins the lovely 44-acre common with duck ponds etc. Ideally situated within 15 minutes of Holt, Weybourne, Cromer, Overstrand and Aylsham, and only 30 minutes from Norwich and the Broads.



- Beautifully furnished for owners' regular use
- Comfortable sitting room with log-burning fire, Sky TV, video etc
- Large kitchen/diner, fully equipped incl washing machine, microwave etc
- Lovely sun room looking out onto beautiful half-acre gardens
- Pretty bedroom with comfortable king-size bed leading to another pretty double bedroom

Low season

(Jan-May, Oct-Dec) **£275** per week

High season

(Jun-Sep, Xmas & all bank hols) **£375** per week

Contact **John & Sue Harris** Tel **0116 279 2249** Mobile **07947 714096**
E-mail harrisvillas@postmaster.co.uk

sleeps **4**

11679

North Norfolk Coast Excellent selection of hand-picked cottages



Thornham



Brancaster Staithe



Burnham Market

Sowerbys Holiday Cottages is an independent local agency with around 90 carefully selected cottages, most of which are much-loved second homes, sleeping from 2 to 14. Based in the Georgian village of Burnham Market, we have first-hand knowledge of all of our cottages and can offer great advice on where to stay and what to do.

Many of our cottages have stunning sea views along the beautiful Norfolk coast, from Wells-next-the-Sea, Burnham Overly Staithe and Brancaster, through Thornham and Holme to Old Hunstanton.

All our cottages are available throughout the year either for weekly lets or tailor-made short breaks.

SOWERBYS
holiday cottages

Tel **01328 730880** Website www.sowerbysholidaycottages.co.uk

11640

Tunstead

Old Farm Cottages



- Local pub 1.5 miles
- Pubs by the river 2 miles
- Boat hire 2 miles
- Children's animal farm, craft centre 3 miles
- Sandy beach 8 miles
- Many more attractions in the area

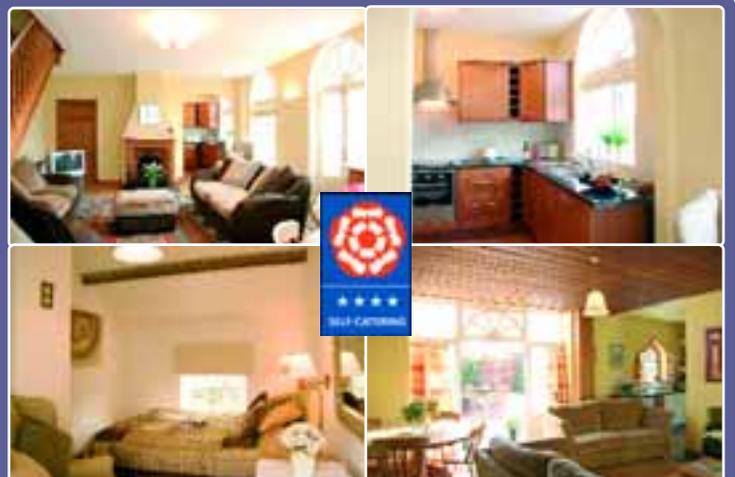
Prices from **£420 - £920** per week
Short breaks from **£296 - £420**
Special offers available
Discounts for only 2 persons

Six barn conversions providing comfortable and well appointed accommodation in the heart of rural Norfolk.

Indoor heated swimming pool, fitness room, games room, table tennis, pool, air hockey and table football, DVD library and boxed games. Children's outside play area.

The cottages are provided with all linen, patios, BBQs and garden furniture. Fully equipped kitchens, hairdryers, radio, CD, DVD players and Freeview TV. Cots and highchairs free of charge.

A special celebration? Flowers, champagne, outside caterers, pubs/restaurants, beauty technician can be arranged.



Contact **Mrs Kay Paterson** Tel **01692 536612**
E-mail mail@oldfarmcottages.fsnet.co.uk
Website www.oldfarmcottages.com

sleeps **4, 4, 4, 5, 6 & 6** ★ ★ ★ ★

11835

Mundesley

Waddler's Rest



- Superb beaches – lifeguard in the summer months
 - First class bar meals & restaurant choice in Mundesley
 - Private parking
 - DVD player, Freeview, fridge/freezer
 - Duvets and bed linen provided
 - Children welcome
 - Available all year round. Brochure available
- Low £225 Mid £275 High £385**

This well-appointed two-bedroom chalet bungalow is in Mundesley, close to miles of unspoilt sandy beaches, the Norfolk Broads, golf, local shops and many other attractions. It is set in lawned gardens close to Mill Pond (so expect the odd feathered visitor!)

As well as the coastline, there are many excellent local walks – Stow Mill, built in 1827 and open all year, is a 10 minute country walk away. Cromer, jewel of the north, is 7 miles and the National Trust properties of Felbrigg Hall, Sheringham Park and Blicking Hall are all nearby. And why not visit the fine East Anglian city of Norwich, 21 miles away, with its castle and cathedral? Both these famous landmarks are packed with treasures to inspire and intrigue you.

Our beach hut, Waddler's View, is also available for hire in Mundesley.



Contact **Tom Boundy** Tel/fax **01628 666702** Mobile **07745 415908**
E-mail **waddlersrest@aol.com** Website **www.oas.co.uk/ukcottages/waddlersrest**

sleeps 4

Wroxham, nr Norwich

Kingfisher Lodge



- Available all year round
- Shops, banks, pubs within a 2-minute walk
- Explore the Norfolk Broads by boat
- Unwind as you take in the unspoilt countryside
- Coarse fishing June-March
- Golden beaches & traditional seaside fun at nearby Great Yarmouth

Prices from **£410-£845** per week

This attractive modern chalet is in a fantastic setting just off the main river in a quiet backwater of the bustling village of Wroxham. This is a perfect location for exploring the Broads, days out at the seaside or simply sitting back and enjoying this relaxing area.

The lodge is furnished and fitted out to a very high standard, and includes central heating, TV/stereo, and a large veranda with garden furniture and barbecue that overlooks the river. Ideal for the less mobile, it has a twin bedroom on the ground floor as well as a shower/toilet and a large lounge with integral kitchen/dining area leading onto the veranda. All doors on the ground floor are oversized with an entry ramp for wheelchairs. Upstairs are 2 double bedrooms and a bathroom/toilet. There are spaces for 3 cars at the lodge.



Contact **Debra Daniels** Tel **01603 782309**
Website **www.finewayleisure.co.uk**

sleeps 6

Horning

Boy's Own Cottage



- Riverside, free fishing & mooring
- Village has many pubs/shops/restaurants
- Perfect base for exploring Norfolk Broads & North Norfolk coast
- Relax & watch the world go by, lots of wildlife to enjoy
- Suitable for the elderly, with bedroom & bathroom downstairs, & adjacent parking

Prices from **£350 - £850**
Off peak short breaks available

Set right on the riverside in the heart of this pretty Broadland village, the cottage offers comfortable accommodation with all amenities close by.

Lounge/diner overlooking river with TV/VCR/CD. French windows lead to small waterside garden with furniture. Sit and fish, or just chill out and watch the boats and river. Children must be closely supervised at all times.

Double (with en suite WC) and twin bedroom upstairs, both with washbasins; and double bedroom and bathroom (with over-bath shower) downstairs. Kitchen has range cooker, microwave, dishwasher, washing machine, tumble drier and fridge/freezer. Bed linen and gas central heating included. Friday start.



Contact **Anne & Peter Wagstaff** Tel **01692 630507** or **07810 747915**
E-mail **enquiries@horningholidayhomes.co.uk** Website **www.horningholidayhomes.co.uk**

sleeps 6

11824

Hingham, Norfolk
White Lodge Farm
Self-catering with style



For more information please contact us or visit our website

Helen & Tony Richardson

Tel **01953 850435** or **07768 156680**

Fax **01953 851604**

E-mail **chm@whitelodgefarmcottages.co.uk**

Website **www.whitelodgefarmcottages.co.uk**

Dairy Cottage sleeps **6** and **2** cots

Stable Cottage sleeps **6** and **2** cots

The Barn sleeps **12** and **2** cots



★★★★★
★★★★★
★★★★★

0002

East Dereham

Clinton House & Cottage



- Central for visiting all parts of Norfolk
- Quiet rural location with good walks
- 3 miles from all amenities/shops at Dereham
- Village pubs and restaurant within walking distance
- Open all year – short breaks available
- All bed linen, duvets & towels included
- Grass tennis court & croquet lawn shared by both properties
- Off road parking in large drive
- Children and pets welcome

Situated in the quiet hamlet of Clint Green are these highly recommended holiday retreats.

Clinton House Charming detached 18th century country house ideal for family gatherings. Lounge with beams, inglenook and woodburner. Large dining room seating 8-12. Well equipped fitted oak kitchen and utility room. Spacious entrance hall, large conservatory, patio, garden furniture and mature gardens. Four tastefully decorated and comfortable bedrooms. Bathroom and shower room and ground floor cloakroom. Central heating.

Clinton Cottage Pretty detached and well equipped single storey one double bedroom cottage with its own secure and private garden with patio and garden furniture. Double bed settee in large lounge. Kitchen/diner well equipped. Bathroom with shower over bath.

Clinton House
£550 - £995

Clinton Cottage
£170 - £305

Short breaks available

Contact **John & Margaret Searle** Tel **01362 692079**
E-mail **clintonholidays@tesco.net** Website **www.norfolkcountrycottage.co.uk**

House sleeps **9+cot** | Cottage sleeps **2/4+cot** | ★★★★★

11801

Nr Norwich & Norfolk Broads *Spixworth Hall Cottages*

Ideal for exploring Norwich, The Broads and the Coast

- Short breaks available from £220
- Enjoy – extensive farm & woodland walks
- Peaceful hours fishing
- Children's play area
- Games barn
- Have fun swimming and playing tennis
- Space to relax and unwind

We offer a warm welcome to these cottages in the peaceful seclusion of our own farm. They have quality furnishings, log fires and all mod cons.

Gaffers Cottage and **The Lodge** are traditional Coachman's and Gatekeeper's cottages. Further 2 and 3 bedroom cottages are superb award-winning conversions of the stables and granary of the Old Hall. **Stables Cottage** has excellent facilities for the disabled.



Contact **Sheelah Cook** Tel 01603 898190

E-mail hallcottages@btinternet.com Website www.hallcottages.co.uk

sleeps 3 - 12



11759

Foxley, Norfolk *Moor Farm Stable Cottages*

A courtyard of 8 converted stables, 2 period cottages and 2 recently converted barns situated on a working farm in delightful countryside. All sensitively renovated, tastefully decorated and surrounded by lovely gardens. All properties have central heating, well equipped kitchens and TVs.

- Ideal base for cyclists – Norfolk Cycle Way 2 miles
- Indoor swimming pool/spa
- Private fishing in owner's lake
- Children and dogs very welcome
- Central for Sandringham, the historic city of Norwich, Norfolk Broads and beautiful North Norfolk Coast
- Plenty of parking

Low Nov-Mar from **£200**

Mid Apr-Jun from **£250**

High Jul-Aug from **£350**

Short breaks from **£70**
(except Jul/Aug/Sep)

Contact **Paul Davis** Tel 01362 688523

E-mail mail@moorfarmstablecottages.co.uk Website www.moorfarmstablecottages.co.uk

sleeps 3-10



11858

Swanton Morely

Maple Barns



- Barn conversion in grounds of beautiful Victorian coach house in the centre of unspoilt, rural Norfolk
- Lots of country walks
- Broads & coast 30 mins, Norwich 20 mins
- Disabled access
- Seasonal organic fruit, veg & eggs
- All linen provided
- Tourist Board 4 star graded

Prices from **£295-£545** all inclusive



Maple Barns sits within the grounds of 'The Limes', an attractive Victorian coach house with stable and full courtyard. Each barn has its own private gardens with views over rural Norfolk farmland and enjoys the use of a patio, BBQ and off-road parking, as well as a fully-equipped gymnasium.

The interior of each barn has been sympathetically decorated to the very highest standard, retaining rustic and spacious characteristics, such as original brickwork and traditional beams and with a unique dual-aspect woodburning stove. Each has 1 large en suite double bedroom with a 4-poster bed and twin room with separate bathroom. All rooms are furnished with top of the range fixtures and equipment.

Contact **Hannah Jarvis & Mark Ellis** Tel/fax 01362 637260
Mobile 07761 491410 E-mail hannah.jarvis@maple-barns.co.uk
Website www.maple-barns.co.uk

2 units sleep 4 + cot



11527

Thursford, Fakenham *Self Catering Bungalow*

Two bedrooms – one double, en suite with bath, walk-in shower and toilet, the other with three single beds and separate bathroom/toilet. Sitting room, kitchen and dining room conservatory. Fully equipped including dishwasher, washing machine/drier, cooker, fridge-freezer, TV, DVD, radio and CD player. Bed linen and towels provided. Oil central heating. Garden at both front and rear with garden furniture and summer house. Garage plus private parking for two more vehicles. Opposite Thursford Collection and only a few miles from the sandy beaches of north Norfolk and both Burnham Market and Holt.

Prices from **£305-£492** per week Saturday-Saturday

For further details and availability contact **Geraldine Rye** Tel 01328 878477
E-mail geraldine@thursfordcollection.co.uk

sleeps 5



11629

Colkirk, nr Fakenham *Saddlery & Hillside Cottages*

Two delightful separate cottages, comfortable and well equipped. Both cottages have fitted kitchens with dishwashers, fridge, electric cookers, microwave, washing machines. TV and video in sitting rooms with comfortable chairs/sofas and wood burner/open fire. There are four bedrooms in each cottage, some with washbasins. Most of the beds are pine and bed linen is provided. They each have a ground floor bedroom/s, central heating throughout and fenced gardens with patios, garden furniture and barbecue. Saddlery Cottage has a garage.

The cottages are on the outskirts of the charming village of Colkirk, overlooking farmland; Saddlery Cottage is near an arable/dairy farm. They are within walking distance of the well known Colkirk Crown, which does excellent meals, and a mile and a half from the town of Fakenham, with its popular Thursday market. Central for visiting all parts of Norfolk. Close to Fakenham golf course.

- Central for visiting all parts of Norfolk
- Pub with excellent meals in walking distance
- Ample parking ■ Dogs £10 pw

£160-£510 per week

Weekends, short breaks or long winter lets available – prices negotiable

Contact **Catherine Joice** Tel 01328 862261

E-mail catherine.joice@btinternet.com Website www.colkirkcottages.co.uk

sleeps 7



11238

Blakeney



Set in the charming village of Blakeney, West Winds is the perfect place to return after a day spent birdwatching, walking, sailing or just enjoying the beauty of the Norfolk coastline. Open all year, providing comfortable self catering accommodation for up to four non-smoking adults. You can return to an open fire in the winter, or sit in the garden on a summer evening to watch the sunset.

Accommodation comprises two bedrooms (1 double, 1 twin), fitted kitchen with dining area, comfortable lounge with TV, video and CD player; double doors lead to the conservatory dining area. There is also a utility room with washer/drier and dishwasher, and bathroom. The bungalow offers parking for two cars and tidy lawned gardens. Bed linen and towels provided. We regret we cannot accommodate children.

Contact **Alan or Barbara Gillings** Tel/fax 01263 740175

E-mail enquiries@blakeney-westwinds.co.uk Website www.blakeney-westwinds.co.uk

sleeps 4



11534

West Winds

Prices from
£395 - £465
Short breaks from **£80**
per day off peak

- 3 local pubs and a bistro
- Well stocked mini superstore/post office, fish shop & delicatessen
- Art gallery
- Boat trips to Blakeney Point - see grey seals and the bird reserve



sleeps 4





Kett Country Cottages 

A selection of lovely holiday cottages

Kett Country Cottages offer a choice of charming self catering cottages around North and North West Norfolk. All houses are less than a 20-minute drive from the coast. Houses sleep from 2 up to 14. Some are English Tourism Council inspected and graded up to 4*.

Most of our properties are privately owned second homes, regularly used by the owners as a home from home. Our aim is to provide a personal service to make your choice the ideal holiday in Norfolk.

Prices from **£175 - £2,200 pw**  Weeks and short breaks  Available all year 

Tel **01328 856853** Fax **01328 853903** E-mail info@kettcountrycottages.co.uk Website www.kettcountrycottages.co.uk

Nr Cromer *Clipped Hedge Cottages*





Clipped Hedge Cottages are situated on the northern edge of the quiet rural village of Southrepps, with uninterrupted views over open fields. The cottages were newly built and first let in 2000.

Each has a fully-fitted kitchen, lounge with TV/video and four bedrooms, one of which is on the ground floor. Bedlinen and hand and tea towels are all provided, all you need to bring are your own bath/beach towels.

- 4 miles from Cromer
- 2.5 miles from excellent beaches
- Within easy reach of the Norfolk Broads

From £240 - £692

Contact **Mr Blyth** Tel/fax **01263 822817** E-mail tony.blyth@tiscali.co.uk
Website www.norfolka2z.co.uk/clippedhedgecottages.htm

Hornbeam sleeps **7** | Holly, Hawthorn & Beech Cottages sleeps **6**
Laurel Cottage sleeps **5** | ★ ★ ★ / ★ ★ ★ ★

Sheringham *Fisherman's Hyde Cottage*






This period flint and tile cottage is set in the centre of Sheringham. It is commended by the English Tourist Board and offers beautiful sea views.

Fisherman's Hyde Cottage, which dates from the 16th century, is only 50 yards from the sea. It has been extensively refurbished to provide luxurious accommodation for six adults, with an extra bed and cot for extra children. There is also a bed settee for seventh and eighth adults. The kitchen/diner includes a fridge/freezer, electric cooker, microwave, dishwasher, and washer/drier, plus kettle, toaster and food mixer.

Contact **Mrs CB Bennett** Tel **01263 821865**

sleeps up to **8 + cot**

Sheringham *Sheringham Cottages*






Situated on the beautiful North Norfolk coast, Sheringham is ideally placed to truly enjoy the best of Norfolk. We are a family-run and owned business delighted to offer you a choice of 5 beautiful and traditional self-catering properties – all located in a quiet conservation area just 200m flat walk from the promenade and town centre. All our cosy and comfortable homes have been refurbished and include central heating, double glazing, TV and video.

- **Augusta** (sleeps 4 + 2 children) has off-road parking, a lounge, dining room, well-equipped kitchen, bathroom with power shower, 2 bedrooms (1 family with double bed and bunks, 1 twin), and a private lawned garden.
- **Bennett** (sleeps up to 8) has off-road parking, a large lounge, dining room, fully-equipped kitchen, 4 bedrooms (2 double, 1 twin, 1 with bunks), bathroom with power shower, large play room and front and rear gardens.
- **Duncan** (sleeps 6 + 2 children) has off-road parking, a large lounge and dining room, kitchen, 4 bedrooms (2 double, 1 twin, 1 with bunks), bathroom with power shower and front and rear gardens.
- **Madge** (sleeps 5) comprises a lounge, kitchen/diner, family bedroom with 1 double, 1 single bed and en suite shower, 1 double bedroom, bathroom and a small courtyard.
- **Foresters** (sleeps 4 + 2) is a 2-bedroom ground floor apartment, suitable for the elderly or those with limited mobility.

- Superb base from which to enjoy scenic coast & rural towns & villages
- Many family attractions locally
- Blue Flag beach
- Good rail & road links
- Norwich 25 miles
- Gas & electricity included
- Linen available

Prices from £129 - £799
Short breaks available Oct - Mar

Contact **Trevor Claydon** Tel **01263 713998** E-mail enquiries@sheringhamcottages.co.uk Website www.sheringhamcottages.co.uk

sleeps **1 - 8 + cot** |  | ★ ★ ★ / ★ ★ ★ ★

Norfolk Cottage Holidays

Quality Owner-Managed Cottages Telephone
Short Breaks Available - Dogs Welcome 08456 444018
www.NorfolkCottageHolidays.com
Online Availability & Reservations



Garth Cottage

Sleeps 4 + Cot

17th Century Cottage 200 yards from Beach - Bacton



The Old Post Office

Sleeps 4 + Cot

Traditional Brick & Flint Cottage - Nr Cromer



Providence Place

Sleeps 2 (+2) & Cot

Detached Private Location - Free Broadband - Martham



St Cecilia's

Sleeps 2 (+2) & Cot

Ground Floor Apartment 500 yds to Beach - Mundesley

St Cecilia's is undergoing internal renovation as we go to press. Please check our web site for internal photos.

Holiday Accommodation from £265 - £550 per week
Dogs Welcome - No Smoking - Cots - Welcome Packs

www.NorfolkCottageHolidays.com

Subscribe to our Special Offers email list
full details on our web site



Brancaster Burnham Market

Thompson Brancaster Farms Holiday Homes



Children and pets welcome

From £460 - £1100 per week

Open all year
Short breaks available in
off peak periods



Scenic North-West Norfolk offers beautiful unspoilt countryside, long sandy beaches, famous nature reserves, big wide skies and, above all, a real chance to get away from it all and relax.

The charming country town of Burnham Market is on the doorstep and, throughout the area, you will find cosy pubs, antique shops, local markets and, of course, the historic houses at Sandringham, Holkham and Houghton.

The five cottages at Sussex Farm, between Brancaster and Burnham Market, are an ideal base from which to explore. Alternatively you can just wind down on the beach or by the barbecue in summer or relax by the fireside in your cottage in winter. Beds are made up on your arrival and everything is included in the price.

Contact **Sue Lane** Tel 07885 269538 (mobile) or Fax 01328 710144
E-mail info@tbfholidayhomes.co.uk Website www.tbfholidayhomes.co.uk

11356

sleeps 7 - 10



Mautby Lower Wood Farm Country Cottages



Indoor swimming pool

Games room

Just 2 miles from the coast

Norfolk Broads within easy reach

Tourism in Norfolk best self-catering award winner 2005/6

Prices from £295 - £1295 per week

Short breaks from £206 - £455



In the Country Near the Sea, quality cottage complex of seven individual properties catering for different family requirements. Superb indoor heated swimming pool and games room. Surrounded by open countryside, we are peacefully situated in three acres of grounds bordering the Broads National Park. The Norfolk Coast is just two miles away with the exceptional sandy beach of Winterton on Sea, and it is an easy drive to the broads, coastal resorts and tourist attractions. The properties sleep from four to nine guests and are all furnished and equipped to a very high standard. Please call us to discuss your holiday requirements or visit our website for full details of Lower Wood Farm and our accommodation.

Contact **Jill Nicholls** Tel 01493 722523
E-mail info@lowerwoodfarm.co.uk
Website www.lowerwoodfarm.co.uk

11429

sleeps 4 - 9 + cot



Brancaster

Old Manor House



- Beautiful beach within walking distance
- Close to Hunstanton
- Shops & golf within walking distance
- Many good places to eat locally
- Short breaks available, minimum three days

Contact for prices & availability

Set within its own walled garden in the heart of the sailing village of Brancaster on the main coastal road, this attractive Georgian property is well furnished throughout. There are miles of sandy beach and salt marshes within half a mile and shops, inns and a championship golf course are all within walking distance.

This lovely old country house includes a large living room with dining area and open fire, modern, well-equipped kitchen, conservatory/breakfast room, family bathroom and five bedrooms (one en suite double, two further doubles, two twins).

Contact **Phillippa Burt** Tel 01636 626223 or 07956 584970
E-mail phillippa.burt@gorse-lodge.com

11382

sleeps 2-10



Sedgeford/Thornham

West Lodge



- Open all year
- Central heating
- Well equipped kitchens
- Near nature reserves

West Lodge £200 - £320

Lapwing Cottage £200 - £320

Oyster Cottage £200 - £320

Weekends/short breaks available

This picturesque Edwardian colonial style 1 bedroom cottage sleeps 2. A wide veranda overlooks the garden and woodland beyond.

Lapwing and Oyster cottages are traditional 18th century terraced cottages in Thornham. Each has 2 bedrooms and period furnishings.

The cottages are situated in conservation villages and are close to areas of outstanding natural beauty and reserves.

Contact **Mrs G Tibbs** Tel 01485 571770

11720

sleeps 2-4



SE Cambridgeshire



Private luxurious accommodation for less than B&B prices!

Enjoy a peaceful stay in the countryside in a quiet SE Cambridge hamlet. The recently refurbished West View Cottage & Garden Annex is set in a 3/4 acre garden, surrounded by farmland. Sleeping 10 to 16, and welcoming well behaved children and pets, the cottage is an ideal venue for your family and friends to gather in a comfortable and peaceful setting!

- 6 double bedrooms (incl annex)
- 5 bathrooms (3 en suite)
- 2 sofa beds, 5 put-u-ups, 1 cot, high chair
- Cambridge 13m, Newmarket 18m
- 2/3 Night Weekend Breaks from £90pp
- 4/5 Night Midweek breaks from £59pp
- 7 nights from £190pp
- Satellite TV, DVD, video, hi-fi
- Wireless broadband & computer (FOC)
- Dishwasher, washing machine, drier
- Bed linen, towels, central heating
- Lots of board & garden games,
- Tree swing
- 3/4 acre private & secure garden that children love to explore!

Sleeping up to 16, West View Cottage is ideal for family get-togethers, birthday and anniversary celebrations. We are also happy to accommodate hen weekends. We have a beauty therapist and masseur that can come to the cottage and a private chef (previously personal chef to the Royal family and who now caters for celebrities and nobility), plus we can add spice to your meal with a private Murder Mystery party! We are also part of the exclusive launch of 'Limousine Cuisine'. Limousine Cuisine offers luxurious transport into Cambridge, a delightful 3 course meal at a participating restaurant, VIP entrance into a club and then home again in style and luxury! We can also help with arrangements for activities such as champagne punting trips on the river Cam, party trips on The River Boat Georgina, treasure hunts in Cambridge city centre, clay pigeon shooting and 'Glaze to Amaze' where you can commemorate your occasion by painting and glazing a vase or plate!

Contact **Jane Henderson** on 07909 874074 E-mail info@westviewcottage.com
Website www.westviewcottage.com

West View Cottage



sleeps 12 (+4) |

11452

Wisbech St Mary Victorian Railway Carriages and farmhouse



- All properties
- Centrally heated
 - Free coal and logs
 - Open all year
 - Well behaved pets welcome
 - Linen provided
 - Ample parking

Prices from **£150 - £360** fully inclusive
Short breaks from **£80**

Wisbech – capital of the fens – has many fine buildings and places of interest. Rich history. Excellent for cycling, walking, angling, Cambridge, Ely, King's Lynn, Stamford and Sandringham nearby.

The Railway Carriage. Set in its own garden leading to orchard. Kitchen/diner with cooker, fridge/freezer and m/wave; lounge with TV, video, CD player, electric fire, bathroom and double bedroom; also folding single bed.

Ivywood Carriage. Private garden with patio. Footpath to orchard. Kitchen/diner with cooker, m/wave, fridge/freezer; lounge with TV, video, CD player and electric fire; bathroom with bath and shower; 2 double bedrooms; plus folding bed.

Woodlands Farmhouse. Edwardian property 1.5 miles from Wisbech. Quiet lane. Large garden. Visiting wildlife includes pheasants, woodpeckers and deer. Kitchen with cooker, m/wave, washing machine, fridge; bathroom with bath and shower; dining room with open fire and pantry with freezer; lounge with open fire, TV and video; 2 double bedrooms, single bedroom.



Contact **Michael Southern** Tel 01945 410680
E-mail michael@fenlandselfcateringholidays.co.uk Website www.fenlandselfcateringholidays.co.uk

Pretty two double bedroomed cottage also available in garden/woodland | | ★ ★ ★

11785

Denton, Cambridgeshire Orchard Cottage



- Near the lovely old town of Stamford (Burleigh Horse Trials), Rutland Water and Cambridge
- Golf course nearby
- Nene River and Nene Valley Railway
- Lovely walks
- Good pubs

With a deep pond, the cottage is not suitable for small children. Also, dog owners and smokers would need to take great care of the antique furnishings and oriental rugs.

Orchard Cottage is a beautifully restored and tastefully furnished 18th Century cottage with half an acre of garden of mainly trees and lawn where you can, if you wish, play croquet, badminton and quito. It is in a rural situation with a farm opposite and fields around.

The cottage has three double bedrooms (master bedroom has en suite shower room), study, sitting room with inglenook fireplace and well-concealed television; large kitchen with Rayburn, microwave oven, dishwasher, washer/drier etc. and conservatory. The furniture is antique – even the bathroom has Victorian fittings.

Low season	£500
Mid season	£750
High season	£900

Contact **Mrs Higgo** Tel 01572 737420
E-mail orchard@higgo.com Website www.higgo.com/orchard

sleeps up to 7 | ★ ★ ★ ★

11471

Cambridgeshire

Common Right Barns

Distinctive Accommodation for Discerning People



Our properties are NAS graded for people with mobility impairment

Holiday with confidence in our quality properties renovated from beamed barn buildings

Explore unique Fenland from our fully-equipped, high-quality self-catering beamed barn buildings. Three wheelchair accessible properties sleeping 2, 4 and 4/5 persons. Each property has its own lawned garden with patio and BBQ. Large car park.

Friendly pub/restaurant 800 metres. Village, shop, PO and takeaway 2 miles. Many eating places within 2-4 miles. Traditional river fishing area. Local lake fishing and walking. Private accessible nature path to rear of properties. 4 golf courses within 8 miles. Riding and indoor Play2Day centre and bowling alley 2 miles. Central heating available ALL YEAR. Rural situation but with easy access to A47 and central for many towns and attractions, including Ely Cathedral, historic Stamford, Cambridge, Sandringham House, the Norfolk coast and many other local places of interest.

from **£180-£400** per week

Short 3/4 day breaks from **£50** per day

- Explore FENLAND – England's newest landscape
- Peaceful, rural situation
- Access to private 2 acre nature path
- ALL INCLUSIVE PRICE. Heating available all year
- One small controlled dog welcome
- Free cycle and helmet loan
- Free laundry facilities on site
- Further information on accessible features on request

Contact **Teresa Fowler** Tel/fax 01945 410424 E-mail teresa@commonrightbarns.co.uk Website www.commonrightbarns.co.uk

www.commonrightbarns.co.uk Weekly and short breaks AVAILABLE Open all year Low, all inclusive price

1182

Boston



Elms Farm Cottages

Relax and enjoy the peaceful Lincolnshire countryside in one of our eight award winning cottages. Level floor access throughout; some cottages have wood burning stoves, en suite bedrooms and shower rooms suitable for wheelchair users. All cottages are fully equipped and furnished to a high standard. We have a separate laundry and tourist information room, a large car park and wildflower meadow. Walk to the local pub for good food. Excellent river fishing opposite the cottages. We are located on the A1121 at Hubberts Bridge, two miles outside Boston.

- Award-winning cottages
- Wood-burning stoves
- Stay on a farm
- Close to RSPB sites
- Disabled facilities
- Golf course next door

£290 - £450 pw all inclusive
Weekend breaks from **£100**
Open all year



Contact **Carol Emerson** Tel 01205 290840 Mobile 07887 652021 E-mail carol@elmsfarmcottages.co.uk Website www.elmsfarmcottages.co.uk

Hearing impairment level 1

Visual impairment level 1

sleeps 4/6



Wigtoft/Boston



- Rural location
- Easy travelling for Boston, Spalding, King's Lynn, Sleaford, Skegness & Lincoln
- 4 bed, sleeps 6
- Ample parking

Prices from **£225 - £425** per week
Short breaks available

Contact **Mr G Simpson** Tel 01205 367417 or 07879 421865
E-mail geoffsimpson1605@yahoo.co.uk

sleeps 6

Chelmon House

Chelmon House has a lounge, kitchen/diner, bathroom and 4 bedrooms (2 doubles, 2 singles). Outside are very large grounds, ample parking, double garage, children's play area, BBQ facilities and apple and plum orchards – produce free in season! There is also oil-fired central heating, laundry facilities, microwave, fridge, TV and video.

The house is in a rural setting, 7 miles from Boston, yet centrally located for several market towns as well as Skegness and Lincoln. Major supermarket is only 10 minutes, nearest shop 5 minutes. Major trunk road intersection only 4 minutes away. Attractions locally include golf, flower festival, nature reserve, walks, markets, shopping and beaches.

Old Bolingbroke



- Quiet royal village with castle ruins & village pub
- Ideal base from which to explore countryside, coast & historic Lincoln
- Visit Britain Quality in Tourism 4-star rating
- Private enclosed garden & orchard
- Dedicated off-road parking
- All bed linen, towels & power included

From **£190 - £325**
Short breaks available

These two adjacent character cottages offer well-appointed retreats in undiscovered country. Both cottages sleep 3 and are equipped to a high standard, including dishwasher, washer/drier, TV, DVD etc, but retain the individual rural charms of beamed ceilings and latch doors. Each cottage has exclusive use of its own gardens including summerhouse with garden furniture and barbecue. In addition there is an orchard where guests are free to pick produce in season. Children are welcome at both cottages and well-behaved pets are welcome at No 2 Hope Cottage.

Contact **Steve & Kate Taylor** Tel 01673 861412
E-mail hopecottages@aol.com Website www.hopecottages.co.uk

Both sleep 3



Stainfield, nr Lincoln



Prices from **£210 - £550**



"We would like to offer you a warm welcome to our beautiful pine lodges, which are situated on part of our farm in the quiet village of Stainfield, 8 miles east of the city of Lincoln."

Accommodation consists of 4 purpose-built pine lodges and a further 2 opening for 2008. Designed to make your stay a comfortable and pleasant one, all have been constructed to a high standard and sleep 4 and 6 people in double and twin bedded rooms. They also include spacious living areas and are fully equipped with large decked verandas which overlook the lake and are perfect for dining alfresco during the warmer months. Upon arrival guests are greeted with a welcome basket and a scrumptious homemade cake!

Ideal if you are looking for a:

- Family break / get-together with friends
- Base for touring & exploring Lincolnshire
- Fishing break
- Romantic hideaway
- Walking / bird-watching
- Peaceful rural retreat



Contact **Katie Olivant** Tel 01526 398492 Mobile 07712 771102
E-mail katie@ruralroosts.co.uk Website www.ruralroosts.co.uk

6 lodges sleep 4/6



Tealby Papermill Cottages, Vale Farm, Caistor Lane



- Close to the village of Tealby
- Near to the Viking Way
- Area of Outstanding Natural Beauty
- Rail link within 3 miles
- Secure parking
- Tennis court

From **£160 - £399**
Short breaks available

A beautifully restored farmhouse courtyard of 6 luxury cottages dating from the late 18th century providing single and double self-catering accommodation of the highest standard. Situated in the heart of the Lincolnshire Wolds, they provide an ideal base from which to explore the many attractions in the area.

Central heating has been fitted throughout and each property is well furnished, providing a warm cottage interior with TV, video, bathroom and fully fitted kitchen. There is a variety of sizes and sleeping capacities to suit all families, ranging from cottages sleeping two up to six people. All linen, heating and electricity is included.

Contact **Joyce Rhodes** or **Paula Beeson** Tel 01673 838010 Fax 01673 838127
E-mail peter.rhodes1@btinternet.com Website www.papermillcottages.co.uk

sleeps 2-6



East Firsby

Lincolnshire Lanes



- Ideally situated for Lincoln and the Wolds
- Tranquil and peaceful location
- Gas, electricity and central heating included
- Linen and towels provided
- Horse livery available

Price from **£300** per week
Short breaks available

Deluxe log cabins in the heart of one of England's most beautiful counties. Each cabin has 3 bedrooms, a sitting room/dining area, a kitchen, a bathroom and a spacious veranda, making them ideal for families.

Only 9 miles north of the Roman city of Lincoln, family-run Lincolnshire Lanes is a wonderful base for exploring this part of the country. It is close to Cadwell Park racing circuit, Market Rasen racecourse and 10-pin bowling. Many places of historic interest are within easy driving distance, while the quiet country lanes are perfect for cycling in comfort, away from heavy traffic. There are also horse riding facilities nearby; stabling and paddocks are available for your own horse or pony on application.



Contact **Robert Cox** Tel 01673 878258 or Fax 01673 878310
E-mail sales@lincolnshire-lanes.com Website www.lincolnshire-lanes.com

East Barkwith

The Grange



Grange Farm has offered high quality, award-winning B&B in the farmhouse for many years, and more recently superb self-catering accommodation in the converted stable block.

Perfectly positioned between Lincoln and Louth, we offer peace and tranquillity in our wonderful Lincolnshire countryside. Country walks with open views towards Lincoln Cathedral offer variety throughout every season.

In our lovingly restored stables, where the old brick walls and beams have been preserved, polished wooden floors and antique pine create a rural yet exceptionally comfortable and relaxed atmosphere. Among many repeat visitors, one commented: "A divine corner of the world, to be truly recommended."

- Tennis court
- Spa baths
- Award-winning farm trail & trout lake
- Short breaks available (min 3 nights)
- Linen & electricity included
- Fishing



From **£150 - £440**
Short breaks from **£105** (3 nights)

Contact **Sarah Stamp** Tel 01673 858670 Mobile 07951 079474
E-mail SarahStamp@farmersweekly.net Website www.thegrange-lincolnshire.co.uk

sleeps 2 & 4/6 ***

Tetford, Horncastle, Lincs

Mansion Cottage



This cottage, one of three individual properties, originally a thatched timber-framed dwelling dating from the late 17th or early 18th century, stands by itself in a large garden with superb views. It has low ceilings and doorways, and many of its original oak beams remain exposed.

On the ground floor there is a cosy sitting room with log-burning stove, a dining room, kitchen, bathroom with bath and shower, toilet and utility room. On the first floor, which is reached by steep stairs, there are 2 bedrooms (1 double, 1 twin), both with south-facing windows looking out towards Tetford church over parkland grazed by our pedigree Longhorn cattle.

Facilities include oil-fired central heating, satellite TV, video, stereo/CD, electric hob and oven, microwave, dishwasher, washing machine, tumble drier, full service telephone, garden furniture and gas barbecue.

- Set in estate of 60 acres overlooking pastureland
- Many lovely walks locally
- Ideal base from which to visit the many attractions in this area
- Parking for 2 cars
- Bedlinen, towels, power & logs included
- Cot & highchair available

Prices from **£210 - £550**

Contact **Debbie Sutcliffe** Tel 01507 533697 Mobile 07767 321213
E-mail debbie@sutcliffell.freeserve.co.uk Website www.littlelondoncottages.co.uk

sleeps 4 ***

Alford

Park Farm Holidays



- Beautiful woodland setting
- Close to the many sandy beaches of the Lincolnshire coast
- Walks in the Lincolnshire Wolds
- Children welcome

From **£160 - £340**
Short breaks available

Situated just off the Lincolnshire Wolds, 7 miles from the sea, our holiday accommodation consists of 2 cottages and 4 log cabins.

The semi-detached cottages are on the private road that leads up to the farm. They each have 3 bedrooms (1 double, 2 singles), a lounge with dining table, TV and radio/CD player, and fitted kitchen with electric cooker, microwave, and fridge. They are centrally heated and share the use of a utility room with washing machine and drier.

The log cabins are in an area of woodland and have 1 double bedroom and either 1 or 2 twin rooms and a lounge/diner with kitchen. They all have bathrooms; the larger ones also have showers. They have central heating and there is a shared washing machine and drier.

Contact **Park Farm Holidays** Tel 01507 450331
E-mail alan@alanburkitt.wanadoo.co.uk Website www.parkfarmholidayswithern.com

Cottages sleep 4 Cabins sleep 4 - 6 ***

Alford, nr Mablethorpe

Woodthorpe Hall Country Cottages



Very well appointed luxury one and three bedroom cottages overlooking the golf course, all with central heating, TV and video, microwaves, washers, driers, dishwashers and fridges. Outside, each cottage boasts its own parking space, and patio with table, chairs and barbecue. Heating included.

Woodthorpe is situated approximately six miles from the coastal resort of Mablethorpe and offers easy access to the picturesque Lincolnshire Wolds and the Georgian market towns of Louth and Alford. Adjacent facilities include golf, fishing, garden centre, aquatics centre, snooker, pool and restaurant with bar and family room.

- Close to sandy beaches
- Peaceful setting
- Golf course
- Well stocked fishing lakes
- Near to Georgian market town of Louth
- Near Alford with its 5-sailed windmill, still producing flour today
- Pets allowed



Prices from **£122 - £450**

Contact **Mrs J Stubbs** Tel 01507 450294 E-mail enquiries@woodthorpehalleisure.co.uk Website www.woodthorpehalleisure.co.uk

sleeps 2-6 ***