



Idyllic setting with 4 acres of woodland in 100 acre wood

Suffolk location near Beccles and Southwold

Nature reserves, sea and river nearby

Birdwatching, rambling, sailing, fishing, golf

Extensive parking space for boats

Sleeps 5 (plus cot on request)

Available all year (walk the wild coast in winter!)

Full central heating open fire and wood-burner

**Wildlife at the cottage frequently includes deer, game birds,
nightingales, nuthatches and various woodpeckers**

Satellite HD TV

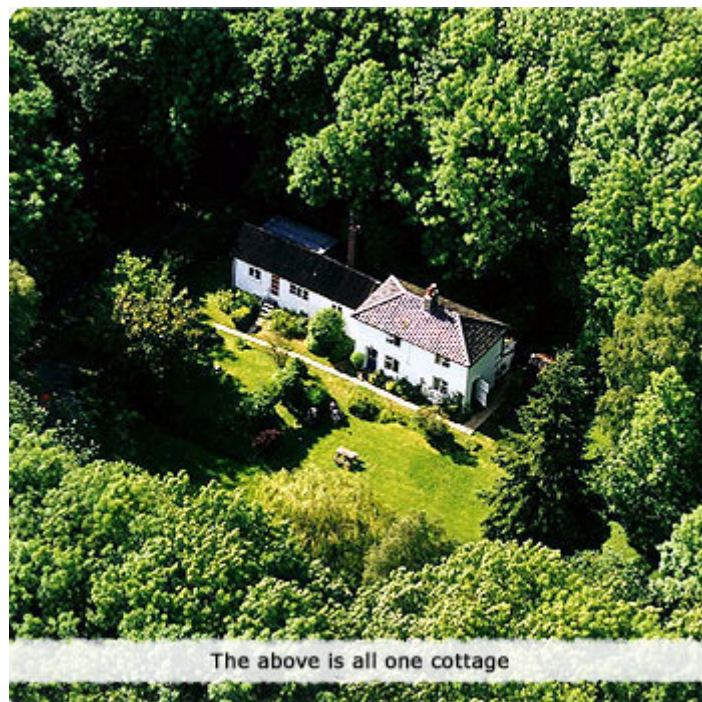
About The Cottage

This ex-gamekeepers cottage is in a totally unique secluded situation. Renovated in 1997/8, it is situated in the middle of a 100 acre wood with 4 acres of woodland attached to the cottage to roam in. A variety of wildlife visit the area of the property eg. deer, pheasants and of course, many birds including game-birds, owls, nuthatches, woodpeckers and the nightingale in season. There are two ponds, one some distance from the house and the other adjacent (with fencing). The cottage is available all year: the wild coast in the winter is exciting! We are sure you will find staying in this cottage a unique and enjoyable experience.



Situation

The cottage is located 5 miles from the sea at **Southwold** and the same distance from river facilities at **Beccles** and from the bird sanctuary at **Benacre Ness**. It is within easy reach of **Minsmere**, **Aldeburgh**, **Dunwich** etc. Fishing (fresh water and sea) and golf are available in the area. Excursions to historic **Norwich** (35 minutes) and **Gt Yarmouth** (25 minutes) easy driving. There are many good restaurants and pubs serving food within easy reach of the cottage.



The above is all one cottage

Accommodation

First floor:

2 bedrooms, one with double bed and the other with twin beds. Views to the woods.

Ground Floor:

Third bedroom with single bed. Reception room with refrigerator/freezer Kitchen with electric oven and hob, washing machine etc. Oil-fired boiler for central heating and hot water (also immersion heater). Shower room with toilet and washbasin. Dining room with seating for six, wood burner that may be used if desired. Large sitting room with open fire, satellite HD TV and video, books, collection of games. Cot and high chair available by request. Garden with barbecue, picnic table and chairs.

Electricity and full central heating is included.

Smokers accepted but, sorry, no pets allowed and not suitable for wheelchairs.



2012 Prices

- **7th January - 11th February** £326
- **11th February - 18th February** £350
- **18th February - 31st March** £326
- **31st March - 14th April** £350
- **14th April - 2nd June** £400
- **2nd June - 9th June** £446
- **9th June - 7th July** £400
- **7th July - 21st July** £480
- **21st July - 1st September** £520
- **1st September - 15th September** £420
- **1st September - 27th October** £350
- **27th October - 3rd November** £400
- **3rd November - 22nd December** £326
- **22nd December - 29th December** £520

Please note that the above prices all include heating and electricity costs. Bed linen is also included. There are no 'extras' except for firewood to buy locally if required.

- Sorry - pets are not allowed
- Great for children
- Bring their bikes (some available)
- Birdwatching, rambling, golf, fishing, sailing, swimming, nature reserves
- Large garden area as well as woodland
- Near the sea and river
- Erect children's tent if you want

Contact Information

For more information about The Gamekeepers Cottage Contact Nick Mayne on:
01767 261407 or email: nickbomayne@tiscali.co.uk