



**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 and two open fires.**

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

**Satellite HD TV**

# About The Cottage

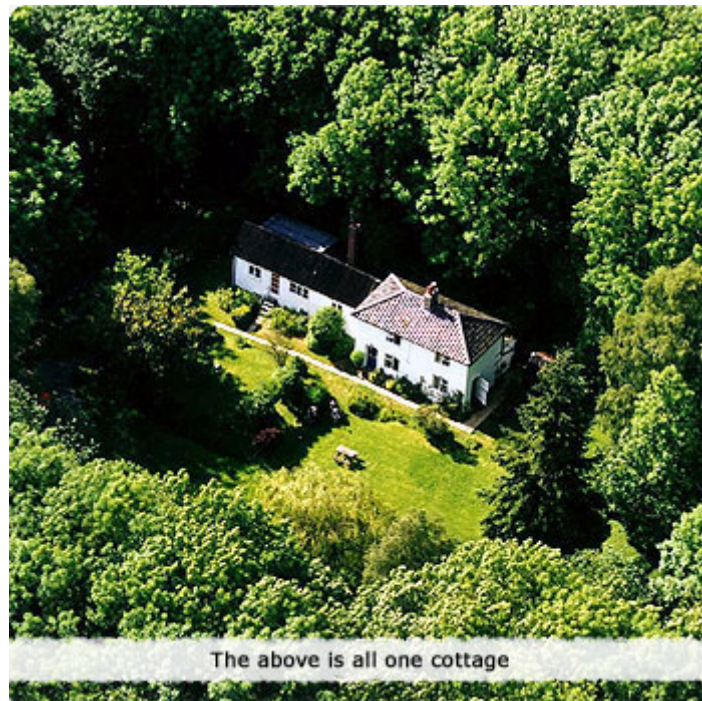
This ex-gamekeepers cottage is in a totally unique secluded situation. Renovated in 1997/8, it is situated in the middle of a 100 acre wood with 4 acres of woodland attached to the cottage to roam in. A variety of wildlife visit the area of the property eg. deer, pheasants and of course, many birds including 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.



Some residents are not so wild... this is 'George' the pheasant!

# 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 **Cove Hythe**. It is within easy reach of **Minsmere**, **Aldeburgh**, **Dunwich** etc. Bird watching guidance from dedicated enthusiast sometimes available. 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, open fire 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.



## 2010 Prices

- **3rd Jan-13th Feb** £298
- **13th Feb-20th Feb** £320
- **20th Feb-27th March** £298
- **27th March-17th April** £350 (Owners' Easter)
- **17th April-1st May** £305
- **1st May-8th May** £350
- **8th May-29th May** £315
- **29th May-5th June** £365
- **5th June-19th June** £350
- **19th June-3rd July** £380
- **3rd July-17th July** £460
- **17th July-28th Aug** £480
- **28th Aug-4th Sept** £395
- **4th Sept-18th Sept** £365
- **18th Sept-23rd Oct** £320
- **23rd Oct-30th Oct** £360
- **30th Oct-18th Dec** £298
- **18th Dec-27th Dec** £500
- **27th Oct-3rd Jan** £475

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](mailto:nickbomayne@tiscali.co.uk)