HOUSE PARTY SOLUTIONS



White House Lodges

Suffolk

SLEEPS 8-36





- Eight beautifully finished and fully equipped Lodges, located in Suffolk's beautiful countryside
- Fully equipped gym plus a Swedish style sauna
- Cinema room with nine foot widescreen, full HD screen to play PS4 with three handsets or watch a movie from the Netflix equipped 7.1 cinema surround system
- Exclusive use packages available for all events, gatherings & celebrations

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OVERVIEW

A selection of newly built, expertly finished, and well equipped holiday accommodation in Suffolk's beautifully secluded countryside offering stunning vistas across distant hills. Nestled in the heart of Suffolk, this idyllic retreat from the fast lane is a custom development designed to cater for the needs of the discerning traveller.

Eight beautifully finished and fully equipped self catering properties that offer you everything you need for your relaxing stay in the East of England. Every lodge is fitted with a cooker, fridge freezer, and dishwasher in a crafted kitchen that would not be out of place in a luxury home. Tastefully furnished living rooms allow you to put your feet up and just kick back and watch the large screen TV's all equipped with Amazon Firesticks. Equally lavish are the bedrooms with each double having a king size double bed - enough room for both to spread out. Wonderful en-suites complete the refinements.

It doesn't end here, because unlike most rented holiday homes you'll find a manned reception which has its own gym, fitted with high quality equipment. Also, a sauna for you to sweat out those stresses and strains. A large cinema room is available, make use of the nine foot widescreen, full HD screen to play PS4 with three handsets or watch a movie from our Netflix equipped 7.1 cinema surround system.

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YOUR STAY

Number accommodated

- Eight individual Lodges which when booked exclusively can accommodate a party of 38 guests
- Please enquire for smaller groups looking to book one or a number of lodges

Configuration

- Napier (8 guests)- The largest Lodge with three en-suite King size bedrooms plus a twin room. Well appointed kitchen and large airy living room. Private outside decking area, equipped with plenty of outdoor furniture and a view to enjoy.
- Avocet (6 guests) - Two large King bedrooms plus a further twin room, all en-suite. An airy open viewed lounge dinner plus a fully appointed kitchen.
- Amerdeep (6 guests) - Two King size bedrooms plus a twin room. Fully equipped kitchen diner, plus a lounge gallery with exterior steps leading to the rear gardens.
- Dragonfly (4 guests) - Two en-suite King size bedroooms. Cook up at a storm in the wonderful kitchen and surrounded by the original features such as the aged wooden beams, original bread-oven and the fireplace. Well lit living area, featuring 180 degrees of windows.
- Meadow View (4 guests) - Two en-suite King size bedrooms. Private enclosed garden. Vast open-plan kitchen/diner with a gorgeous living space attached.
- Tawny (3 guests) - Completely wheelchair friendly. Spacious King size bedroom plus a single bedroom. Separate shower and toiler facility plus a thoughtfully laid out kitchen/diner.
- Swallow (3 guests) - Well sized King bedroom with en-suite plus a further single bedroom with separate bathroom. Quaint lounge with kitchen/diner
- Wagtail (2 guests) - Spacious King size bedroom with en-suite bathroom. Stunning panoramic views form its lofty upstairs lounge with acres of solid oak beams and equally characterful kitchen dinner.

Exclusive use

- The Estate can be used for all kinds of events & celebrations. Wedding parties, large events, corporate functions, film crews & shoots plus many more.
- The entertainment room can be used as a large dining or meeting space. Swallow Lodge is just next door which can be used for catering and preparing. There is also a room attached to the entertainment room that can be used for outdoor catering etc.
- Please do get in touch to discuss all large events, parties and exclusive use bookings.
- The entertainments room can be set up for group dining to seat up to 28 guests comfortably.

Facilities

- Every lodge is fitted with a cooker, fridge freezer and dishwasher in a crafted kitchen that would not be out of place in a luxury home
- Tastefully furnished living rooms allow you to put your feet up and just kick back and watch our large screen TVs all equipped with Amazon Firesticks.
- Gym with high quality equipment
- Large Swedish style sauna
- A large games/cinema room, offering the choices of a Bar Billiards table, Pro-standard football table and a selection of pinball machines
- Nine foot widescreen, full HD screen to play PS4 with three handsets or watch a movie from the Netflix equipped 7.1 cinema surround system

Check in/out times

- Check in from 4 pm
- Check out by 10 am

Pets

- 2 dogs per lodge are welcome on site
- Please enquire for further information and policies

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ACTIVITIES

On-site activities

- Gym - Featuring a selection of professional grade equipment such as: Rubber Free-Weights (2kg - 15kg sets), weight bench, elliptical trainer & exercise bike.
- Large Swedish style sauna with attached shower room. The Sauna is set to a gorgeous temperature of 80c, with recommendations of taking a little break every 15 minutes to maximize the benefits. Provided are a selection of essential oils for you to use with your steam shocks for a pleasant and fragrant sensation.



Local attractions

- Walberswick is worth the half an hour's drive - there's a long, sand and shingle beach, and when you've finished admiring the sea, you can relax and unwind with a pint (or whatever your tipple) in either of the two pubs. For families, we recommend crabbing at Walbeswick and taking the foot ferry across to Southwold.
- Explore Aldeburgh, a historic High Street, where charming architecture and unique shops create a tapestry of timeless elegance. Uncover hidden treasures in the boutiques and galleries that line the streets.
- Tee off at Halesworth Golf Club, surrounded by Suffolk's picturesque countryside. Enjoy a round of golf while soaking in the stunning views that make every swing memorable.
- Visit a beautiful vineyard in the middle of the Suffolk countryside, who would imagine? White House Lodges are working with Valley Farm Vineyard to bring you wine tasting in the comfort of your lodge or our entertainment room or to arrange a wonderful tour and wine tasting in the Vineyard itself.
- Local family attractions include the Unicorn Alpaca Farm, Suffolk Escape Room, Easton Farm Park, and Mels Hill Farm Riding School.







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LOCATION

Whist surrounded by this beautiful area of Suffolk, you can either stay in and take it easy or feel free to roam around nearby areas such as the picturesque Southwold, the World famous Snape Maltings, a beautiful walk around Warberswick, a classic day by the sea at Great Yarmouth or even visit the Historic City of Norwich with its sights and shops.

Distance from

- London - 2 hours 35 minutes / 113 miles
- Birmingham - 3 hours / 165 miles
- Bristol - 4 hours 10 minutes / 236 miles
- Manchester - 4 hours 35 minutes / 245 miles

Nearest airport

- Norwich Airport - 1 hour 5 minutes / 39 miles

Nearest train station

- Halesworth Railway Station - 13 minutes / 6 miles

Distance from Town/Village

- The market town of Halesworth is located just 10 minutes away









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PRICES

2024 & 2025



Weekend

- Off-Peak season minimum 3 nights: £4,815
- Peak season (Christmas, New Year & Bank Holidays) minimum 3 nights: £5,511

Midweek

- Off-Peak season minimum 4 nights Sunday to Thursday: £5,340
- Peak season (Christmas, New Year & Bank Holidays) minimum 4 nights: £6,140



Weekly

- Off-Peak season 7 nights: £7,908 (includes 20% discount)
- Peak season 7 nights: £9,078 (includes 20% discount)

Christmas & New Year

- Please enquire

Booking terms

- Deposit of 50% due to secure a booking
- Balance payment is required 6 weeks prior to arrival
- The security deposit is £100 per property

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