



MOAT HOUSE FARM BED & BREAKFAST. CALL 01728 602228

**Moat House Farm is set in gardens and grounds of 3.5 acres.
Surrounded by open farm land, we are ideally situated
for visiting the Suffolk Heritage Coast.**

English, German & French Speaking.

**Easy access to the A12 trunk road,
Convenient for Stansted airport and the Port of Harwich.**

**We are halfway between the towns of Aldeburgh and Framlingham.
There are a good selection of pubs and restaurants nearby.**



From the moment you arrive at Moat House Farm you will be pleasantly surprised at the relaxed atmosphere created by the surrounding garden and grounds, together with the traditional timber framed barns and out buildings.

If you want to reduce the risk of a wet holiday, statistics show that this is where you should be. Suffolk for instance has only about a third of the rainfall as other notable English holiday destinations. It also happens to have one of the loveliest stretches of coastline in Britain.

Like all the best bits of British seaside, the 20 miles between the town of Southwold and Orford are something of a time warp. You will find miles of heathland and forest, salt marshes, natural beaches, wild shingle spits and quiet river estuaries. 2010 marks the 40th anniversary of the coast and surrounds becoming an Area of Outstanding Natural Beauty. New walking and cycling routes have opened to mark this occasion.

Among our favourite places here is the beach at Walberswick, backed by ranks of dunes and salt water channels that are perfect for crabbing. For walks head to the National Trust owned coast at Dunwich, the nature trails at the RSPB Minsmere reserve or the Alde estuary between Snape and Iken. Queue for sublime fish and chips in Aldeburgh, and eat them by Maggie Hambling's shell sculpture on the nearby shingle beach. Take in a concert at Benjamin Britten's Snape Maltings, or time your visit for one of the local festivals (Aldeburgh in June and August or Southwold's Latitude in July and Ways and Words in November). Potter among the reed channels and islands of the magical boating lake at Thorpeness or sink a glass of the local Adnams beer at one of the many proper, old-fashioned pubs that still flourish in Suffolk. Climb the keep at Orford castle and stop off at Blythburgh church, the Cathedral of the marshes, where light streams in through high windows from the vast East Anglian skies.

**MOAT HOUSE FARM, RENDHAM ROAD, CARLTON, SAXMUNDHAM, SUFFOLK. IP17 2QN
Tel: +44 (0) 1728 602228**



Home

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We are a **NON SMOKING** house and have three Ensuite Bedrooms. One double bedroom and two twin bedrooms, both with tea/coffee making facilities and T.V. Children Welcome. No pets. Full English or Continental Breakfast of your choice.

We are halfway between the towns of Aldeburgh and Framlingham. There are a good selection of Pubs and Restaurants nearby.

PETS - We regret no pets can be accommodated.

The Ash Suite.

Overlooks the barns, two magnificent oak trees and the ash grove. The bathroom has a large bath and separate shower.

The Pond Suite.

A comfortable spacious twin room overlooking the pond. Guests have seen kingfishers from here. The ensuite bathroom has a shower within the bath and overlooks the garden to the west.

The Barn Suite.

This suite can be a double or twin bedroom and overlooks the barns and front garden and has an ensuite shower.

PRICES:

Depending on length of stay, with a minimum of 2 nights for Bank Holidays and Summer weekends.

£31.50 to £45 per person per night for double room.
£37 to £50 per person per night for a single room occupancy.
£20 deposit is required to confirm bookings.

Full English and Continental breakfast of your choice is served in the hall with views out to the garden where a variety of birds are seen on the bird feeders.

Guests are welcome to wander in the garden and partake in a game of croquet if desired.

TERMS AND CONDITIONS.

A deposit is required to confirm your booking. In the event of a cancellation the deposit is non-refundable unless 14 days notice is given and the room can be relet. **PAYMENT** must be in sterling, either by cash or cheque. We do not take credit or debit cards.

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