

*S*UFFOLK *R*ETREATS



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**Suffolk Retreats: Offering accommodation for
between 10-24 “well behaved Stags”
Set in 9 acres of open countryside.**

JUST OVER AN HOUR FROM LONDON



- Set in 9 acres of wonderful Suffolk Countryside.
- Accommodation for up to 24 guests.
- Mix and Match accommodation to suit your group size.
- Complimentary use of extensive games room.
- Plenty of outdoor space, with garden games, giant chess and croquet.
- Gas BBQ with gas provided.
- Private Decking Area.
- FREE On Site parking.
- FREE Wi-Fi.
- Option to add hot tub.
- Granary guests: Option to add sauna.
- Option to add additional activities. Assault course / bouncy castle / Archery.
- Option to Add Its a Knock out Session.
- Check in from 3pm
- Check out 10.00am.



**FOR LARGE GROUPS CHECK OUT OUR
ALL INCLUSIVE DIAMOND PACKAGE PAGE 10**

Things to do nearby.

There is so much to do with Newmarket race course, Newmarket Horse racing museum, and Newmarket Nights

Many churches, memorials, historic places of interest.

Clare Priory Park, walks, cycle routes, antique centres, local village pubs and Tea shops, all within a short drive.

Go Punting or visit the famous university buildings in Cambridge, just 30 minutes or so drive.

We are situated near to the famous market town of Bury St. Edmunds, with the Cathedral, Abbey gardens and an abundance of shops.

Visit Long Melford, with the famous Kentwell Hall, Melford Hall or its beautiful church.

We also have cinemas, golf, bowling and horse riding nearby.

Or if you prefer just stay on site and relax away from the hussle and bustle.



ACCOMMODATION SUMMARY - Choose any of our 5 properties.



THE GRANARY FOR UP TO 10 GUESTS AVAILABLE ALL YEAR ROUND

The Granary has 4 bedrooms all with ensuite shower and toilet. All bedrooms have their own TV's.

- Master Bedroom: 1 x King Sized Bed.+ Whirlpool Bath.
- Bedroom 2: 1 x Double Bed
- Bedroom 3 2 x Twin Beds
- Bed 4 Family Room. 1 x Double Bed and 2 x Full Sized Single Bunk Beds.+ Whirlpool Bath.
- OPTION TO ADD HOT TUB AND SAUNA



COTTAGE ROOM FOR 2 GUESTS AVAILABLE ALL YEAR ROUND

- A lovely spacious double room with ensuite shower and toilet. With TV.
- With beautiful waterside views.
- Situated adjacent to The Granary.



3 x TRADITIONAL MONGOLIAN YURTS FOR UP TO 12 GUESTS

CLOSED OCTOBER - MARCH.

- 2 x Large Yurts: Each with 1 x Double Bed + 2 Singles beds and 1 fold up Bed with wood burner.
- 1 x Small Yurt with 1 x Double Bed with wood burner for heating and cooking,
- OPTION TO ADD OUTDOOR HOT TUB



THE GRANARY - OVERVIEW: 4* Gold 9th Year.

The Granary was a former Grain store which has been painstakingly converted and now offers, self catering accommodation for up to 10 guests in 4 bedrooms.

Set in 9 acres of private grounds.....

- Awarded 4* Gold for the 9th year in succession.
- Open plan modern living.
- 4 bedrooms all with en-suites & TVs with Freeview.
- Lounge has 48" wall mounted Smart TV.
- Fully equipped kitchen.
- Crockery / cutlery / pots / pans.
- Large wine rack / Selection of glasses, bottle opener and cork screw.
- Dishwasher, washer/dryer and microwave.
- Fridge / Freezer. Towels and bedding provided.
- Leather sofas / wooden floors throughout.
- Dining area, has seating for up to 10 people.(Additional seating available).
- Further cloakroom with toilet and hand basin.
- Blue tooth speaker in lounge area.
- Use of separate seating area, adjacent to the games room.
- Complimentary use of large Games Room with blue tooth speakers.
- Free Wi-Fi.
- Use of separate outdoor tables and chairs.
- Small well stocked lake and wonderful countryside views. **Sorry No Fishing.**
- Free secure car parking.
- Outdoor Garden Games.
- Use of Private Decking Area and BBQ.(Calor Gas provided).

OPTION TO ADD USE OF HOT TUB & SAUNA

Luxury Canadian hot tub. Seats up to 9 people. With 45 therapeutic massage jets. Includes outdoor cooler to chill a bottle of champagne or two. Towels. Blue tooth speaker so you can play your own music.

4/5 Person Sauna.

Open 24/7.



THE YURTS - OVERVIEW Alternative accommodation.

CLOSED OCTOBER - MARCH

- Hand Crafted in Traditional Mongolian Style.
- Awarded 4 stars for Alternative Accommodation.
- Complimentary Use of the Grounds.
- Complimentary use of Gas BBQ (Gas included).
- Wood burning stove with built in cooker.
- All wood for heating and cooking included.
- Various cooking equipment.
- Double beds in all Yurts.
- Day bed converts to 2 singles or 1 king sized bed in large yurts.
- Futon bed in large yurts for 5th guest.
- All bed linen provided.
- Chest of draws / Lanterns / Rugs / Cushions.
- Crockery and Cutlery.
- Mugs / Cool Box / Jug and Glasses
- Indoor Dining Table and chairs
- High quality shower & toilet block.
- Outdoor Table and Chairs.
- Use of seating area, adjacent to the games room with TV.
- Use of extensive games room (shared with other guests on site).

OPTION TO ADD USE OF OUTDOOR HOT TUB TOO.



For a night under the stars you will never forget.....

**FOR COMPLETE AUTHENTICITY THE YURTS DO NOT HAVE ELECTRICITY BUT
DONT PANIC, PLENTY OF PLACES TO CHARGE MOBILES.**



GAMES ROOM AND ON SITE FACILITES.

ALL THOSE BOOKING ACCOMMODATION CAN ENJOY
COMPLIMENTARY USE OF GAMES ROOM AND ON SITE FACILITES.



Large games room, with air hockey, football table, dart board,
table tennis table, & board games. There is also a pool table (small charge of £0.50p per game).



OUTSIDE

Play giant chess, garden cricket, rounders,
croquet on the lawn, or bring your own party games.

Get some great photos from our new viewing mound.



FREQUENTLY ASKED QUESTIONS

What time can we access the site:

Access to the site is from 3PM on arrival day.

What time do we have to vacate the site:

We ask that the site and grounds be vacated by 10.00am on departure day.

Is there parking on site:

There is plenty of free on site parking.

Can large vehicles access the site:

We can accommodate large vehicles including coaches

Do you require a damages deposit.

We take a small damages deposit which is refunded within 7 days of departure.

How much deposit do I need to pay:

We require 25% of the booking value (non-refundable) to secure your dates.

When is the balance due:

The balance is not due until 10 weeks before your event date.

Are dogs allowed on site:

Sorry NO DOGS allowed.

Can we invite guests not staying, to visit:

Additional guests only allowed if booking one of our celebrations packages

Is there a minimum stay:

There is no minimum stay.

Is there a minimum age limit:

The lead person must be 18 years or over.

ALSO SEE OUR BOOKING TERMS PAGES 12-15

CALL 07947 187073 or EMAIL TO BOOK.



ACCOMMODATION PRICES OCTOBER 2023 - SEPTEMBER 2025



Number of Nights	1 NIGHT	2 NIGHTS	3 NIGHTS	4 NIGHTS	5 NIGHTS	6 NIGHTS	7 NIGHTS
The Granary for up to 10 guests	£1450.00	£1850.00	£2150.00	£2350.00	£2650.00	£2850.00	£3050.00
Large Yurts price per yurt for up to 5 guests in each CLOSED OCT-FEB.	£300.00	£375.00	£450.00	£500.00	£550.00	£600.00	£650.00
Small Yurts for 2 guests CLOSED OCT-FEB.	£200.00	£250.00	£300.00	£350.00	£400.00	£450.00	£500.00
Cottage room for 2 guests	£240.00	£275.00	£325.00	£375.00	£425.00	£475.00	550.00
Indoor Hot Tub for use by Granary guests only Price for the duration of your stay.	£275.00	£275.00	£275.00	£275.00	£275.00	£275.00	£275.00
Outdoor Hot Tub for use by Yurt guests only. Price for the duration of your stay	£75.00	£75.00	£75.00	£75.00	£75.00	£75.00	£75.00
Sauna for use by Granary guests only. Price for the duration of your stay	£40.00	£40.00	£40.00	£40.00	£40.00	£40.00	£40.00

SEE BELOW ALL INCLUSIVE DIAMOND PACKAGE

DIAMOND PACKAGE - Available March-September.



- Exclusive use of the whole site.
- 2 Nights Accommodation for up to 24 guests.
- Exclusive use of games room.
- Use of 9 seater indoor hot tub, with blue tooth speakers and lights.
- Use of 5 seater outdoor hot tub.
- Use of Sauna.
- Private Decking Area overlooking the lake.
- Use of Gas BBQ Gas included.
- Use of additional dining area to seat all of your group.
- Late Check out to 11am



Inclusive Price £3400.00



WANT TO ADD ADDITIONAL ACTIVITIES TO ENHANCE YOUR STAY?

Ask for details, or see activities as below:



BOUNCY CASTLE HIRE

1 DAY £150.00

DURATION OF YOUR STAY £250.00

ASSAULT COURSE

1 DAY £275.00

DURATION OF YOUR STAY £375.00

BOUNCY CASTLE & ASSAULT COURSE COMBO.

1 DAY £375.00

DURATION OF YOUR STAY £475.00

ARCHERY WITH 2 BOARDS

1 DAY £125.00

DURATION OF YOUR STAY £200.00

4 GAMES GAMES

1 DAY £ 75.00

DURATION OF YOUR STAY £125.00

9 HOLE CRAZY GOLF

1 DAY £200.00

DURATION OF YOUR STAY £250.00



WE CAN ORGANISE AN IT'S A KNOCK OUT EVENT. MINIMUM 10 PARTICIPANTS. ASK FOR DETAILS

BOOKING TERMS AND CONDITIONS. 1/4

AS SOON AS A BOOKING IS MADE WE WILL FORWARD AN INVOICE TO YOU EITHER VIA POST OR EMAIL. THE DATES OF YOUR BOOKING WILL THEN BE HELD FOR A PERIOD OF 48 HOURS IN ORDER FOR YOU TO MAKE THE PAYMENT DUE.

PRICING/ VAT.

ALL PRICES WILL BE HELD FOR A PERIOD OF 48 HOURS FROM THE DATE OF BOOKING TO ENABLE YOU TO SEND IN THE REQUIRED DEPOSIT PAYMENT. PRICES WILL NOT CHANGE ONCE A FIRM BOOKING IS MADE. THERE WILL BE NO VAT ADDED TO ANY PART OF YOUR INVOICE.

CANCELLATION

CANCELLATION BY YOU AT ANY TIME FOR ANY REASON WILL RESULT IN YOUR DEPOSIT BEING FORFEITED, AS ALL DEPOSITS ARE NON-REFUNDABLE.

CANCELLATION OF ANY HOLIDAY AFTER IT HAS BEEN PAID IN FULL AND AT A DATE 10 WEEKS OR MORE IN ADVANCE OF YOUR CHECK IN DATE, WILL RESULT IN FORFEITURE OF 25% OF THE BOOKING AMOUNT AND THE BALANCE BEING RETURNED TO YOU AS SET OUT BELOW.

CANCELLATION OF YOUR HOLIDAY WITHIN 10 WEEKS OF YOUR CHECK IN DATE WILL RESULT IN THE FOLLOWING AMOUNTS BEING PAYABLE.

NOTICE PERIOD GIVEN: 10 WEEKS OR MORE 20% OF BOOKING / 9 WEEKS 30% / 8 WEEKS 35% / 7 WEEKS 40% 6 WEEKS 50% / 5 WEEKS 60% / 4 WEEKS 70% / 3 WEEKS 80% 2 WEEKS 90% / 1 WEEK OR LESS 100% ANY BALANCES WILL BE REFUNDED WITHIN 14 DAYS OF YOUR NOTICE OF CANCELLATION.

COMPLAINTS

IN THE EXTREMELY UNLIKELY EVENT THAT YOU HAVE ANY COMPLAINT ABOUT YOUR STAY, YOU MUST NOTIFY US DURING YOUR STAY IN ORDER THAT ALL REASONABLE STEPS BE TAKEN TO RESOLVE THE ISSUES. COMPLAINTS MADE AFTER THE HIRE PERIOD WILL NOT BE VALIDATED.

LOCAL INFORMATION

WE WILL ENDEAVOUR TO KEEP ALL WEBSITE INFORMATION AND LOCAL LINKS UP TO DATE AT ALL TIMES. OCCASIONALLY CHANGES ARE MADE BEYOND OUR CONTROL.

LIABILITY

WE CANNOT ACCEPT ANY LIABILITY FOR ACCIDENT, LOSS OF PROPERTY OR PERSONAL INJURY WHILST ON YOUR STAY.

THE USE OF PRIVATE AREAS INCLUDING, POND AREA, WALKS, FEEDING ANIMALS AND ANY OTHER ACTIVITIES ON THE OWNERS LAND IS THE RESPONSIBILITY OF THE GUEST AND IS DONE SO AT THEIR OWN RISK.

BOOKING TERMS CONTINUED..... 2/4

WE WILL NOT BE LIABLE TO ANY REFUNDS IN THE UNLIKELY EVENT OF ANY ELECTRICAL APPLIANCES NOT WORKING THROUGH LOSS OF POWER, OR POWER CUTS, WHICH ARE DUE TO CIRCUMSTANCES BEYOND OUR CONTROL.

WE WILL NOT BE LIABLE FOR ANY REFUNDS IN THE UNLIKELY EVENT OF THE WATER OR ELECTRICITY SUPPLY BEING INTERRUPTED, THROUGH CIRCUMSTANCES BEYOND OUR CONTROL.

DUE TO OUR RURAL LOCATION - WE CANNOT 100% GUARANTEE INTERNET / WIFI CONNECTIONS, AS OCCASIONALLY STRENGTH WILL VARY AND SIGNAL STRENGTH CAN ON OCCASION BE QUITE POOR.

GUESTS AND VISITORS LEAVE POSSESSION ON SITE AT THEIR OWN RISK. WE DO NOT RECOMMEND ITEMS OF VALUE ARE LEFT UNATTENDED AND ARE NOT LIABLE FOR ANY LOSS OR DAMAGE HOWSOEVER CAUSED.

PETS

PETS ARE NOT PERMITTED UNDER ANY CIRCUMSTANCES.

HEN AND STAG PARTIES.

WE ARE HAPPY TO ACCOMMODATE ALL MALE OR ALL FEMALE GROUPS BUT RESERVE THE RIGHT TO ASK TO WHOLE GROUP TO LEAVE, WITHOUT ANY REFUNDS, IF ANY ANTISOCIAL BEHAVIOUR IN ANY WAY INTERFERES WITH THE ENJOYMENT OF OTHER GUESTS ON THE SITE.

CHILDREN ARE WELCOME. HOWEVER THEY MUST BE ACCOMPANIED AT ALL TIMES BY A RESPONSIBLE ADULT FOR THEIR OWN SAFETY. WE WOULD ALSO LIKE ALL GUESTS TO RESPECT THE QUIET AND PRIVACY OF OTHER GUESTS.

GENERAL CONDUCT - ALL GUESTS.

QUIET ENJOYMENT SHOULD BE RESPECTED FOR ALL GUESTS.

NO OTHER PERSONS THAN THOSE DETAILED ON THE BOOKING FORM ARE ALLOWED IN THE HOLIDAY LET, YURTS OR GROUNDS AT ANY TIME WITHOUT THE ADVANCE PERMISSION OF THE OWNERS.

GUESTS UNDERTAKE TO BEHAVE IN A PROPER, APPROPRIATE AND LEGAL MANNER WITH DUE RESPECT TO THE OWNER, THE PROPERTY AND OTHER GUESTS AND THEIR PROPERTY. IF ANY GUEST BEHAVES INAPPROPRIATELY OR IMPROPERLY (OF WHICH THE OWNER WILL BE THE FINAL JUDGE ON THEIR PROPERTY), OR ILLEGALLY, THE OWNER RESERVES THE RIGHT TO ASK THE GUEST AND THEIR PARTY (AT THEIR DISCRETION) TO LEAVE THE PROPERTY BEFORE THE END OF THE HOLIDAY PERIOD. NO REFUNDS WILL BE GIVEN. DRUNKEN OR ABUSIVE BEHAVIOUR TOWARDS OWNERS OR OTHER GUESTS WILL BE CONSIDERED A BREACH OF CONTRACT AND THOSE INVOLVED WILL BE ASKED TO LEAVE.

BOOKING TERMS CONTINUED..... 3/4

THE OWNER RESERVES THE RIGHT TO SUE THE GUEST FOR ANY LOSS, DAMAGE OR INJURY CAUSED TO THE OWNER, THE PROPERTY OR TO OTHER GUESTS AND/OR THEIR PROPERTY.

GUESTS ARE ASKED TO VACATE THEIR ROOMS/YURTS BY 10AM. GUESTS ARE ASKED NOT TO ARRIVE BEFORE THE GIVEN ARRIVAL TIMES OF 3PM UNLESS BY PRIOR ARRANGEMENT.

ALL KEYS TO BE HANDED BACK PRIOR TO DEPARTURE.

ANY MONIES OWED FOR EXTRA SERVICES OFFERED TO BE PAID IN FULL BEFORE DEPARTURE.

DUE CARE TO BE TAKEN WITH ALL GOODS USED DURING YOUR VISIT.

IT IS PERFECTLY ACCEPTABLE FOR GUESTS TO BRING IN THEIR OWN FOOD DURING THEIR STAY. A LIST OF LOCAL SHOPS WILL BE PROVIDED ON ARRIVAL.

GUESTS ARE ASKED WHERE POSSIBLE TO USE THE RECYCLING BINS ON SITE.

GUESTS ARE ASKED TO BE CONSIDERATE TO OTHERS WHEN LIGHTING BBQ'S AND TO LIGHT THEM AWAY FROM THE YURTS.

WE OPERATE A NO SMOKING POLICY INSIDE ANY OF THE BUILDINGS OR YURTS.

THE USE OF PARTY CANNONS OR SIMILAR IS STRICTLY PROHIBITED. IF USED THERE WILL BE AN AUTOMATIC CLEANING CHARGE OF £50.00.

ANY ITEMS LEFT ON SITE AND NOT RECLAIMED WITH 28 DAYS OF DEPARTURE WILL BE DISPOSED OF ACCORDINGLY.

BREACH OF BOOKING CONDITIONS

IF THERE IS A BREACH OF ANY OF THE CONDITIONS BY THE GUEST OR ANY OF THEIR PARTY, THE OWNERS SHALL RESERVE THE RIGHT TO RE-ENTER THE PROPERTY AND END THE HOLIDAY AND ASK THE GUEST AND THEIR PARTY TO LEAVE IN ADDITION TO THEIR OTHER RIGHTS SPECIFIED IN THESE BOOKING CONDITIONS.

GOVERNING LAW AND JURISDICTION

ANY DISPUTE WILL BE GOVERNED BY THE NON-EXCLUSIVE LAW AND JURISDICTION OF THE ENGLISH COURTS.

BOOKING TERMS CONTINUED..... 4/4

THE LEAD PERSON MAKING THE BOOKING MUST BE OVER THE AGE OF 18 AND MUST AGREE THAT:

- **ALL INFORMATION GIVEN ON THE BOOKING FORM IS TRUE AND CORRECT.**
- **THE LEAD PERSON MUST NOTIFY THE OWNERS OF ANY CHANGE OF BOOKING DETAILS IN ADVANCE OF THE BOOKING DATE**
- **THE LEAD PERSON MUST BE AUTHORISED TO AGREE THE BOOKING CONDITIONS ON BEHALF OF ALL PERSONS INCLUDED ON THE BOOKING FORM, INCLUDING THOSE SUBSTITUTED OR ADDED AT A LATER DATE;**
- **THE LEAD PERSON AGREES TO TAKE RESPONSIBILITY FOR THE ENTIRE PARTY OCCUPYING THE PROPERTY AT ALL TIMES.**
- **THE LEAD PERSON AGREES TO ABIDE BY THE TERMS AND CONDITIONS AS SET OUT ABOVE.**

SUFFOLK RETREATS RESERVES THE RIGHT TO REFUSE A BOOKING WITHOUT EXPLANATION.