

The East of England Selection

Our finest cottages in Norfolk,
Suffolk, Cambridgeshire,
Lincolnshire and Essex

Over
3,500
holiday cottages
across the UK &
Ireland

Over
180
holiday cottages
across The East
of England

Cottages
from
£158
per week in The
East of England



Introducing the best ever choice from Sykes Cottages

Choose from
**over 180
cottages**
across The East of
England

Cottages from
just £158
per week

 **tripadvisor**[®]
awarded Sykes Cottages

for quality & service

We're here to help
7 days a week
by phone and online



www.SykesCottages.co.uk

Welcome to our exclusive East of England brochure showcasing our 2013 collection of handpicked cottages, featuring exciting additions and all-time favourites.

Expect amazing locations like the sparkling Norfolk Broads, Suffolk's finest scoops of silvery sands, colleges, cathedrals and captivating countryside in Cambridgeshire, plus vibrant market towns and lots of rural charm in Lincolnshire. Add big skies and big sunsets, 'Punch and Judy' on the pier and pastel-painted beach huts, seal-spotting and birdlife, villages with buckets of character, punting on the Cam and the Sandringham Estate – all the ingredients for a fantastic cottage holiday. And when you book with Sykes, you will always enjoy the very best quality, choice, service and value for money.

Take your pick from the following pages of all sorts of cottages for romantic escapes, getaways with friends, celebratory gatherings and family holidays with four-legged friends. Otherwise call our friendly bookings team with your wish list or view our full collection online at www.SykesCottages.co.uk, with new additions highlighted daily.

Just remember to book early to secure your perfect place to stay!

Best Regards



For enquiries  info@SykesCottages.co.uk



Booking is easy	2
Plan your perfect holiday online	3
Pick your ideal cottage	4
Be inspired to try somewhere new	8
Introduction	11
Norfolk	12
Suffolk	28
Cambridgeshire	35
Lincolnshire	38
Yorkshire Border	45
Derbyshire Border	47
Nottinghamshire Border	48
Essex	49
Kent Border	50
Booking conditions & insurance	54
Other questions answered	56
Calendar & price guide	57

“This was our second holiday booked with Sykes and we wouldn’t book with anyone else - the service is excellent.”

Miss Purcell, Kent

Booking is easy

Booking your holiday couldn't be simpler. Online or over the phone, the choice is always yours!

“We liked Sykes' hassle free booking system and all round excellent customer service.”

Ms Purvis, Northumberland

Book early for the best choice

Check availability

Take a look through your brochure, then visit www.SykesCottages.co.uk or call us with your wish list – you can instantly check availability online or over the phone.

Book

When you've found your property just go ahead and book. Our secure online booking at www.SykesCottages.co.uk is easy and straightforward, or just give us a call.



Book online at www.SykesCottages.co.uk



or call us on **01244 352282**

Our dedicated cottage advisors are here to help 7 days a week, from 9am to 9.30pm.

 **tripadvisor**[®]
awarded Sykes Cottages

for quality & service

We have over 7,000 independent reviews on TripAdvisor. We're very proud of the fact that due to our commitment to each cottage and the hard work of our property owners, over 96% of these reviews are either four or five stars, so you can always expect a great quality cottage.

For an even better idea of what the property and the surrounding area are like, look out for the cottage ratings in the brochure and read reviews from customers who have stayed there at www.SykesCottages.co.uk.

The best cottages in your pocket

Our FREE 'Cottage Finder' app for iPhone and Android makes it easy to browse and book a holiday cottage while on the move, wherever you are.

This first-of-a-kind app uses GPS technology to show nearby cottages that are available and ready to book. So if you're enjoying a day out somewhere, it's simple to make it a longer stay.



Download our free app at www.SykesCottages.co.uk/app



Why not keep up to date with all our latest news and special offers by becoming a fan on Facebook or following our tweets on Twitter?

For enquiries  info@SykesCottages.co.uk

Plan your perfect holiday online

Our website is the quick, safe and secure way to book your perfect property. You can see our full range of holiday cottages, with exciting new additions made daily.

Where do you want to go?

Choose the country and region you want to visit from the menu.

When do you want to stay?

Select the start date and duration for your holiday to check availability.

How many are in your party?

Enter the number of guests over 2 years old.

Any special requirements?

For further options such as cottages that are suitable for pets, or have a pool or garden for example.

Tailor your search

Narrow your selection by location, property features and even nearby activities.



FAQs

We'll help to answer any questions or concerns you may have regarding your holiday cottage.

Check our latest offers

Save on selected cottage holidays.

Recommended by TripAdvisor

Read customer reviews to find out why we were awarded 4.5 stars.

See what our customers say

Take a look at the great feedback we get about our service.

Find out more

When you've chosen where you want to stay, simply type in the property reference to view a wider range of images to really get a feel for the property and all the added extras and live availability.

Check availability

Use the calendar to see if your property is free and get a price for your stay.

Take a look around

Click on the shots to see more of the property before you book.

TripAdvisor reviews

Read our cottage reviews published on TripAdvisor to find out how much our customers enjoyed their stay.

Location information

Find out more details about the local area and nearby attractions.



Reference number

This is the number you need to quote if booking by phone.

Cottage location

Our maps makes it easy to pinpoint the cottage and see what areas of interest are nearby.

Cottage details

This table lets you see the property specification at a glance.

Visitor reviews

See what customers enjoyed about the property.

Pick your ideal cottage

Every cottage is as individual as you are – that’s what makes a Sykes holiday so special. Just tell us your wish list and we’ll help you pick your perfect cottage!

“Thank you Sykes Cottages for making booking easy. Hope to return again in the future.”

Mrs Heptinstall, Cheshire

Beach & Coastal Cottages

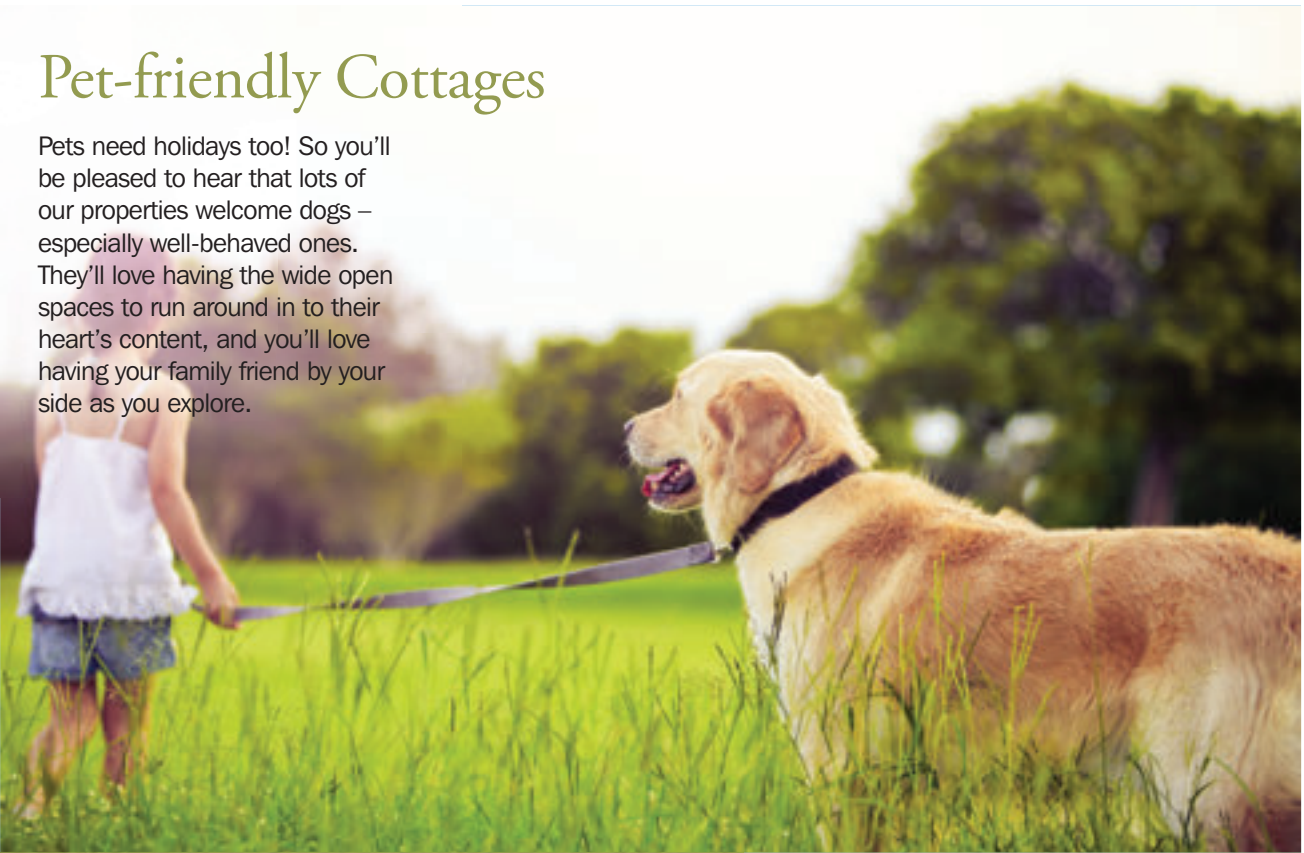
There's nothing quite like a holiday by the coast for enjoying fun-filled days on the beach, long walks along cliff-top paths and rock-pooling with your net and jam jar. From traditional cottages to modern apartments, we have properties that are simply perfect for an invigorating coastal break, with many just a pebble's throw from the sea.

Choose your ideal cottage at www.SykesCottages.co.uk/beach

Choose your ideal cottage at www.SykesCottages.co.uk/coastal

Pet-friendly Cottages

Pets need holidays too! So you'll be pleased to hear that lots of our properties welcome dogs – especially well-behaved ones. They'll love having the wide open spaces to run around in to their heart's content, and you'll love having your family friend by your side as you explore.



Choose your ideal cottage at www.SykesCottages.co.uk/pet-friendly

Family Holidays

We want you to take home some brilliant memories from your family holiday with us. That's why we offer you a huge choice of perfectly equipped properties with everything from high chairs for the little ones to games rooms for the teens, so the whole family enjoys every moment!



Choose your ideal cottage at www.SykesCottages.co.uk/family

Luxury Cottages

Why not indulge yourself with a little luxury? We've a great selection of cottages in breathtaking locations that are more than just a little bit special. With lavish interiors, beautiful gardens and indulgent features like Jacuzzi baths and games rooms, you may want to stay forever.



Choose your ideal cottage at www.SykesCottages.co.uk/luxury

Large Groups

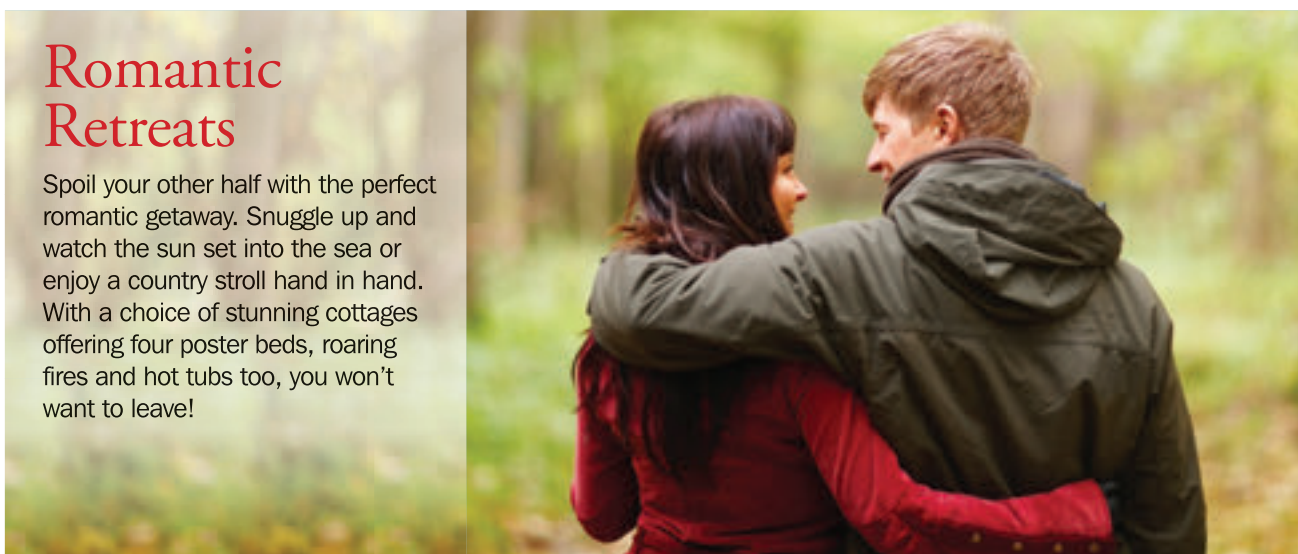
If you're arranging a break for a large group of family or friends you want to make sure you accommodate everyone's needs. We've got a great selection of properties and cottage complexes which sleep up to 18 or more and offer a huge range of activities on-site and nearby.



Choose your ideal cottage at www.SykesCottages.co.uk/large-groups

Romantic Retreats

Spoil your other half with the perfect romantic getaway. Snuggle up and watch the sun set into the sea or enjoy a country stroll hand in hand. With a choice of stunning cottages offering four poster beds, roaring fires and hot tubs too, you won't want to leave!



Choose your ideal cottage at www.SykesCottages.co.uk/romantic

Cottages with Pools

Take the plunge and enjoy staying in one of our properties with its own pool. After all, a swim's a great way to start the day, and it's an even better way to cool down when the sun's shining. It's also a fantastic way for the grown-ups to relax while the kids splash around and have fun!



Choose your ideal cottage at www.SykesCottages.co.uk/swimming-pool

Cottages with Hot Tubs

If you're looking for the ultimate indulgence, why not book a cottage with a hot tub? It's like having your own personal spa, perfect for reinvigorating tired legs and reflecting on the day you've just enjoyed – or maybe you just want to unwind, relax and enjoy a drink before dinner.



Choose your ideal cottage at www.SykesCottages.co.uk/hot-tub

Short Breaks

Make the most of a long weekend and take a break for a few days. A huge number of our cottages offer a variety of short breaks in the countryside or on the coast.

See page 56 for more details.



Choose your ideal cottage at www.SykesCottages.co.uk/short-breaks

Be inspired to try somewhere new

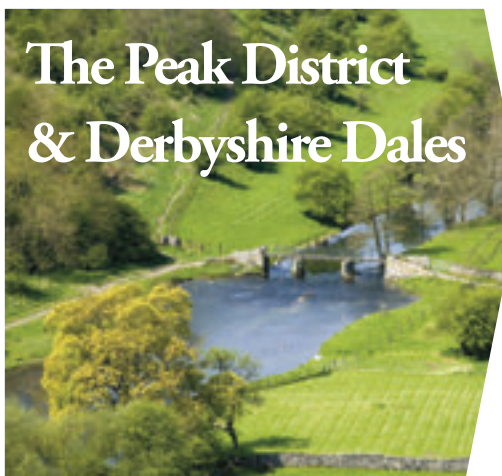
We've added some suggestions for cottages in other parts of the country. Of course, if these aren't exactly what you're looking for, or you need more inspiration, then we're always happy to help.



www.SykesCottages.co.uk

How about...

The Peak District & Derbyshire Dales



The Roost Parwich near Ashbourne

REF: 2638 ✓✓✓✓
Sleeps 7/8 - 3 bdrms (1D 2F) 🌿🚫🚰

Unusual detached property close to village pub in quiet Parwich. High standard of accommodation, woodburner, roll top bath, games room, courtyard. Ashbourne 7 miles.



📍 2 mins 🚗 2 mins WSB OSB LMB

WSB:282 A:352 B:404 C:439 D:472 E:530
F:585 G:684 H:782 I:838 X:893 NY:893



“The cottage ticked all the boxes and the location was fantastic. We loved it!”

Mrs Durk, Wiltshire

Cottages start from £199 per week at www.SykesCottages.co.uk/Peak-District

How about...

North Wales & Snowdonia



Nant Cottage Llanrwst near Betws-y-Coed

REF: 645 ✓✓✓✓✓
Sleeps 6 - 3 bdrms (2D 1T) 🌿🚫🚰

Superb 300-year old stone-built cottage, idyllic woodland setting, 1 mile from Llanrwst. Beams, Inglenooks and superb garden with waterfalls nearby. Betws-y-Coed 3 miles.



📍 1 mile 🚗 1 mile WSB LMB

WSB:255 A:338 B:381 C:406 D:447 E:495
F:542 G:623 H:704 I:754 X:704 NY:704



“Quite simply a beautiful cottage in a beautiful part of the country.”

Dr Drummond,
Greater Manchester

Cottages start from £157 per week at www.SykesCottages.co.uk/North-Wales

How about...

Cumbria & The Lake District



The Byre
Newlands near Braithwaite

REF: 3529 ✓✓✓✓✓
Sleeps 2 - 1 bdrms (1D) 🌿🐾🚫

One of our luxury, romantic, Lake District cottages, this cosy detached cottage is in the Newlands Valley. Well-presented accommodation with woodburner. Keswick 3 miles.

tripadvisor ⭐⭐⭐⭐⭐
🛒 20 mins 🚗 1 mile

WSB:N/A A:403 B:544 C:544 D:544 E:544
F:613 G:613 H:697 I:697 X:718 NY:718



“A fabulous barn conversion in a gorgeous part of the world.”

Mrs Porter, West Yorkshire

Cottages start from £218 per week at www.SykesCottages.co.uk/Lake-District

How about...

North Yorkshire
Moors & Coast



Honey Bee Cottage
Staintondale near Scarborough

REF: 1195 ✓✓✓✓✓
Sleeps 3/4 - 3 bdrms (1D 2S) 🌿🐾🚫

Delightful semi-detached cottage on owner's farm, in Staintondale. Stunning countryside, cosy accommodation with woodburning stove. Whitby 13 miles; Scarborough 8 miles.

tripadvisor ⭐⭐⭐⭐⭐
🛒 5 mins 🚗 1.7 miles WSB OSB LMB XSB

WSB:208 A:246 B:288 C:344 D:344 E:385
F:406 G:466 H:526 I:563 X:526 NY:526



“A lovely property in an excellent area. We certainly had a relaxing holiday and would love to go again.”

Mr Cooper, Greater Manchester

Cottages start from £199 per week at www.SykesCottages.co.uk/York-Moors

How about...

Cornwall



Briar
Indian Queens near St. Dennis and St. Austell

REF: 1792 ✓✓✓✓✓
Sleeps 4 - 2 bdrms (1D 1T) 🌿🐾🚫

Beautifully renovated barn conversion on rural outskirts of Indian Queens. Open plan living, two bedrooms (one en-suite) and warming woodburner in sitting area. Newquay 7 miles.

tripadvisor ⭐⭐⭐⭐⭐
🛒 1.5 miles 🚗 1.5 miles OSB LMB

WSB:N/A A:292 B:339 C:403 D:471 E:534
F:603 G:660 H:737 I:783 X:737 NY:737



“The cottage was very comfortable with everything you could wish for.”

Mrs New, Gloucestershire

Cottages start from £208 per week at www.SykesCottages.co.uk/Cornwall

How about...

Northumberland



The Coach House Lowick near Holy Island

REF: 1979 ★★★★★
Sleeps 6 - 3 bdrms (1D 2T) 🌿🐕🚫

Delightful, early 19th century, former coach house in attractive village of Lowick. Spacious accommodation, woodburner. Heritage Coast within driving distance. Berwick 11 miles.



🛒 2 mins 🚗 2 mins

WSB:N/A A:319 B:379 C:457 D:534 E:590
F:646 G:733 H:820 I:878 X:820 NY:820



“The Coach House was the best holiday let we have ever stayed in.”

Mrs Sharratt, West Midlands

Cottages start from £202 per week at www.SykesCottages.co.uk/Northumberland

How about...

Herefordshire & The Wye Valley



Point Cottage Preston-on-Wye near Hereford

REF: 10048 ✓✓✓✓
Sleeps 4/6 - 2 bdrms (1D 1T 1BS) 🌿🐕🚫

Detached 18th century stone-built Hereford cottage 5 minutes' walk from village pub. Wealth of character beams and timbers. Romantic atmosphere. Beautiful countryside. Hereford 9.5 miles.



🛒 4 miles 🚗 5 mins WSB OSB LMB

WSB:261 A:302 B:332 C:363 D:384 E:414
F:445 G:466 H:486 I:522 X:486 NY:486



“A cosy cottage in a peaceful and beautiful location with great walks from the door.”

Mrs Lear, Dorset

Cottages start from £214 per week at www.SykesCottages.co.uk/Herefordshire

How about...

Dorset



The Hayloft Tolpuddle near Dorchester

REF: 1594 ✓✓✓✓
Sleeps 6 - 3 bdrms (3D) 🌿🐕🚫

A charming semi-detached cottage, on the edge of the village of Tolpuddle. Character, log burner. Quality, well-equipped accommodation. Excellent walking. Dorchester 8 miles.



🛒 3.5 miles 🚗 10 mins WSB OSB

WSB:272 A:302 B:380 C:441 D:501 E:526
F:575 G:675 H:726 I:779 X:726 NY:726



“The cottage was lovely; we didn't want for anything. We will definitely be recommending it.”

Mrs Reilly, Norfolk

Cottages start from £233 per week at www.SykesCottages.co.uk/Dorset

East of England

Relax in the wide open spaces of Norfolk, Cambridgeshire, Suffolk Lincolnshire and Essex

The Norfolk Broads National Park - Norfolk

Cottages start from
£158
per week

Choose from over
180
quality cottages

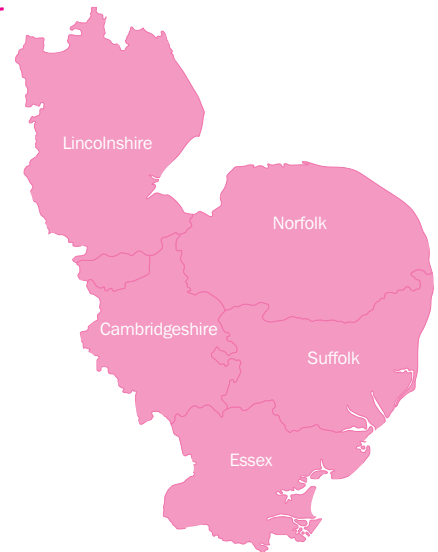


See our latest properties and local attractions at SykesCottages.co.uk/East-of-England

“Today the ancient Anglo-Saxon kingdom is an enchanting mix of rolling countryside, unspoilt coastline, celebrated cities and timber-framed villages.

Visit historic cities like Cambridge, Norwich and Lincoln, exquisite medieval villages and pretty coastal resorts like Southwold and Cromer. Whether you want to cycle along woodland trails, explore the Norfolk Broads or feel like Royalty for the day at the Sandringham Estate, the East of England is perfect for romantic short breaks or fun-filled family stays!”

Jenny Hindry
East of England Local Manager



Varied Activities

Discover Southend-on-Sea, explore miles of dunes and windswept sands at Holkham, or relax with the family on the sprawling beaches at Great Yarmouth.



Fun Days Out

Try delicious wines and ales at local vineyards and traditional breweries, go boating, sailing and bird spotting in the vast protected wetlands of the Norfolk Broads, or have a flutter at Newmarket Races.



Historic Riches

Go punting in Cambridge and marvel at the splendid university buildings, wander the cobbled streets of medieval Norwich or walk in Constable's footsteps with a beautiful walk along the River Stour.

“We have never yet had a bad experience from booking with Sykes – long may it continue. Once again Sykes Cottages exceeded our expectations. Thank you.”

Mr Mangnall, Manchester

Norfolk



Enjoy freshly dressed Cromer crab, sample a traditional seaside break at Hunstanton or explore the beautiful Norfolk Broads by sail boat. Visit Norwich with its imposing castle and two cathedrals, walk the sleepy lavender fields or discover the Royal estate at Sandringham.

Cottages start from **£158** per week

For more information about this area go to

www.SykesCottages.co.uk/Norfolk



Anchor Cottage
Caister-on-Sea near Great Yarmouth

REF: 5614
Sleeps 4
Saturday Arrival



This homely semi-detached bungalow is situated just across the road from a beautiful golden sandy beach in the seaside town of Caister-on-Sea. This Caister-on-Sea cottage offers a cosy sitting room with dining area – an ideal place to relax after a busy day visiting nearby attractions, villages or towns. Your Caister-on-Sea cottage also has a well-equipped, fitted kitchen, two spacious double bedrooms and a bathroom. There is a garden to the rear of this Caister-on-Sea cottage, perfect for breakfast or a morning coffee before spending a day on the beach. This Caister-on-Sea cottage is a good base from which to enjoy many attractions and places of interest. Close by is Caister Castle with its popular Motor Museum, home to the largest private collection of motor vehicles in Britain. Just three miles away is the vibrant seaside town of Great Yarmouth, offering traditional seaside attractions with lots of fun for everyone. Further afield are the wonderful Norfolk Broads and the city of Norwich, making this Caister-on-Sea cottage a great place to stay.



Accommodation All ground floor. Two double bedrooms. Bathroom with bath, shower over, basin and WC. Fitted kitchen. Utility. Sitting room with dining area and gas fire.

Amenities Gas central heating, with additional heating from gas fire in sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, tumble dryer, TV with basic Sky, DVD, library of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Front lawned garden. Rear enclosed lawned garden with patio, fenced pond, furniture and BBQ. Two well behaved dogs welcome. Sorry, no smoking. Shop and pub 10 mins walk. Note: There is a fenced pond in the garden, please ensure children and dogs are supervised at all times.

“Has the feel of a seaside cottage.”

Mrs Wouffe, Gloucestershire

WSB OSB LMB			
WSB: 199	A: 233	B: 282	C: 320
D: 320	E: 382	F: 413	G: 436
H: 458	I: 489	X: 458	NY: 458



The Chalet
Kingfisher Holiday Park, Burgh Castle

REF: 15718
Sleeps 4
Saturday Arrival

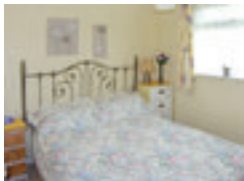


A welcoming detached chalet set within the grounds of Kingfisher Holiday Park, adjacent to the River Waveney in the Norfolk village of Burgh Castle. Well-equipped throughout, providing bright homely furnishings and single-storey accommodation this Burgh Castle holiday home is suitable for guests of all ages. This Burgh Castle holiday chalet offers two bedrooms, an open plan living area and a shower room. Outside, this Burgh Castle holiday home is part of a small shared grassed quadrangle, with trees along one side. Kingfisher Holiday Park has spacious grassed areas and a large lake, as well as a bar and clubhouse. The village of Burgh Castle is home to the remains of a roman fort, now managed by English Heritage, and if you follow the riverbank you can enjoy beautiful views across the marshlands and the river with passing boats and wildlife. Then, perhaps, rest at the local pub with a drink or lunch before returning to your Burgh Castle chalet for a relaxing snooze in the summer sunshine. Burgh Castle is an ideal holiday base for exploring the local area, with Great Yarmouth on your doorstep providing a wide assortment of attractions suitable for all ages whether it be day or night. A cosy Burgh Castle holiday home for year-round relaxation.



Accommodation All ground floor. Two bedrooms: 1 x double, 1 x twin. Shower room with shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.

Amenities Electric oil heaters throughout. Electric oven and hob, microwave, fridge, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Shared use of communal grassed grounds. Sorry, no pets and no smoking. Shop and bar 6 mins walk. Note: Property is set on a park with caravans and chalets.



WSB OSB LMB			
WSB: 194	A: 232	B: 282	C: 320
D: 320	E: 382	F: 414	G: 435
H: 458	I: 490	X: N/A	NY: N/A



2 Hobland Barn
Gorleston-on-Sea near Great Yarmouth

REF: 13907
Sleeps 12/14
Saturday Arrival



Gorleston-on-Sea 1 mile. Set in countryside near Gorleston-on-Sea is this imaginatively designed, semi-detached barn conversion. Beautifully furnished, this spacious property is perfect for enjoying a memorable holiday together. On the ground floor is a large open hallway with seating and dining areas. From here you enter a modern kitchen incorporating a range cooker, island and breakfast area, with full-height windows and doors to the garden. There are plenty of bedrooms, including three with en-suite facilities. On the first floor is the family sitting room with full-height windows and a balcony overlooking the side garden and taking in country views. Outside is a fully enclosed, wrap-around private walled garden with south-facing lawn, and a patio area with swimming pool and BBQ. Explore Gorleston, Lowestoft and Great Yarmouth, offering traditional seaside attractions, eateries and lovely sandy beaches.



Accommodation Over three floors. Seven bedrooms: 1 x king-size double with en-suite wet room with shower, basin, WC & stairs leading to 1 x 2nd floor child's twin (2'6" beds), 1 x twin, 1 x ground floor family room with 1 king-size double & 1 single with shared use of en-suite wet room with shower, basin, WC, 1 x ground floor twin with shared use of wet room, 1 x ground floor double, 1 x ground floor single. Ground floor bathroom with bath, basin, WC. Ground floor basin, WC. Fitted kitchen with breakfast area (seats 8). Utility. Large open hall with sitting area (seats 6) & dining area (seats 8). First floor sitting room (seats 10) with balcony.

Amenities LPG gas underfloor heating throughout. Range cooker with electric oven, gas hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, 2 x TVs with Freeview, DVD, BOSE entertainment system (inside & outside). Fuel & power inc. in rent. Bed linen & towels inc. in rent. Cot & highchair available. Off road parking for 6 cars. Private enclosed garden with furniture, BBQ, & outdoor unheated swimming pool. Two well-behaved dogs welcome. Sorry, no smoking. Shop 2 miles, pubs & restaurants 1 mile. Beach 1.5 miles.



“Very comfortable accommodation with lovely views.”

Mrs Foster, Suffolk

WSB OSB LMB			
WSB: 584	A: 698	B: 866	C: 997
D: 997	E: 1231	F: 1351	G: 1451
H: 1547	I: 1662	X: 1547	NY: 1547

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking



Rose Bay
Winterton-on-Sea near Great Yarmouth

REF: 3893
Sleeps 11
Saturday Arrival



A quality detached property offering accommodation set mainly over the ground floor, Rose Bay sits on a quiet, narrow lane in the coastal village of Winterton-on-Sea, just five minutes' walk from an unspoilt sandy beach. This charming Winterton-on-Sea cottage offers beautifully furnished, spacious rooms, including a well-equipped kitchen, five comfortable bedrooms, a bathroom and shower room. There is also a large conservatory, which leads to the lawned garden and patio area outside this Winterton-on-Sea cottage, a great spot for alfresco dining and barbecues. Ideal for larger families or groups of friends, this Winterton-on-Sea cottage is within walking distance of the village store, fish and chip shop and a pub serving food. The beach is lined with attractive sand dunes and is great for beachcombing or family fun. Nearby Great Yarmouth offers a selection of shops, pubs, a Pleasure Beach and a circus, while other local attractions include Bewilderwood, Thrigby Wildlife Gardens and the woodland at Fairhaven. A lovely Winterton-on-Sea cottage in a great family location.



Accommodation Mainly ground floor. Five bedrooms: 2 x double, 1 x twin, 1 x first floor double, 1 x first floor family room with double & single beds & ensuite WC & basin. Bathroom with bath, shower over, basin & WC. Shower room with shower, basin & WC. Fitted kitchen with breakfast area. Sitting room with dining area. Conservatory with dining area

Amenities Oil central heating throughout. Electric oven & hob, microwave, fridge/freezer, washing machine, dishwasher, 2 x colour TVs with Freeview, DVD, radio/CD, books/DVD/games. Fuel & power inc. in rent. Bed linen & towels inc. in rent. Off road parking for 4 cars. Garden with patio area & furniture. Sorry, no pets & no smoking. Shop 2 mins walk, pub 5 mins walk, beach 5 mins walk.



"The location of this house is excellent."

Mrs Folkes, Nottinghamshire



WSB	OSB	LMB	XSB
N/A	A: 599	B: 653	C: 776
D: 776	E: 920	F: 1058	G: 1169
H: 1278	I: 1368	X: 1368	NY: 1368



Beach Road Chalet
Scratby near Great Yarmouth

REF: 18705
Sleeps 4
Friday Arrival



A delightful, mid-terraced chalet set within the grounds of Beach Road Chalet Park, situated in the Norfolk village of Scratby. This single-storey cottage is suitable for guests of all ages and offers two bedrooms, an open plan living area and a shower room, all of which are well-equipped and enjoy comfortable, homely furnishings. Outside is a large shared grassed area or you can enjoy free use of the outdoor heated swimming pool, open June until September. There is a good on-site restaurant located near the entrance to the holiday park and just a few minutes' walk from the chalet is a lovely sandy beach. Scratby village enjoys excellent local amenities, including two supermarkets, a fish and chip shop, tea rooms, a launderette, a hairdresser, and a regular bus service to Caister and Yarmouth. The local area offers a wealth of attractions including Caister Castle Motor Museum, Thrigby Wildlife Gardens, NT Horsey Windmill and East Ruston Vicarage Gardens, where gardeners will be inspired by their visit. A trip to nearby Great Yarmouth is also perfect for a family day out with entertainment and attractions for all ages. This chalet is an ideal family holiday home near the sea.



Accommodation All ground floor. Two double bedrooms. Shower room with shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.

Amenities Electric panel heating. Electric oven and hob, microwave, fridge, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Small, private outdoor sitting area. Shared use of communal lawned grounds and on-site swimming pool (open June to September). Sorry, no pets and no smoking. Shops 5 mins walk, pub 2 mins walk. Beach 5 mins walk. Note: Scratby village has several chalet and caravan parks. Guests staying at Beach Road Chalet Park can use the facilities that are available in the other parks (some facilities will be at additional cost).

WSB	OSB	LMB	XSB
202	A: 242	B: 294	C: 333
D: 333	E: 398	F: 431	G: 454
H: 478	I: 512	X: 478	NY: 478



Four Seasons
Scratby near Great Yarmouth

REF: 4492
Sleeps 8
Saturday Arrival



Ideally situated within Scratby village, and enjoying wonderful sea views is this spacious detached Scratby cottage, with a large enclosed child-friendly garden. From the comfort of the bright sitting room you can enjoy far-reaching views out to sea. There is also a large modern well-equipped kitchen with separate dining room in this Scratby cottage, along with four bedrooms, two enjoying sea views. The landing of this Scratby cottage has French doors which open onto a balcony with table and chairs, perfect for relaxing after an exciting day out, enjoying the warm summer evenings with a glass of wine and watching the passing ships in the distance. The sandy beach is only a two minute walk away. Within easy reach of this Scratby cottage are The Norfolk Broads, Great Yarmouth and Norwich, plenty to keep an adventurous family happy.



Accommodation Four bedrooms: 2 x double, 1 x twin, 1 x adult bunks. Ground floor shower room with shower cubicle, basin and WC. Bathroom with bath, shower over, basin and WC. Fitted kitchen with breakfast table and chairs. Utility. Dining room. Sitting room (comfy seating for 6 plus 2 fold-up chairs).

Amenities Oil central heating throughout. Electric oven and hob, fridge (no ice box), freezer, microwave, washing machine, dishwasher, colour TV, Freeview, DVD, books/DVD/games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot, highchair and stairgate. Large enclosed rear garden with furniture. Balcony with furniture. Off road parking for 4 cars. Two well behaved dogs welcome, £20 per dog per week. Sorry, no smoking. Shops and pub 1 mile.



"A fantastic holiday cottage, we greatly enjoyed our stay!"

Miss Black, Bedfordshire



WSB	OSB	LMB	XSB
349	A: 396	B: 481	C: 552
D: 552	E: 703	F: 781	G: 842
H: 901	I: 966	X: 901	NY: 901





Moonstone
Scrabby near Great Yarmouth

REF: 10120
Sleeps 5
Saturday Arrival



A delightful, detached, single-storey cottage in the traditional seaside village of Scrabby. This Scrabby cottage enjoys panoramic views over the cliffs and sea from its sitting room windows and picket-fenced veranda. Outside, this Scrabby cottage enjoys shared use of a large open grassed area, which leads right up to the unfenced cliff edge. The Scrabby cottage accommodation includes a well-equipped kitchen, a bright sitting room with views and relaxing leather sofas, leading to a spacious dining room. Within easy walking distance from this Scrabby cottage are several village amenities which include a shop, restaurant, Post Office and the dog-friendly sandy beach. The local area around this Scrabby cottage offers many places to visit, with Great Yarmouth just a short drive away, home to a wide variety of traditional seaside entertainments for all the family to enjoy. Whether venturing along the coastline or staying closer to home, this Scrabby cottage makes a very welcoming base.



Accommodation All ground floor. Three bedrooms: 2 x double, 1 x single. Shower room with shower, basin and WC. Fitted kitchen. Sitting room with dining area.

Amenities Oil central heating throughout. Electric oven and hob, microwave, fridge/freezer, washing machine, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair. Off road parking for 1 car. Fenced and gated veranda with furniture. Shared use of large lawn area. Sorry, no smoking. Two well behaved dogs welcome. Shop and pub 10 mins walk. Note: Shared lawn area leads to unfenced cliff edge.



“Cosy, comfortable and close to amenities.”

Mr Swann, Essex



WSB OSB LMB

WSB: 245	A: 291	B: 351	C: 398
D: 398	E: 511	F: 565	G: 640
H: 650	I: 697	X: 650	NY: 650



Meraway
Trunch near North Walsham

REF: 8616
Sleeps 4
Friday Arrival



A lovely, modern, detached bungalow situated in a quiet residential area in the village of Trunch, 2 miles from the Norfolk coastal village of Mundesley. This welcoming Trunch cottage offers comfortable accommodation, ideal for a couple or family to enjoy a cottage holiday in Norfolk. Your holiday accommodation features a well-equipped kitchen, a cosy sitting room with electric fire for chilly evenings, two comfortable bedrooms and a pleasant outdoor summer-house in which to relax and enjoy the peace and quiet. Outside, the garden at this Trunch cottage is perfect for relaxing after a day's exploring, offering a lawn area, patio with table, chairs and a barbecue plus a summer-house. National Trust properties Felbrigg Hall, Blickling Hall, Sheringham Park and Horsey Windpump are all within easy driving distance of your Norfolk cottage, while those with green fingers will enjoy a visit to East Ruston Gardens or Alby Crafts and Gardens. With horse riding and golf within two miles and the coastal towns and villages to explore nearby such as Cromer and Sheringham, this Norfolk holiday cottage is an ideal base for discovering this wonderful county.



Accommodation All ground floor. Two bedrooms: 1 x double, 1 x twin. Bathroom with bath, shower over, basin and WC. Fitted kitchen leading to dining room. Sitting room with electric fire.

Amenities Gas central heating throughout, additional heating from electric fire in sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair by prior arrangement. Lawned garden with patio, furniture and summer-house. Off road parking for 2 cars. Sorry, no pets and no smoking. Shop and pub 5 mins walk, coast 2 miles.



“Well situated for tourist attractions.”

Mr Cope, Nottinghamshire



WSB OSB LMB

WSB: 221	A: 265	B: 322	C: 366
D: 366	E: 439	F: 475	G: 500
H: 527	I: 564	X: 527	NY: 527



Damson Lea
Worstead near North Walsham

REF: 2301
Sleeps 5
Saturday Arrival



A lovely, detached cottage, situated within a short walk of the heart of the rural Norfolk village of Worstead, 12 miles from Norwich. This well presented property features light and airy, open-plan living, a master bedroom with four-poster bed and en-suite shower room and a pretty garden with splendid country views. Worstead affords a local pub serving food, while excellent walks can be enjoyed from the doorstep. The traditional Norfolk market town of North Walsham offers a variety of independent and high street stores and a choice of tempting tearooms amidst an eclectic range of architecture. Take a leisurely boat trip from Wroxham and discover the magic of the Norfolk Broads, or spend a day exploring the historic city of Norwich, both within easy reach. With the thrills and spills at Bewilderwood Adventure Park and the magnificent North Norfolk coast at your disposal, this is a wonderful base for a memorable holiday.



Accommodation Four bedrooms: 1 x double with three poster bed and en-suite (shower, basin & WC), 1 x double, 1 x single. Bathroom with bath with shower over, basin & WC. Open plan living area with fitted kitchen, sitting area and dining area.

Amenities Full Calor gas central heating throughout, electric woodburner-effect fire in sitting room. Electric oven, microwave, fridge/freezer, washing machine, colour TV with Freeview, video, DVD, CD/radio etc. Small library of books/videos. All fuel and power inc. in rent. Bed linen inc. in rent. Off road parking for 2 cars. Lawned rear garden with fenced patio area and garden furniture (garden is open and leads onto ditch and front of property). Two well behaved dogs welcome at £10 per dog per week. Shop 3.5 miles, pub 10 mins walk. Note: Smoking not permitted upstairs. Note: This property only accepts children aged 10 yrs and over. Note: Train station in Worstead is on the Norwich to Sheringham line, with a London link from Norwich.



WSB OSB LMB

WSB: 235	A: 287	B: 319	C: 345
D: 356	E: 445	F: 497	G: 529
H: 566	I: 589	X: 550	NY: 550



Willow Tree Cottage
Felmingham near North Walsham

REF: 14402
Sleeps 6/8
Friday Arrival



Felmingham 1 mile. Located in the quiet countryside on the outskirts of the Norfolk village of Felmingham is this lovely semi-detached cottage. Situated next to the owners' home, Willow Tree Cottage is a spacious cottage, perfect for a family holiday. The property offers four good size bedrooms and two sitting rooms, one of which has been set aside for the children to play in giving you plenty of opportunity for peace and quiet in the other. From the well-equipped kitchen, French doors lead into the large garden where children can enjoy the fun of a classic garden swing in a big willow tree along with other play equipment while adults relax and enjoy the peaceful rural surroundings and countryside views. The local area offers quiet lanes perfect for cycling and walking, as well as the nearby rural market towns of North Walsham and Aylsham. A short drive takes you to a host of coastal attractions, including sandy beaches, traditional seaside resorts and quaint fishing villages. The Norfolk Broads are within easy driving distance, whilst further afield is the city of Norwich offering a wide array of independent and high street stores, restaurants, several museums and places of interest to visit. A perfect family base from which to enjoy the many delights of Norfolk.



Accommodation Four bedrooms: 1 x king-size double, 1 x double, 2 x twin (one with restricted headroom, suitable for children only). Ground floor bathroom with bath, separate shower, basin and WC. Ground floor shower room with shower, basin and WC. Fitted kitchen with dining area. Sitting room. Children's sitting room.



Amenities Oil central heating. Electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot, highchair and stairgate available. Off road parking for 3 cars. Lawned garden with furniture and children's play equipment. Two well behaved dogs welcome.

Sorry, no smoking. Shop 1.5 miles, pub 3.5 miles. Note: This cottage sleeps a maximum of 6 adults and 2 children.

“Great location for visiting the north Norfolk coast.”

Mr Payne, Essex

WSB OSB LMB XSB

WSB: 317	A: 375	B: 455	C: 523
D: 523	E: 667	F: 740	G: 797
H: 862	I: 914	X: 862	NY: 862



The Cottage
East Ruston near Wroxham

REF: 11605
Sleeps 6/7
Saturday Arrival



Located in the quiet rural village of East Ruston is this charming detached flint-faced cottage. Spacious and comfortable, this East Ruston cottage offers traditional accommodation with oak beams and a cosy sitting room with a woodburner in an Inglenook-style fireplace, perfect for colder evenings. The well-equipped kitchen at this East Ruston cottage has a Norfolk pammet-and-brick floor, fitted units and a dining area. At the rear of this cottage in East Ruston is a narrow conservatory with seating that overlooks the garden. Outside this East Ruston cottage is a lovely enclosed garden with summerhouse, ideal for dining and relaxing. At the bottom of the garden, a gate leads you across a small bridged stream to the Weavers Way footpath, ideal for taking leisurely summer strolls and enjoying the local wildlife. Overlooking East Ruston village green is the local pub, which serves food. The village is also home to the East Ruston Old Vicarage Gardens, where visitors can be inspired by the many wonderful garden rooms to be enjoyed. Just a short drive from this East Ruston cottage are the local sandy beaches of Sea Pealling and Waxham, with Happisburgh under 5 miles away, the well-known Broadland town of Wroxham and the city of Norwich. A wonderful East Ruston cottage offering holiday memories for all the family.



Accommodation Three bedrooms: 2 x double, 1 x twin with additional pull-out stacker bed. Ground floor bathroom with bath, shower over, basin and WC. Fitted kitchen with dining area (seats 6). Utility. Sitting room (seats 6) with woodburner. Snug. Conservatory.



Amenities Oil central heating throughout, with additional heating from woodburner in sitting room. Electric oven and hob, microwave, fridge, freezer, washing machine, TV with Freeview, DVD, Xbox. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Travel cot, highchair and 2 stairgates. Off road parking for 3 cars. Enclosed garden with summerhouse and cycle store. One well behaved dog welcome. Sorry, no smoking. Shop 2 miles, pub 15 mins walk.

“A very pleasant property with a delightful garden.”

Mr Tull, Berkshire

WSB OSB LMB XSB

WSB: 274	A: 327	B: 387	C: 445
D: 445	E: 566	F: 628	G: 675
H: 722	I: 775	X: 722	NY: 722

Key to symbols

★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking



Kosy Cottage
Buxton near
Wroxham

REF: 18375
Sleeps 3
Saturday Arrival



Located at one end of the owners' traditional large flint and red brick farmhouse is this cosy annexe, enjoying a peaceful rural location in the Norfolk village of Buxton, 6 miles from Wroxham in the Norfolk Broads. This welcoming cottage offers traditional homely furnishings and is well-equipped throughout, with a cosy sitting room with dining area, ground floor bathroom and a small kitchen which leads out to a private garden area with seating. On the first floor are an en-suite double bedroom and a further single bedroom. Just a few minutes' walk is the Bure Valley Railway, where you can enjoy a nostalgic ride to the well-known Wroxham Broad or the market town of Aylsham. Local attractions include Blickling Hall, Wolerton Park, Wroxham Barns and many more. The surrounding area also has a wealth of gardens to enjoy, including East Ruston, Mannington, Alby, Priory Maze and Fairhaven. The city of Norwich is nearby and offers a castle, cathedrals, interesting museums, shops and more. The seaside towns of Sheringham and Cromer are within easy driving distance, along with quieter beaches to be found at Bacton, Walcott and Eccles-on-Sea. A homely cottage, ideal for exploring this lovely part of the country.



Accommodation Two bedrooms: 1 x double with en-suite bath, basin and WC, 1 x single. Ground floor bathroom with bath, basin and WC. Fitted kitchen. Utility. Sitting room with dining area.

Amenities Gas central heating throughout. Electric oven and hob, microwave, fridge/freezer, washing machine, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Enclosed front garden, rear patio garden with furniture. Sorry, no pets and no smoking. Shop and pub 8 mins walk. Note: Children aged 6 and over only.



WSB	OSB	LMB	XSB
194	A: 232	B: 282	C: 320
D: 320	E: 382	F: 414	G: 435
H: 458	I: 490	X: 458	NY: 458



Barn Mead Cottage
Coltishall, Norfolk
Broads

REF: 11309
Sleeps 3/6
Saturday Arrival



A charming, thatched end-terrace cottage, down a quiet, unmade lane in the riverside village of Coltishall. Tucked away, the cottage benefits from having its own river mooring and fishing rights on the River Bure, just a two minute walk across the water meadow behind the property. Offering a combination of original features and modern comforts, this delightful cottage provides ideal family holiday accommodation. Inside is an open plan living area with a well-equipped, fitted kitchen and a sitting area with dining table. Guests also have a second sitting room with sofa bed while there are two pretty bedrooms on the first floor. From your open plan living area you can access the sunny patio area with furniture - a perfect spot for relaxing after a busy day exploring the many beautiful places surrounding you. The riverside village of Coltishall offers several good pubs and restaurants, tearooms and a local Post Office and store, while within easy reach are a number of attractions including National Trust properties, the bustling cathedral city of Norwich and the wonderful Norfolk coastline. An ideal family retreat for a relaxing, riverside break at any time of the year.



Accommodation Two bedrooms: 1 x double, 1 x single with additional pull-out stacker bed (suitable for child only). Ground floor bathroom with bath and basin. Separate ground floor WC. Open plan living area with fitted kitchen, dining area and sitting area with electric fire and door to courtyard. Second sitting room with double sofa bed.



Amenities Electric storage heating, electric fire in sitting area. Electric oven and hob, microwave, fridge, freezer, washing machine, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot, highchair and stairgate available. Off road parking for two cars. Private enclosed courtyard with furniture. River mooring and fishing rights available by prior arrangement with owner. Sorry, no pets and no smoking. Shop and pub 5 mins walk. Note: Due to proximity of river, children to be supervised at all times. Note: Maximum 5 adults and 1 child.



WSB	OSB	LMB	XSB
198	A: 237	B: 288	C: 327
D: 327	E: 390	F: 423	G: 444
H: 468	I: 500	X: 468	NY: 468



Blutluca
Ludham, Norfolk
Broads

REF: 14803
Sleeps 6/8
Friday Arrival



This bright airy detached bungalow is centrally located in the pretty Norfolk broadland village of Ludham, enjoying views of St Catherine's church spire from the patio and garden. This lovely Ludham cottage offers spacious family accommodation with flexible sleeping arrangements, a well-equipped fitted kitchen and a separate dining room with French doors leading out to the south-facing, enclosed, child-friendly garden, a wonderful place to sit and relax on a sunny day. The village of Ludham is surrounded by rivers and rural lanes ideal for sailing, walking and cycling, where you can enjoy views over open fields and watch passing river cruisers and sail boats at Ludham Staithe. Located on the edge of the village is Hunter's Yard where you can hire a sailing boat and explore Womack Waters or visit Ludham's local nature reserve at How Hill. Just a short drive takes you to the broadland town of Wroxham, with its renowned Roys of Wroxham shops, and good selection of riverside pubs serving food. Within easy travelling distance from this Ludham cottage is the beautiful Norfolk coast enjoying lovely sandy beaches or lively traditional seaside towns, or spend a day visiting the nearby city of Norwich. A perfect Ludham cottage for a family break.



Accommodation All ground floor. Three bedrooms: 2 x super king-size double (zip/link, can be twin on request), 1 x twin. Bathroom with bath, shower over, basin and WC. Cloakroom with basin and WC. Fitted kitchen. Utility. Dining room. Sitting room with electric fire and sofa bed.



Amenities LPG gas central heating with electric fire in sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, TV with Freeview, DVD. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Please bring own beach towels. Travel cot and highchair available. Off road parking for 3 cars. Bike storage. Front lawn garden. Private enclosed rear garden with furniture. Two well behaved dogs welcome. Sorry,

no smoking. Shop and pub 2 mins walk.

"This is the best holiday home I have ever visited."

WSB	OSB	LMB	XSB
263	A: 313	B: 377	C: 433
D: 433	E: 551	F: 610	G: 656
H: 702	I: 753	X: 702	NY: 702

Mr Staton, Derbyshire



Birch House
Cromer

REF: 18650
Sleeps 17
Saturday Arrival



This large, mid-terrace Victorian town house is located over four floors in the Norfolk seaside town of Cromer. The ground floor features a sitting room with open fire, a king-size double bedroom and a well-equipped kitchen. On the first floor is an additional sitting room, along with two bedrooms, while on the second floor there are four further bedrooms. Two bedrooms and a shower room on the third floor complete the accommodation, while the private courtyard garden provides a lovely spot to relax. The seaside town of Cromer, well known for its fresh crabs, enjoys a sandy beach and shops, pubs, restaurants and cafés. The town is home to a lifeboat station and the Pavilion Theatre on the pier, with family shows and Cromer Carnival held every summer. A fantastic cottage, perfect for a family get-together.



Accommodation Over four floors. Nine bedrooms: 1 x ground floor king-size double, 1 x double with en-suite bath, basin and WC, 1 x twin with en-suite shower, basin and WC, 2 second floor double with en-suite shower, basin and WC, 1 x second floor twin with en-suite shower, basin and WC, 1 x second floor single with en-suite shower, basin and WC, 1 x third floor double with basin, 1 x third floor twin with basin. Ground floor shower room with shower, basin and WC. Third floor shower room with shower, basin and WC. Fitted kitchen. Utility. Dining room with gas fire. Sitting room (seats 8) with open fire. First floor sitting room (seats 11).



Amenities Electric heaters with open fire and gas fire in sitting rooms. Gas oven and hob, microwave, fridge/freezer, additional fridge and freezer, washing machine, tumble dryer, dishwasher, 11 x TVs with Freeview, 2 x DVDs, WiFi. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot, highchair and stairgate. Off road parking for 2 cars. Additional roadside parking available on and a pay-and-display car park behind property (free overnight). Enclosed courtyard garden with furniture. Balcony with furniture. Sorry, no pets and no smoking. Shop, pub and beach 2 mins walk. Note: Third floor bedrooms have sloping ceilings.

Check live availability online at
www.SykesCottages.co.uk

WSB	OSB	LMB	XSB
621	A: 801	B: 981	C: 1134
D: 1134	E: 1456	F: 1622	G: 1751
H: 1876	I: 2014	X: 2014	NY: 2014



Inglenook Cottage
Sheringham

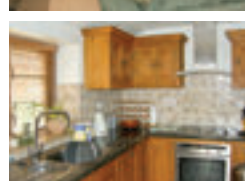
REF: 16773
Sleeps 4/7
Saturday Arrival



A delightful flint faced, end-terrace cottage, tucked away in a small courtyard just a short walk from the main street in the popular Norfolk seaside town of Sheringham. This charming period cottage retains many original features including oak beams and a lovely Inglenook fireplace with a gas stove. This well-equipped cottage offers a galley kitchen and a cosy sitting room with an open archway that leads to the dining room. Upstairs there is a bathroom, a double bedroom and a king-size double room, with zip/link bed, plus this room provides an additional single trundle bed. Outside there is a small shared courtyard and an allocated parking space for one car. Just a short walk from your cottage is a sandy beach, promenade and the well-known lifeboat station with museum. Sheringham boasts many attractions for you to visit including the attractive grounds of the National Trust owned Sheringham Park, the Poppy Line Heritage Railway with steam train rides, an excellent golf course, Sheringham Little Theatre and a model boating lake. The beautiful North Norfolk coastline and surrounding area offers a wealth of attractions to visit, as well as interesting market towns. This cottage is an ideal base for exploring this beautiful part of Norfolk.



Accommodation Two bedrooms with TV: 1 x double, 1 x king-size double (zip/link - can be twin on request) with basin and additional single trundle bed available on request. Bathroom with bath, separate shower, basin and WC. Fitted kitchen. Dining room. Sitting room with gas stove and double sofa bed.



Amenities Gas central heating with gas stove in sitting room. Electric oven and hob, microwave, fridge, freezer, washer/dryer, dishwasher. 3 x TVs (1 with Sky, 2 with Freeview), DVD, CD. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Allocated off road parking for 1 car. Roadside parking nearby. Small shared courtyard area. Two well behaved dogs welcome. Sorry, no smoking. Shop and pub 5 mins walk.

"The holiday, and the cottage was brilliant."

Mrs Storey, Tyne and Wear

WSB	N/A	A: 259	B: 316	C: 359
D: 359	E: 430	F: 466	G: 490	
H: 516	I: 552	X: 516	NY: 516	



Waterdown
Sheringham

REF: 15382
Sleeps 4/7
Saturday Arrival



A lovely flint faced terraced cottage, one of a small cluster of cottages located within a small courtyard setting in the popular Norfolk seaside town of Sheringham. Beautifully decorated with attractive furnishings, the property offers welcoming accommodation. The cottage consists of a well-equipped kitchen with dining area, spacious sitting room with feature fireplace and a small and narrow conservatory. There are also two bedrooms with en-suite facilities plus outside there is a small courtyard area. Within a few minutes' walk of this lovely cottage is a Blue Flag beach, or you may wish to explore the town's local shopping centre. At the far end of Sheringham is the Poppy Line Heritage Railway, where you can enjoy a nostalgic trip on a steam train, whilst admiring the views of the coast and countryside. On the outskirts of the town is the National Trust-owned Sheringham Park, plus the beautiful Georgian town of Holt is just a short drive away and offers a selection of interesting independent shops, art galleries and tea rooms. Along with the stunning North Norfolk coastline on your doorstep, you will find many places of interest nearby. The perfect holiday retreat for all the family.



Accommodation Two bedrooms (both zip/link - can be king-size double or twin by arrangement) with TV, Freeview and DVD: 1 x king-size double, 1 x ground floor twin (both with en-suite bath, shower over, basin and WC). Bathroom with bath, shower over, basin and WC. Fitted kitchen with dining area. Sitting room (seats 6) with double sofa bed and electric fire. Conservatory.

Amenities Electric panel heaters throughout, with additional heating from electric fire in sitting room. Electric oven and hob, microwave, fridge, freezer, washer/dryer, dishwasher, 4 x TVs (1 with Sky, 3 with Freeview), DVD, CD, WiFi. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot, highchair, stairgate and folding bed on request. Off road parking for 1 car. Roadside parking nearby. Small courtyard area. Sorry, no pets and no smoking. Shop and pub 2 mins walk. Beach 2 mins walk.



"Thanks for a brilliant holiday."

Mrs Dennis, Lincolnshire

WSB: N/A	A: 259	B: 316	C: 359
D: 359	E: 430	F: 466	G: 490
H: 516	I: 552	X: 516	NY: 516



No 8 Victoria Court
Sheringham

REF: 7747
Sleeps 4
Saturday Arrival



In the popular Norfolk seaside town of Sheringham, in a quiet, cliff-top location, is this delightful Sheringham holiday home. A bright, comfortable apartment over the first floor, this Sheringham cottage apartment offers a well-appointed kitchen, bathroom and sitting room with dining area and views looking over the putting green and out to sea. Across from the apartment is a pathway down to the promenade and beach, so you can enjoy long, lazy days on the sand. Sheringham town centre is just a 5 minute walk from this Sheringham holiday home and offers tea rooms, restaurants, a theatre/cinema, and twice-weekly markets. NT Sheringham Park, Felbrigg Hall and Blickling Hall are all within easy travelling distance, while the pretty Georgian market town of Holt can be reached by taking the Poppy Line Heritage Railway or a short drive. Bird watchers can enjoy 'Pensthorpe' and the RSPB sites along the North Norfolk coastline.



Accommodation All first floor. Two bedrooms: 1 x double, 1 x twin. Bathroom with bath, shower over, basin and WC. Fitted kitchen. Sitting room with dining area and sea views.



Amenities Full gas central heating. Electric oven, gas hob, fridge, microwave, washing machine, dishwasher, colour TV, DVD, radio/CD, books/DVD/games. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Designated off road parking for 1 car, additional roadside parking for 1 car. Sorry, no pets and no smoking. Shop, pub and beach 5 mins walk.

"Quiet. Excellent location. Sea views."

Mr Tomkins, Bedfordshire

WSB: 225	A: 289	B: 338	C: 361
D: 361	E: 427	F: 459	G: 488
H: 518	I: 541	X: 518	NY: 518



Brook Cottage
Sheringham

REF: 18465
Sleeps 6/9
Saturday Arrival



A charming cottage just a few minutes' walk from Sheringham town centre and the beautiful beach. This well-presented cottage enjoys spectacular views of the North Norfolk coastline and overlooks Beeston Back Common, over which you can see Beeston Hill, known locally as 'Beeston Bump'. Equipped to a high standard throughout, the property offers guests a cosy sitting room with a wood-burner to warm up next to after a day exploring the area. The well-equipped fitted kitchen is an ideal place to prepare family meals which can be enjoyed by all in the dining area, while alfresco dining can be enjoyed in the courtyard garden on warm evenings. At the far end of Sheringham is 'The Splash' leisure pool with a giant water slide for the children to take advantage of and the Poppy Line Heritage Railway where you can enjoy a nostalgic trip on a steam train to the pretty Georgian town of Holt, boasting a range of independent shops, art galleries and tea rooms. With the beautiful North Norfolk coastline and a selection of beaches on your doorstep as well as a wealth of interesting activities, including seal boat trips, the Shire Horse Centre, shell museum, gardens and more, this wonderful holiday retreat caters for every family member.



Accommodation Three bedrooms: 1 x king-size double with additional folding single bed, 1 x double, 1 x ground floor king-size double (zip/link, can be twin on request). Bathroom with bath, basin and WC. Ground floor shower room with shower, basin and WC. Fitted kitchen with dining area (seats 6). Sitting room (seats 6) with double sofa bed and woodburner.



Amenities Gas central heating with woodburner in sitting room. Electric oven and hob, microwave, fridge, freezer, washer/dryer, dishwasher, 4 x TVs (1 with Sky, 3 with Freeview). DVD, WiFi. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Travel cot, highchair and stairgate on request. Roadside parking for 2 cars on private unmade road. Small courtyard area. Two well-behaved dogs welcome. Sorry, no smoking. Shop and pub 5 mins walk.

"A beautiful cottage! Plenty of room for us and our three boys."

Ms Jacklin, Cambridgeshire

WSB: N/A	A: 313	B: 377	C: 433
D: 433	E: 551	F: 610	G: 656
H: 702	I: 753	X: 702	NY: 702



Rose Cottage
Docking

REF: 15362
Sleeps 5/6
Saturday Arrival



This delightful mid-terraced cottage is situated in a quiet lane in the attractive Norfolk village of Docking. This traditional Norfolk cottage offers original beams and enjoys a cosy sitting room with open fireplace and comfy sofas, perfect for the whole family to relax in after a busy day exploring the area. This cottage in Docking has a separate dining room with a decorative fireplace and leads you into a well-equipped galley kitchen. Upstairs you will find the comfortable bedrooms and a family bathroom with a free-standing roll top bath, perfect for spoiling yourself with a much deserved soak after a day discovering the beautiful Norfolk area. To the front of this lovely Docking cottage there is a pretty gravelled and decked area, a real sun trap and perfect for alfresco dining on a summer's evening. The village of Docking is ideally placed for visiting the many local attractions to be found in this beautiful part of Norfolk, including the Queen's Royal Sandringham Estate, the Lavender Farm at Heacham and several RSPB sites. Norfolk's wonderful coastline offers stunning coastal pathways for picturesque walks and small harbours with sailing boats, ideal for visiting on a sunny day out. The Victorian seaside town of Hunstanton is also nearby and is bursting with traditional seaside attractions. This Docking cottage is a wonderful holiday base for families or friends wishing to explore this lovely part of Norfolk.



Accommodation Three bedrooms: 1 x double, 1 x twin, 1 x single with additional stacker bed. Bathroom with bath, shower over, basin and WC. Fitted kitchen. Dining room. Sitting room with open fire.



Amenities Electric storage heating with additional heating from open fire in sitting room. Electric oven and hob, microwave, fridge, freezer, washing machine, dishwasher, TV with Freeview, DVD. Fuel, power and starter pack for open fire inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 small car. Enclosed front gravelled and decked area with furniture. One well behaved dog welcome. Sorry, no smoking. Shop and pub 10 mins walk. Beach 5 miles.

WSB: N/A	A: 290	B: 349	C: 401
D: 401	E: 509	F: 564	G: 606
H: 648	I: 695	X: 648	NY: 648

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking

HIDEWAYS
Hunstanton



5a Hideways
Hunstanton

REF: 5657
Sleeps 4
Friday Arrival



Ideally placed within the popular Norfolk seaside town of Hunstanton, this attractive, end-terrace cottage is one of four in this seaside location. This single-storey Hunstanton cottage is suitable for guests with limited mobility or those in wheelchairs, with an access ramp, wide doorways and a wet room with grab rails and an optional chair. The interior of this Hunstanton cottage is equipped to a high standard and combines traditional oak beams with modern furnishings. A bright, open plan living area, offering comfy sofas, a dining space and a fitted kitchen is perfect for spending time together, while outside this Hunstanton cottage there is a shared central courtyard with seating, perfect for relaxing in the Norfolk sunshine at the end of a busy day. Just a few minutes' walk from this Hunstanton cottage is the beach and traditional seaside funfair, while a little further but still within walking distance is the town centre with shops, tea rooms and theatre with traditional shows. Further afield you can visit Sandringham Estate, RSPB Titchwell and Snettisham, the attractive coastline with quaint fishing villages and Holkham Hall or inland visit Burnham Market, offering interesting independent shops, tearooms and award-winning restaurants. Note: This property can be booked with refs 8744, 8745 and 8748 to accommodate 16 people.



Accommodation All ground floor. Two double bedrooms. Wet room with walk-in shower with optional seat, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.

Amenities Gas central heating. Electric oven and hob, microwave, fridge, dishwasher, TV with Freeview, DVD. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Shared courtyard garden with furniture. Sorry, no pets and no smoking. Shop and pub 5 mins walk.

"In a very convenient position."

Mrs Haile, Lincolnshire



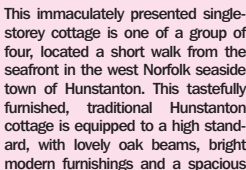
WSB OSB LMB XSB

WSB: 245	A: 276	B: 337	C: 384
D: 384	E: 460	F: 498	G: 525
H: 553	I: 592	X: 498	NY: 498



5b Hideways
Hunstanton

REF: 8744
Sleeps 4
Saturday Arrival



This immaculately presented single-storey cottage is one of a group of four, located a short walk from the seafront in the west Norfolk seaside town of Hunstanton. This tastefully furnished, traditional Hunstanton cottage is equipped to a high standard, with lovely oak beams, bright modern furnishings and a spacious open plan living area with comfy leather sofas, dining space and a fitted kitchen. Outside this Hunstanton cottage there is a shared central courtyard with seating, suitable for relaxing with a morning coffee before you spend a busy day exploring this lovely part of Norfolk. Just a few minutes' walk from this Hunstanton cottage and you can be sitting on the beach or enjoying the funfair. Hunstanton town centre is within walking distance of this Hunstanton cottage, with shops, tea-rooms and a theatre with traditional shows. Spend a day visiting the Queen's estate at Sandringham or the RSPB sites at Titchwell and Snettisham. Explore the attractive north Norfolk coastline offering quaint former fishing villages, the attractive harbour of Wells-next-the-Sea, or Holkham Hall with wonderful grounds suitable for summer picnics. The chic village of Burnham Market offers interesting independent shops, tearooms and award winning restaurants. A welcoming cottage in Hunstanton for family or friends. Note: This property can be booked with refs 5657, 8745 and 8748 to accommodate 16 people.



Accommodation All ground floor. Two bedrooms: 1 x double, 1 x twin. Bathroom with bath, shower over, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.



Amenities Gas central heating. Electric oven and hob, microwave, fridge, dishwasher, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Shared courtyard garden with furniture. Sorry, no pets and no smoking. Shop and pub 5 mins walk.

"A fantastic cottage."

Mrs Sheldrick, Fife

WSB OSB LMB

WSB: 240	A: 270	B: 330	C: 375
D: 375	E: 450	F: 487	G: 513
H: 540	I: 578	X: 487	NY: 487



5c Hideways
Hunstanton

REF: 8745
Sleeps 4
Saturday Arrival



A wonderful single-storey barn-style holiday cottage, one of a small group of four ideally located just a few minutes' walk from the sandy beach in the popular west Norfolk seaside town of Hunstanton. This lovely cottage offers spacious accommodation, is equipped to a high standard, and offers vaulted ceilings and natural oak beams. There is an open plan living area providing comfy seating, a dining area and an attractive fitted kitchen area. French doors lead you into a large shared courtyard garden with seating, ideal for relaxing after a busy day on the beach or exploring the local attractions. Within easy walking distance you will find the Sealife Centre, swimming pool, fun-fair and town centre offering a good selection of shops, tearooms and a theatre performing lively shows. The surrounding area offers several locations for birdwatching and fishing. Sandringham Estate is just a short drive away, where you can walk in the footsteps of the Queen at Sandringham House or visit the splendid gardens. Spend a day exploring the many attractive villages which line this beautiful part of the Norfolk coastline. At Wells-next-the-Sea you can enjoy fish and chips while sitting on the sea wall watching the world passing you by, or enjoy afternoon tea in one of the many tearooms you will pass along this attractive coastal road. This cottage makes a wonderful family base for a year-round coastal break. Note: The cottage is next to Ref 8748, 8744 and 5657 and together they sleep 16.



Accommodation All ground floor. Two bedrooms: 1 x double, 1 x twin. Bathroom with bath, shower over, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.

Amenities Gas central heating throughout. Electric oven and hob, microwave, fridge, dishwasher, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Shared courtyard garden with furniture. Sorry, no pets and no smoking. Shop and pub 5 mins walk.

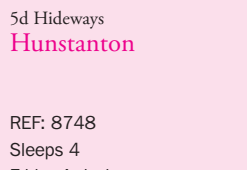
WSB OSB LMB XSB

WSB: 240	A: 270	B: 330	C: 375
D: 375	E: 450	F: 487	G: 513
H: 540	I: 578	X: 487	NY: 487



5d Hideways
Hunstanton

REF: 8748
Sleeps 4
Friday Arrival



This delightful end terraced cottage is situated in the popular seaside town of Hunstanton in Norfolk. This single-storey Hunstanton cottage is one of four, having been built and styled to resemble a range of Norfolk barns. Your Hunstanton cottage has a bright and airy interior with green oak beamed vaulted ceilings throughout, and has been equipped to a high standard with comfortable modern furnishings. This Hunstanton cottage has two bedrooms and an open plan living area, which is bound to please and is a perfect place to relax after a busy day exploring the area. Outside, this Hunstanton cottage has a shared central courtyard garden with seating, where you can enjoy a morning coffee or a cold drink on a sunny evening. A short walk from this Hunstanton cottage takes you to the seafront with its traditional seaside attractions, plus a little further is Hunstanton town centre with an assortment of interesting shops and cafés. Within easy travelling distance are Sandringham Estate, RSPB Titchwell and Snettisham nature reserves, and all of the beautiful West and North Norfolk coastline and villages. A lovely Hunstanton cottage, ideal for couples and families who wish to explore this wonderful area. Note: This property can be booked with refs 5657, 8744 and 8745 to accommodate 16 people.



Accommodation All ground floor. Two bedrooms: 1 x double, 1 x twin - both with sloping ceilings. Bathroom with bath, shower over, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.

Amenities Gas central heating. Electric oven and hob, microwave, fridge, washing machine, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Shared courtyard garden with furniture. Sorry, no pets and no smoking. Shop and pub 5 mins walk.



"The property is beautiful."

Mrs Murray, Worcestershire

WSB OSB LMB

WSB: 245	A: 276	B: 337	C: 384
D: 384	E: 460	F: 498	G: 525
H: 553	I: 592	X: 498	NY: 498



Flat 3
Hunstanton

REF: 4433

Sleeps 4

Saturday Arrival



Centrally located within the seaside town of Hunstanton, just 100 yards from the beach and within walking distance of the attractions and town centre, is this ground floor holiday apartment. This delightful Hunstanton self-catering apartment offers modern amenities throughout, with an open plan living area, and two comfy bedrooms. This Hunstanton self-catering apartment also benefits from off road parking. Hunstanton has a wealth of traditional attractions for you to enjoy, including award-winning beaches with rock pools, water sports, funfair and donkey rides, a Sealife Centre, independent shops, cafés, restaurants and bars. Within a short drive of this Hunstanton self-catering apartment are picturesque former fishing villages along the coastline, Norfolk Lavender Farm, the Queen's Sandringham Estate, Holkham Hall, several RSPB sites and King's Lynn, with historic guided tours and good shopping facilities.



Accommodation All ground floor. Two bedrooms: 1 x double, 1 x adult bunks. Shower room with shower, basin and WC. Open plan living area with compact fitted kitchen, dining area and sitting area.

Amenities Electric panel heating throughout. Electric oven and hob, microwave, fridge, colour TV with Freeview, DVD, selection of books/DVDs/games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Sorry, no pets and no smoking. Shops and pubs 10 mins walk, beach 100 yards.



"The beach and town were all within walking distance. The flat was very well-equipped, with some lovely touches."

Mrs Thacker, Northamptonshire



WSB OSB LMB

WSB: 199	A: 231	B: 279	C: 317
D: 317	E: 378	F: 410	G: 431
H: 453	I: 485	X: 453	NY: 453



Kath's Cottage
Heacham near Hunstanton

REF: 4040

Sleeps 2

Friday Arrival



Kath's Cottage is a pretty one bedroom mid-terraced cottage in the West Norfolk village of Heacham. Built in the local Carstone, this Heacham cottage is set back from the road down a private driveway, and offers well-equipped and well-furnished accommodation. The welcoming sitting room with leather sofa leads, via an arch, to the lovely country kitchen with dining area, while at the front of this Heacham cottage is a lovely courtyard garden, an ideal spot for catching the sun. Within walking distance of this Heacham cottage are shops, pubs, eateries and the lovely Norfolk Lavender farm. Enjoy unspoilt beaches with golden sands, including the Blue Flag beach at nearby Hunstanton, travel further along the coast and see small inlets with fishing boats, or visit the RSPB reserve of Titchwell Marsh or the pretty village of Burnham Market, offering interesting independent shops and tea rooms, all within easy reach of this Heacham cottage. A delightful Heacham cottage from which to explore this lovely part of Norfolk.



Accommodation One double bedroom with colour TV & DVD. Large landing/dressing room with space for cot. Shower room with shower, basin & WC. Fitted kitchen with dining area. Sitting room with electric woodburner-effect fire.

Amenities Gas central heating throughout, electric woodburner-effect fire in sitting room. Electric oven & hob, microwave, fridge/freezer, washing machine, 2 x colour TVs with Freeview, 2 x DVDs, library of books/DVD/games. Fuel & power inc. in rent. Bed linen & towels inc. in rent. Off road parking for 2 cars. Large courtyard area with patio table, chairs & parasol. Sorry, no pets & no smoking. Shop 5 mins walk, pub 10 mins walk, beach 10 mins drive. Note: This property accepts guests aged 18 years & over only.

"Tastefully furnished and very comfortable."

Mr Rydings, Essex



WSB OSB LMB

WSB: 231	A: 245	B: 281	C: 323
D: 323	E: 365	F: 386	G: 401
H: 417	I: 443	X: 386	NY: 386



Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking



An Tigin
Snettisham

REF: 17531

Sleeps 5/6

Saturday Arrival



A delightful detached cottage, in a quiet cul-de-sac in the attractive west Norfolk village of Snettisham. This cottage is just a short walk from the village centre, which enjoys good local amenities. It offers guests wonderful bright and spacious accommodation, equipped to a high standard. There is an open plan living area providing comfy seating and a woodburning stove, a dining area and an attractive modern fitted kitchen area. French doors lead you outside into the pretty garden with seating, perfect for relaxing with a morning coffee while deciding where to explore, or a welcome afternoon cuppa on returning home after a busy day's exploration. Snettisham beach is home to the well-known RSPB bird sanctuary and the nearby seaside town of Hunstanton is just a short bus ride or drive, offering a sandy beach and a selection of eateries and shops. The north Norfolk coastline offers many attractive villages and at Wells-next-the-Sea, you can sample Norfolk's best fish and chips while sitting on the sea wall watching the world passing you by. A wonderful cottage, offering year-round attractions.



Accommodation All ground floor. Three bedrooms: 2 x king-size double, 1 x single with additional pull-out stacker bed and TV/DVD. Bathroom with bath, shower over, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area (seats 5) with woodburning stove.

Amenities Gas central heating throughout, additional heating from woodburning stove in sitting area. Gas oven and hob, microwave, fridge, freezer, dishwasher, washing machine, TV with Freeview, DVD, 2nd TV/DVD, WiFi, telephone (incoming calls only). Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Off road parking for 3 cars. Enclosed garden with furniture. Sorry, no pets and no smoking. Shop and pub 10 mins walk.



"We really enjoyed our stay and hope to return next year."

Mrs Cloves, West Midlands

WSB

WSB: 263	A: 313	B: 377	C: 433
D: 433	E: 551	F: 610	G: 656
H: 702	I: 753	X: 702	NY: 702



Willow Sunrise
Pott Row near Sandringham

REF: 1924

Sleeps 6

Saturday Arrival



A lovely, detached bungalow situated in the pretty, rural hamlet of Pott Row, 6 miles from King's Lynn. Comfortable and spacious throughout, this welcoming property features a traditionally styled sitting room with open fire, a charming, en-suite master bedroom and a beautiful garden boasting views over horse fields, an ideal spot for alfresco dining. Pott Row features a pretty green, a traditional butcher's shop and an ancient smith shoeing ring, whilst being superbly located on the edge of Norfolk Wildlife Trust's Roydon Common Nature Reserve, a haven for walkers and nature enthusiasts. A handful of pubs are within easy reach and nearby Middleton Hall Golf Club invites visitors to sample its fantastic, 18 hole course. Visit nearby Castle Rising, the Visitors Centre at Sandringham or the bustling port town of King's Lynn. An excellent holiday base, for all the family.



Accommodation All ground floor. Four bedrooms: 1 x double with en-suite (shower cubicle, basin and WC), 1 x twin, 2 x single. Bathroom with bath with shower over, basin and WC. Additional WC and basin. Fitted kitchen. Sitting room with open fire and dining area. Conservatory (15' x 8').

Amenities Full oil central heating with additional heating from open fire in sitting room. Electric oven, microwave, fridge, freezer, washing machine, colour TV with Freeview, DVD player, CD player/radio etc, library of books/games. Fuel, power & starter pack of fuel for open fire inc. in rent. Bed linen & towels inc. in rent. Cot & highchair on request. Off-road parking for 3 cars. Lawned garden to rear with garden furniture & BBQ. Two well behaved dogs welcome at £10 per dog per week. Shop 10 mins walk, pub 1 mile.



WSB OSB LMB

WSB: 218	A: 253	B: 333	C: 363
D: 363	E: 445	F: 488	G: 524
H: 557	I: 597	X: 557	NY: 557

WOODLAND COTTAGES

Bawsey near Sandringham



Gamekeeper's Cottage
Bawsey near Sandringham

REF: 10038
Sleeps 4
Saturday Arrival



Built in the 1820s, this cosy, comfortable cottage offers plenty of period features in the Norfolk village of Bawsey, just 4 miles from the historic maritime town of King's Lynn. With its beautiful setting, nestled in 12 acres of private woodland, the cottage allows guests to simply sit back and unwind. With all ground floor accommodation, it has been furnished throughout in a traditional, country style with the added benefit of an open fire. The garden boasts a superb hot tub which is ideal for those long, relaxing evenings, whilst the surrounding 12 acres of woodland are perfect for leisurely walks and watching the local wildlife. Spend the day watching the various rare species of wildlife including badgers and deer, or enjoy leisurely walks to the neighbouring Bawsey Lakes where you can walk, cycle or simply enjoy the beautiful views. The cottage is ideally situated to explore the magnificent North Norfolk coast which is famed for its wide skies and breathtaking sunsets and is just 6 miles from the Royal Estate of Sandringham. This cottage is the perfect country hideaway in the beautiful Norfolk countryside. Note: This cottage is next door to Ref 12664, together they sleep 12.



Accommodation All ground floor. Two bedrooms: 1 x king-size double, 1 x twin. Bathroom with bath, shower over, basin and WC. Fitted kitchen with fold-out dining table and chairs. Sitting room with open fire.

Amenities Thermostatically controlled electric oil-filled radiators throughout, open fire in sitting room. Electric oven and hob, microwave, fridge/freezer, wine chiller, washing machine, TV with Freeview, DVD, CD/radio/iPod dock, telephone, WiFi, books, games. Fuel, power and starter pack for open fire inc. in rent. Bed linen and towels inc. in rent. Off road parking for 3 cars. Garden with hot tub, furniture, use of 12 acre woodland area. Two well behaved dogs welcome. Sorry, no smoking. Shop 2 miles, pub 10 mins walk.



"The cottage was very welcoming and peaceful."

Mr Morgan, North Yorkshire

WSB OSB LMB XSB

WSB: 271	A: 338	B: 393	C: 449
D: 449	E: 543	F: 592	G: 622
H: 652	I: 701	X: 652	NY: 652

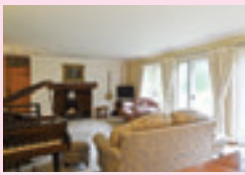


Forestry Cottage
Bawsey near Sandringham

REF: 12664
Sleeps 8
Saturday Arrival



Hidden down a private lane within the Norfolk village of Bawsey, this delightful cottage enjoys access to the owners' private 12 acres of natural woodland. With accommodation all on the ground floor, this charming Bawsey cottage offers space and comfort with traditional country-style furnishings and an open fire for colder nights, creating a wonderfully relaxing and cosy environment. Outside this Bawsey cottage, guests can enjoy relaxing in the hot tub in the Norfolk sunshine in the private garden surrounded by native trees and rhododendrons, or take a stroll through the 12 acres of woodland, home to deer, badgers and many species of wildlife. Walk or cycle to neighbouring Bawsey Lakes, where you can enjoy lovely views, or picnic whilst watching the resident water fowl. Just 4 miles from this Bawsey cottage you can explore the Norfolk maritime town of King's Lynn with its rich historical past. The Royal Estate of Sandringham is nearby, and all the wonderful North Norfolk coast is just awaiting your exploration. A wonderful Bawsey cottage base from which to enjoy beautiful Norfolk. Note: This cottage is next door to Ref 10038, together they sleep 12.



Accommodation All ground floor. Four double bedrooms. Bathroom with bath, separate shower, basin and WC. Cloakroom with basin and WC. Fitted kitchen with breakfast area (seats 4). Sitting room with open fire and dining area.

Amenities Gas central heating throughout, additional heating from open fire in sitting room. Electric oven and hob, microwave, fridge, freezer, washing machine, tumble dryer, dishwasher, TV with Freeview, DVD, baby grand piano. Fuel, power and starter pack for open fire inc. in rent. Bed linen and towels inc. in rent. Off road parking for 3 cars. Private enclosed garden to front and rear with furniture and hot tub. Shared use of 12 acres of private woodland. Two well behaved dogs welcome. Sorry, no smoking. Shop 2 miles. Pub 10 mins walk. Note: Check-in at this property is after 4pm.

WSB OSB LMB

WSB: 518	A: 575	B: 655	C: 724
D: 724	E: 867	F: 941	G: 998
H: 1054	I: 1115	X: 1054	NY: 1054



The Granary
Downham Market

REF: 14213
Sleeps 6
Saturday Arrival



A charming Grade II listed Georgian house, superbly situated in the rural Norfolk market town of Downham Market. Well-equipped, and decorated with care and attention given to its furnishings, this delightful cottage offers spacious accommodation with a country house feel. The cottage enjoys a comfy sitting room with open fire, and a wonderful country kitchen opening into the dining room, with a woodburner and a bay window looking out to the garden. Upstairs are four comfortable bedrooms and a generous family bathroom with roll-top bath. Outside is an enclosed private lawned garden with furniture, where you can just sit back, relax and plan the day ahead. You are ideally placed for visiting the area's many attractions, which include birdwatching at Welney nature reserve, coastal RSPB Snettisham and Titchwell. Or, why not visit one of the many stately homes dotted around the area, which include the Queen's estate at Sandringham? Children will enjoy 'Church Farm' rare breeds centre or Park Farm at Snettisham and if you still have time to spare, spend a day at one of the local beaches on the Norfolk coastline or county hop into Lincolnshire or Cambridgeshire for the day. A wonderful cottage with plenty to keep the family occupied.



Accommodation Four bedrooms: 1 x double, 1 x twin, 2 x single. Bathroom with roll-top bath, shower over, basin and WC. Kitchen. Utility with WC. Dining room with woodburner. Sitting room with open fire.

Amenities Gas central heating with woodburner in dining room and open fire in sitting room. Electric range-style oven, gas hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD, CD. Fuel, power and starter pack for woodburner and open fire inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair. Off road parking for 2 cars. Bike storage by arrangement with owner. Private enclosed rear garden with furniture. Sorry, no pets and no smoking. Shops and pub 5 mins walk. Railway station 10 mins walk. Note: This property is adjacent to a B&B and next door to a garden centre.



"This is a beautiful, characterful cottage."

Mrs Schwalm, London

WSB: 311	A: 368	B: 446	C: 512
D: 512	E: 653	F: 725	G: 781
H: 836	I: 895	X: 836	NY: 836



Gomos Annexe
Leziate near King's Lynn

REF: 10331
Sleeps 5
Saturday Arrival



Tucked away in the rural village of Leziate is this cosy annexe, offering accommodation set mainly over the ground floor. This Leziate cottage is located within the grounds of the owner's home, and enjoys a large, enclosed private garden nesting in woodland, so you can enjoy sitting out and relaxing in the afternoon sun. This Leziate cottage has a cosy, homely atmosphere, and is decorated and equipped to a good standard throughout, with a mezzanine double bedroom and a ground floor bedroom with bunk beds and a single bed, making it ideal for a small family, or a romantic break. French doors in the living area allow light to flood into this Leziate cottage, and let you enjoy views of the garden area, while just outside this Leziate cottage is beautiful woodland with lakes and pathways, perfect for relaxing evening walks. The village of Leziate is just 5 miles from the historic maritime town of King's Lynn, offering places of interest to visit and a variety of shops and restaurants and cafés. So whether you're on foot or in the car, there is lots to see and do within easy reach of this Leziate cottage.



Accommodation Mostly ground floor. Two bedrooms: 1 x mezzanine double (limited headroom), 1 x family room with adult bunks and single bed. Shower room with shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with gas woodburner-effect fire. Note: Mezzanine level is accessed via steep, ladder-like stairs.

Amenities Gas underfloor heating throughout, additional heating from gas woodburner-effect fire in sitting area. Electric oven and hob, microwave, fridge, washing machine, TV with Freeview, DVD. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair available. Off road parking for 2 cars. Private, enclosed garden with furniture. One well behaved dog welcome. Sorry, no smoking. Shop and pub 1.5 miles. Note: The property is accessed down a narrow, unmade road. Note: check-in time at this property is 4pm.

"It was very relaxing and the scenery was lovely."

Miss Bozier, Suffolk

WSB OSB LMB

WSB: 202	A: 242	B: 294	C: 334
D: 334	E: 399	F: 433	G: 455
H: 479	I: 512	X: 479	NY: 479



Sheppard's Hut
Terrington St.
Clements near King's
Lynn

REF: 3822
Sleeps 4
Saturday Arrival



Terrington St. Clements 2 miles. Sheppard's Hut is a two bedroom bungalow on the far outer edge of Terrington St. Clements village, in a quiet rural position with local lanes suitable for cycling, walking and watching wildlife. This cosy and welcoming Terrington St. Clements cottage offers a well-equipped kitchen, a four poster bed, and a private garden with wide open skies and far reaching views across the Fenland fields. The village has amenities including takeaways and pubs, while for gardeners there is an African Violet Centre. Due to the location of this Terrington St. Clements cottage it is only a short drive to visit the local attractions in three counties; Norfolk, Lincolnshire and Cambridgeshire. Castle Rising offers a medieval atmosphere with its castle and nearby traditional tea rooms. A little further is the West Norfolk coastline with RSPB sites, and the Queen's Sandringham Estate. A lovely Terrington St. Clements cottage for any time of year.



Accommodation Two bedrooms: 1 x four poster double, 1 x twin. Bathroom with bath, basin and WC. Fitted kitchen. Sitting room with dining area.

Amenities Oil central heating throughout. Electric oven and hob, microwave, fridge/freezer, colour TV, DVD, radio/CD, library of books/DVD/games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair. Off road parking for 2 cars. Private garden area with furniture. One well behaved dog welcome. Sorry, no smoking. Shops, restaurant, takeaways and pubs 2 miles.

"The setting was great, and we were able to feed the horses, which was a lovely surprise."

Mrs Keith, Kent



WSB OSB LMB XSB			
WSB: 200	A: 241	B: 268	C: 300
D: 300	E: 328	F: 341	G: 366
H: 389	I: 416	X: 389	NY: 389



Ingleside
Holt

REF: 16007
Sleeps 6
Saturday Arrival

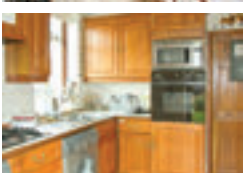


This delightful detached house is situated on the edge of the popular Georgian market town of Holt in North Norfolk. Spacious and well-equipped, this lovely cottage boasts a comfortable sitting room with a large selection of DVDs, a study with computer and a dining room with French doors, leading to the conservatory. Additionally, the cottage boasts three welcoming bedrooms and a bathroom. Outside you will find an attractive, fully-enclosed garden with fish ponds, water features, a secluded pergola with a five-seater hot tub and a summerhouse. Holt has a selection of independent shops, cafés, pubs and art galleries, good walking and cycling nearby, the National Trust-owned Sheringham Park, Blickling Hall and Felbrigg Hall, as well as Holkham Hall, Royal Sandringham Estate and Walsingham Abbey. The North Norfolk coastline is just a short drive away, with a number of attractive beaches to enjoy and the towns of Sheringham and Cromer well worth exploring. You can also spend a day exploring the historic city of Norwich, which is within easy driving distance. This welcoming cottage is an ideal base at any time of the year.



Accommodation Three double bedrooms all with TV, Freeview and DVD. Bathroom with bath, shower over, basin and WC. Ground floor basin and WC. Fitted kitchen. Dining room. Sitting room. Study. Conservatory with electric woodburner-effect fire.

Amenities Gas central heating throughout, with additional heating from electric woodburner-effect fire in conservatory. Electric oven, gas hob, combination microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, 5 x TVs with Freeview, DVD, CD, selection of books and DVDs, computer with broadband. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 3 cars. Private enclosed garden with patio, ponds, water features, furniture and BBQ. Hot tub. Sorry, no pets and no smoking. Shop and pub 10 mins walk. Note: There are unfenced ponds and water features in the garden. Note: No children at this property.



WSB: N/A			
A: 376	B: 418	C: 481	
D: 481	E: 613	F: 679	G: 730
H: 782	I: 839	X: 782	NY: 782



Carpenters Cottage
Holt

REF: 6977
Sleeps 4
Saturday Arrival



A delightful mid-terrace flint cottage located in Holt, one of Norfolk's most attractive and popular Georgian market towns. This Holt cottage is located in the centre of Holt and within walking distance of the excellent shopping facilities including a supermarket, interesting independent shops, antique shops, art galleries, cafés, tearooms, good restaurants and public houses. The North Norfolk coastline is within just a few miles' drive of this Holt cottage, and boasts pretty cottages in quaint former fishing villages overlooking salt marshes with wonderful birdlife. Many of the beaches in this lovely area offer safe swimming, beach fishing and relaxing walks, so you'll be spoilt for choice when deciding on a day out and about.



Accommodation Two bedrooms: 1 x double, 1 x twin. Bathroom with bath with over shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.



Amenities Gas central heating. Electric oven and hob, microwave, fridge, TV, DVD player, selection of books, games and DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Highchair and stairgate by prior arrangement with owner. Off road parking for 1 car. Sorry, no pets and no smoking. Shop and pub 5 mins walk.

"The cottage was very comfortable and Holt was an excellent centre for attractions in the area. It was very relaxing."

Mr Turner, North Yorkshire

WSB			
WSB: 235	A: 281	B: 312	C: 336
D: 336	E: 390	F: 422	G: 444
H: 468	I: 499	X: 468	NY: 468



West End Lodge
Bristol near Holt

REF: 9946
Sleeps 11
Friday Arrival



A bright, spacious, detached modern house offering accommodation perfect for family holiday get-togethers, situated in a quiet lane in the rural Norfolk village of Bristol. This delightful cottage offers a modern, well-equipped fitted kitchen with an arch leading to the dining area with French doors overlooking the garden. The spacious sitting room with woodburner is ideal for relaxing, with an additional, large family room with comfy seating, woodburner, bar, study and a children's play area with toys. Upstairs is a large master bedroom with en-suite bathroom and a further five good sized bedrooms. Outside the cottage is a patio with garden furniture, ideal for alfresco dining, and a lawn with shrub borders. The property is within walking distance of the village amenities which includes a bakery, butcher's, village store, Post Office and two public houses. The Georgian market town of Holt is just 4 miles away, offering a wide selection of shops, restaurants, and pubs whilst further afield, all the fun of the seaside can be found in the coastal towns of Sheringham and Cromer along with National Trust properties Blickling Hall, Felbrigg Hall and Sheringham Park. All in all an ideal holiday cottage suitable for a family gathering or a group of friends.



Accommodation Six bedrooms: 1 x super king-size double with en-suite bath, shower, basin and WC, 3 x king-size double, 1 x adult bunks, 1 x single. Bathroom with bath, shower over, basin and WC. Ground floor basin and WC. Fitted kitchen with dining area. Utility. Sitting room (seats 8) with woodburner. Large sitting room with sitting area (seats 8) with woodburner, bar, study and play area.

Amenities Oil central heating with additional heating from woodburners in sitting rooms. Electric oven and hob, microwave, fridge/freezer, washer/dryer, TV with Freeview, DVD, selection of books, games and DVDs. Fuel, power and starter pack for woodburners inc. in rent. Bed linen and towels inc. in rent. Off road parking for 5 cars. Lawned garden with furniture. Two well behaved dogs welcome. Sorry, no smoking. Shop 1 mile, pub 5 mins walk.



"The interior was very modern, clean and stylish."

Mrs Mason, Nottinghamshire

WSB OSB			
WSB: 426	A: 501	B: 612	C: 705
D: 705	E: 901	F: 1001	G: 1080
H: 1156	I: 1240	X: 1156	NY: 1156



Thistledeed
Bristol near Holt

REF: 15502
Sleeps 5
Friday Arrival



This charming detached flint-faced cottage is situated in the rural North Norfolk village of Bristol, just four miles from the popular historic market town of Holt. This Bristol cottage provides an ideal base for couples and families who wish to explore this part of Norfolk. On the ground floor of this homely Bristol cottage is a well-equipped kitchen with breakfast area, sitting room with dining area and a single bedroom, whilst upstairs there are two further bedrooms, both with TVs and a bathroom. Outside this Bristol cottage is a fully enclosed, sunny courtyard garden, which provides a lovely place to sit and relax with a cold drink or morning coffee. Bristol offers two pubs, shops, a Post Office and a village green, whilst the beautiful Georgian market town of Holt has an array of interesting shops, restaurants and tea rooms. Birdwatchers, walkers, cyclists and car drivers can all enjoy the stunning North Norfolk coastline, with quiet secluded beaches, pretty former fishing harbours and the popular seaside towns of Sheringham and Cromer, all worth visiting and offering something for everyone. Spend the day visiting the National Trust-owned Sheringham Park, Felbrigg Hall, Blickling Hall and Blakeney National Nature Reserve, before returning to this delightful Bristol cottage.



Accommodation Three bedrooms: 1 x king-size double, 1 x twin, 1 x ground floor single. Bathroom with bath, shower over, basin and WC. Ground floor basin and WC. Fitted kitchen with breakfast area. Sitting room with dining area and open fire.

Amenities Oil central heating throughout, with additional heating from open fire in sitting room. Electric oven and hob, microwave, fridge, washer/dryer, 3 x TVs with Freeview, DVD, WiFi, selection of books. Fuel, power and starter pack for open fire inc. in rent. Bed linen and towels inc. in rent. Travel cot, highchair and stairgate. Off road parking for 3 cars. Bike storage. Enclosed courtyard garden with furniture and BBQ. Two well behaved dogs welcome. Sorry, no smoking. Shop 3 mins walk. Pub 10 mins walk.



"The cottage was very nice and had everything we needed."

Mr Jones, North Yorkshire

WSB: N/A			
A: 279	B: 335	C: 385	
D: 385	E: 489	F: 541	G: 581
H: 621	I: 666	X: 621	NY: 621

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥
Open fire

🐾
One pet welcome (check for extra pets)

🚭
No pets

🚭
No smoking



Hollyhedge Cottage
Briston near Holt

REF: 12091
Sleeps 5
Friday Arrival



Centrally located in the rural Norfolk village of Briston is this charming detached 17th century cottage. This cottage offers traditional accommodation, with a cosy sitting room with dining area, low original oak ceiling beams and a large fireplace with open fire, perfect for snuggling in front of. On the ground floor of this cottage is a well-equipped kitchen with brick floor, a cosy single bedroom and family bathroom. Steep stairs lead you up to two further bedrooms. Outside this cottage is an attractive enclosed garden offering two seating areas and a summerhouse, making this cottage garden ideal for enjoying the Norfolk sunshine while reading a book or enjoying a family BBQ. The village of Briston boasts good local amenities, with a bakery, butcher's, village store, Post Office and two pubs. Just 4 miles away is the delightful Georgian market town of Holt with independent shops and good eateries. Just a little further, you can explore the picturesque north Norfolk coastal road, where you can enjoy boat trips to see the seals at Blakeney Point, go crabbing on the harbour at Wells-next-the-Sea or take the steam train from Holt to Sheringham. An ideal Briston cottage, with something for everyone at any time of the year.



Accommodation Three bedrooms: 1 x double, 1 x twin (accessed via double bedroom), 1 x ground floor single. Ground floor bathroom with bath, shower over, basin and WC. Fitted kitchen. Sitting room with dining area and open fire.



Amenities Electric panel heating throughout, additional heating from open fire in sitting room. Electric oven and hob, microwave, fridge, freezer, washing machine, TV with Freeview, DVD. Fuel, power and starter pack for fire inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Private enclosed garden with furniture and BBQ. Sorry, no smoking. One well behaved dog welcome. Shop 10 mins walk, pub 2 mins walk. Note: Steep cottage stairs.

"A delightful cottage."

Mrs Rawlins, East Sussex

WSB OSB LMB XSB

WSB: 205	A: 297	B: 357	C: 410
D: 410	E: 522	F: 577	G: 620
H: 664	I: 712	X: 664	NY: 664



Fred's Cottage
Briston near Holt

REF: 2259
Sleeps 4/6
Friday Arrival



An enchanting, 17th century mid-terrace cottage situated in the large village of Briston, just 4 miles from the historic market town of Holt. Full of character and charm, this lovely accommodation offers exposed oak beams, a fantastic Inglenook fireplace in the sitting room and two en-suite bedrooms, providing the ideal base from which to explore this lovely area. The village itself provides a good range of local amenities, whilst the Georgian market town of Holt with its tempting tea rooms and fascinating steam railway is close by. Take some time to visit the coastal nature reserve at Blakeney or simply explore the Norfolk Coastal Path, easily accessible from this charming retreat. A great property in a great location.



Accommodation Two bedrooms: 1 x double with en-suite (shower cubicle, basin and WC), 1 x twin with en-suite (shower cubicle, basin and WC). Ground floor shower room with shower, basin and WC. Fitted kitchen. Utility room. Sitting room with dining area, double sofa bed and woodburner.

Amenities Full oil central heating with additional heating from woodburner in sitting room. Electric oven and hob, fridge/freezer, washing machine, tumble dryer, dishwasher, colour TV with Freeview, DVD, CD player, radio, WiFi, small library of books/games/DVDs. Fuel, power and starter pack of fuel for woodburner inc. in rent. Bed linen and towels inc. in rent. Cot, travel cot, highchair, stargate and baby bath available on request. Off road parking for 3 cars. Paved area to front of property with garden furniture. One well-behaved dog welcome at charge of £10 per week. Plastic dog bed available on request. Sorry, no smoking. Shop 10 mins walk, pub 2 mins walk. Note: The stairs in this property are fairly steep and as such may be unsuitable for the less mobile.



"We would love to return to Fred's Cottage in Norfolk."

Mrs Folksman, Suffolk

WSB OSB LMB XSB

WSB: 193	A: 272	B: 320	C: 356
D: 356	E: 433	F: 474	G: 497
H: 520	I: 556	X: 520	NY: 520



Willow Cottage
Corpusty near Holt

REF: 15608
Sleeps 2
Friday Arrival



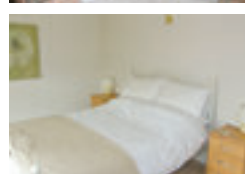
Corpusty 1 mile. This delightful semi-detached cottage is situated in a rural location, one mile from the village of Corpusty in North Norfolk. Immaculately presented throughout, this Norfolk cottage adjoins the owners' home and offers spacious accommodation with modern comfortable furnishings. The welcoming sitting room with dining area leads down to a garden room with French doors, and provides views over the attractive cottage garden. On the first floor of this cottage near Corpusty is a bright and airy double bedroom, which overlooks a country lane and a bathroom with separate shower. Outside your Corpusty cottage is a lawned garden with patio area, from where you can enjoy the peaceful surroundings on a sunny evening. This Norfolk cottage is an ideal base for walkers and cyclists with quiet country roads and open farmland to explore. Five miles away are the market towns of Holt and Aylsham, both offering independent and high street shops, plus there is a wealth of attractions close by including National Trust properties, the city of Norwich and the wonderful Norfolk Broads. A lovely rural cottage, ideal for those wishing to escape to the country.



Accommodation One double bedroom. Bathroom with bath, separate shower, basin and WC. Ground floor basin and WC. Fitted kitchen. Sitting room with dining area and electric woodburner-effect fire, leading to garden room.



Amenities Electric central heating with electric fire in sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, TV with Freeview, DVD, CD/radio, selection of books. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Rear enclosed lawned garden with patio area. Shared front garden. Three well behaved dogs welcome. Sorry, no smoking. Shop and pub 1 mile. Note: No children at this cottage.



WSB OSB LMB

WSB: 192	A: 231	B: 288	C: 325
D: 325	E: 364	F: 384	G: 406
H: 427	I: 458	X: 427	NY: 427



Upper Barn Stable
Reepham

REF: 2428
Sleeps 2
Saturday Arrival



Reepham 1 mile. A delightful, semi-detached stable conversion, peacefully situated on the outskirts of the historic market town of Reepham in Norfolk, between the Bure and Wensum valleys. Upper Barn Stable has been lovingly restored to offer quality, comfortable accommodation over one floor, with exposed beams, a warming woodburner and authentic stable doors creating a charming atmosphere. The property has an open plan sitting room and bedroom, with a door leading out to a lovely private garden, an ideal spot in which to relax with a book or enjoy dining outdoors. Reepham offers a lovely market square, interesting shops and ancient inns, while excellent walking and bird-watching can be enjoyed in the coastal areas of Cley and Blakeney. With the seaside town of Cromer a short drive away, with its Blue Flag beaches, promenades and famous Cromer crabs, this is a perfect location for a relaxing break.



Accommodation All ground floor. One double bedroom. Shower room with shower cubicle, basin & WC. Fitted kitchen with small dining area. Sitting room with woodburner (open plan with bedroom).



Amenities Electric panel heaters with additional heating from oil-filled free-standing radiators (electrical) & woodburner in sitting room. Electric oven & hob, microwave, fridge, colour TV with digi-box, video, DVD, CD player/cassette/radio, MP3 player docking system. Starter pack for woodburner inc. in rent. Electricity charged via meter reading at end of stay. Bed linen & towels inc. in rent. Off road parking for 1 car. Private lawned garden & gravelled area with garden furniture & BBQ. Sorry, no pets & no smoking. Shop & pub 1 mile. Note: Check-in at this property is 4pm.



"Comfortable, cosy and well maintained."

Mrs Brown, West Yorkshire

WSB OSB LMB

WSB: 183	A: 214	B: 269	C: 297
D: 297	E: 318	F: 328	G: 368
H: 407	I: 435	X: 407	NY: 407





Sleepcezy
Little Snoring

REF: 15264
Sleeps 5
Saturday Arrival



Located on the outskirts of the north Norfolk village of Little Snoring is this attractive brick and flint cottage, attached to the owner's home. The property offers an ideal base from which to explore this beautiful part of Norfolk, offering guests a charming holiday home enjoying comfortable furnishings. The spacious sitting room at this delightful cottage enjoys views over its attractive garden, while from the dining room a step leads you down into a well-equipped, country-style kitchen. Upstairs, your holiday cottage offers three attractive bedrooms, each with cottage-style dormer windows, and one boasting en-suite facilities. Outside is a large, enclosed garden with feature covered pond with koi fish, the perfect place to enjoy an evening drink and dine alfresco after an exciting day exploring the local attractions. The local market towns of Fakenham and Holt are both a short drive from the cottage, along with many attractive coastal towns and villages. The coastal village of Blakeney offers relaxing walks along the salt marshes or boat trips to see the seals, while Sheringham is a popular seaside town with steam trains, independent shops and tearooms. With so much to see and do in the area, this lovely cottage makes a perfect base at any time of the year.



Accommodation Three bedrooms: 1 x double with en-suite shower, basin and WC, 1 x twin, 1 x single. Bathroom with bath, shower over, basin and WC. Ground floor cloakroom with basin and WC. Fitted kitchen. Utility. Dining room. Sitting room with electric fire.

Amenities Oil central heating throughout, with additional heating from electric fire in sitting room. Electric oven and hob, microwave, fridge, washer/dryer and dishwasher in utility. TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Folding bed, cot, highchair and stairgate available. Off road parking for 2 cars. Enclosed lawned garden with furniture and covered pond. Sorry, no pets and no smoking. Shop 0.5 miles, pub 2 mins walk. Note: Although pond is covered, please ensure children are supervised at all times.

Washer, fridge, washer/dryer and dishwasher in utility. TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Folding bed, cot, highchair and stairgate available. Off road parking for 2 cars. Enclosed lawned garden with furniture and covered pond. Sorry, no pets and no smoking. Shop 0.5 miles, pub 2 mins walk. Note: Although pond is covered, please ensure children are supervised at all times.



"Very comfortable with good facilities."

Mrs Matthews, Durham

WSB	OSB	LMB	XSB
WSB: 242	A: 288	B: 346	C: 397
D: 397	E: 504	F: 558	G: 600
H: 641	I: 681	X: 641	NY: 641



5 Church Cottages
Thuxton near Dereham

REF: 4235
Sleeps 6
Saturday Arrival



In a narrow country lane next to Thuxton village church is this delightful mid terraced former railwayman's cottage. This well-equipped Thuxton cottage retains some original features, including a generous lounge with ceiling beams and an open fire. The attractive kitchen with dining area looks out over the fully enclosed garden with furniture, suitable for dining or simply relaxing. Pet lovers may be pleased to take advantage of the 2 dog kennels available in the large garden shed next to this Thuxton cottage. The village is surrounded by quiet country roads leading to the local market towns of Dereham and Wymondham, both offering good shopping facilities and interesting attractions. Within easy travelling distance from this Thuxton cottage is the city of Norwich with excellent shopping, 2 cathedrals, a castle and museums. The varied coastline near to this Thuxton cottage can offer you either a relaxing or a fun-filled day by the sea. Then, return to this charming Thuxton cottage to unwind by the open fire.



Accommodation Three bedrooms: 1 x double with shower cubicle, 1 x twin (restricted headroom on one side), 1 x bunks. Bathroom with bath, basin and WC. Ground floor basin and WC. Fitted kitchen with dining area. Utility room. Sitting room with open fire.

Amenities Oil central heating throughout, additional heating from open fire in sitting room. Electric oven and hob, fridge/freezer, microwave, washing machine, colour TV with Freeview, DVD, books/DVD/games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 2 cars. Enclosed lawned garden, patio with furniture. Bike storage. Two well behaved dogs welcome at £10 pppw (kennels available). Sorry, no smoking. Shop and pub 3 miles.



WSB	OSB	LMB	XSB
WSB: 243	A: 277	B: 333	C: 381
D: 381	E: 484	F: 536	G: 576
H: 616	I: 660	X: 616	NY: 616

LITTLE LODGE COTTAGES
Bylaugh near Dereham



Little Lodge 2
Bylaugh near Dereham

REF: 3580
Sleeps 2
Saturday Arrival



A cosy bungalow within the owners' grounds, at the edge of the Bylaugh Park Estate, in the pretty Norfolk hamlet of Bylaugh. One of two holiday cottages on the site, this well-equipped holiday home provides spacious and bright accommodation, and a raised patio with furniture, ideal for relaxing after a day out. Guests also have shared use of a large lawned garden with woodland views. Just a few minutes' walk away are several fishing lakes, as well as access to the River Wensum, an ideal spot for picnics and swimming on hot summer days, as well as being popular with fishermen. There are excellent walking, cycling, wildlife and birdwatching opportunities in the area, such as at Bawdeswell Heath, 37 acres of heath and woodland. The market town of Dereham is 3 miles away and offers golfing, a sports centre with swimming pool, tennis, a cinema and an array of shops, pubs and restaurants. A lovely Bylaugh cottage, and an excellent base from which to explore Norfolk. Note: This cottage is next to ref 12078 and together they accommodate 4 people.



Accommodation All ground floor. One double bedroom. Shower room with shower, basin and WC. Open plan living area with kitchen, dining area and sitting area. Shared outside utility room.

Amenities Full oil central heating. Electric oven, gas hob, microwave, fridge, freezer and washing machine in shared utility, TV with Freeview, DVD, radio/CD, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot on request. Off road parking for 1 car. Shared use of large garden, own patio with furniture. Sorry, no pets and no smoking. Shop and pub 1.5 miles. Note: Children aged two and under only please.

"Great to wake up in the morning and watch the deer in field opposite."

Mrs Cackett, Kent



WSB	OSB	LMB	XSB
WSB: 195	A: 210	B: 285	C: 306
D: 306	E: 340	F: 359	G: 368
H: 377	I: 403	X: 377	NY: 377



Little Lodge 1
Bylaugh near Dereham

REF: 12078
Sleeps 2
Friday Arrival



A delightful bungalow in the Norfolk hamlet of Bylaugh set within the owners' grounds located on the edge of the Bylaugh Park Estate. This spacious Bylaugh cottage offers an open plan living area with well-equipped kitchen with dining table and chairs, leading to a sitting area with French doors. These doors lead onto a raised patio area with garden furniture where you can sit and relax while watching the local wildlife in the shared garden. To the front of this Bylaugh cottage there is a private patio area with views across fields and woodland, perfect for reading a book or sipping a morning coffee while planning your daytrip. Within walking distance from this Bylaugh cottage is the River Wensum which is frequented by picnickers and swimmers in the summer months. Fishermen and walkers can enjoy beautiful fishing lakes, or you can take a leisurely country walk through Bawdeswell Heath with 37 acres of heathland or the nearby nature reserves of Hoe Rough and Foxley Wood which is an ancient woodland exceptionally rich in flora. Just 3 miles from this Bylaugh cottage is the popular local market town of Dereham with a good selection of shops, supermarkets and restaurants as well as Tuesday and Friday markets, a sports centre and a cinema. A lovely Bylaugh cottage that can be enjoyed any time of the year. Note: This cottage is next to ref 3580 and together they accommodate 4 people.



Accommodation All ground floor. One double bedroom. Shower room with shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area. Shared outside utility room.

Amenities Full oil central heating. Electric oven, gas hob, microwave, fridge, freezer and washing machine in shared utility, TV with Freeview, DVD, radio/CD, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot on request. Off road parking for 1 car. Shared use of large garden, private patio with furniture. Sorry, no pets and no smoking. Shop and pub 1.5 miles. Note: Children aged two and under only please.

WSB	OSB	LMB	XSB
WSB: 195	A: 210	B: 285	C: 306
D: 306	E: 340	F: 359	G: 368
H: 377	I: 403	X: 377	NY: 377



Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking

WESTBROOKE BARN
Necton near Swaffham



The Hayloft
Necton near Swaffham

REF: 2059
Sleeps 2
Friday Arrival



Necton 2 miles. A stylish, first floor barn conversion, peacefully situated in the tiny rural hamlet of West End, 2 miles from Necton and 5 miles from Swaffham. Carefully renovated to retain much charm and character, this homely property boasts original beams and a warming woodburner situated on the original doorstep of the former farmhouse, while wonderful skylights frame picturesque views from all aspects. The pretty garden features its own babbling brook, leading to 2 acres of land where ducks and chickens roam free. Follow Peddars Way to the village of Castle Acre, absorbing the tranquil countryside, explore Bradenham Hall with its whispering arboretum and striking gardens or the pretty market town of Dereham, home to an array of shops, cafés and restaurants. A wonderful base for a romantic getaway. Note: This cottage is next to Refs 3505 and 4368 and together they accommodate 13.



Accommodation All first floor. One double bedroom with en-suite (shower, basin & WC). Fitted kitchen with breakfast bar & 2 stools. Sitting room with woodburner.

Amenities Oil central heating with additional heating from woodburner in sitting room. Electric cooker, microwave, fridge, washing machine, colour TV with Freeview, video, DVD, radio/cassette. Fuel, power & starter pack for woodburner inc. in rent. Bed linen & towels inc. in rent. Off road parking for 1 car. Lawned garden with furniture & BBQ. Sorry, no smoking. One well behaved dog welcome at £10 per week. Shop and pub 2 miles. Note: This property is not suitable for children (including infants). Note: Unfenced brook at bottom of garden. Note: Front door accessed via 12 wooden steps. Note: Due to horses, ducks & chickens at property dogs must be kept on a lead. Note: Bedroom & sitting room accessed via sloping doorways lower than standard height.



WSB OSB LMB			
WSB: 195	A: 216	B: 253	C: 294
D: 294	E: 337	F: 361	G: 378
H: 395	I: 421	X: 395	NY: 395



The Haybarn
Necton near Swaffham

REF: 4368
Sleeps 4
Friday Arrival



Necton 2 miles. A delightful conversion of a hay barn, in the rural hamlet of West End near Necton. The cottage offers country living with modern amenities in a large open plan living area, featuring a kitchen, dining area and sitting area, and French doors opening into the garden, which has a stream and a covered veranda. A private bridge takes you to shared gardens where ducks and chicken roam freely and horses can be seen grazing in their paddocks. It is centrally located for exploring Thetford Forest, Snetterton raceway, RSPB nature reserves, NT properties, award winning gardens and many sporting facilities. Visits to Norfolk's wonderful coastline or the Norfolk Broads are not to be missed, or why not enjoy a day trip to Norwich with excellent shopping? A lovely cottage for a romantic or relaxing break. Note: This cottage is next to Refs 2059 and 3505 and together they accommodate 13.



Accommodation All ground floor. Two bedrooms: 1 x double, 1 x twin. Shower room with shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with electric fire.

Amenities Full oil central heating, electric fire in sitting room. Electric oven and hob, microwave, fridge, freezer, dishwasher, washing machine, flat screen colour TV with Freeview, DVD, radio/CD, books/DVD/games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Garden with furniture, unfenced stream and large pond, shared use of other garden areas, BBQ available. Two well behaved pets welcome at £10 pppw (please bring own bedding). Sorry, no smoking. Shops and pub with restaurant 2 miles. Note: Due to proximity of stream and pond, this cottage is not suitable for children under 8. Please ensure all children are supervised. Note: Due to horses, ducks and chickens at property dogs must be kept on a lead.



WSB OSB LMB			
WSB: 222	A: 253	B: 309	C: 351
D: 351	E: 419	F: 454	G: 479
H: 502	I: 536	X: 502	NY: 502



Stable Cottage
Necton near Swaffham

REF: 3505
Sleeps 4/7
Saturday Arrival



Necton 2 miles. A cosy conversion of a former stable block in the rural hamlet of West End, 2 miles from Necton and close to Bradenham in the heart of Norfolk. Providing country living with all modern amenities, this lovely Norfolk cottage has a traditional farmhouse kitchen, vaulted and beamed ceilings, country style bedrooms and shared use of 3.5 acres of landscaped gardens with a stream. Horses graze in paddocks while ducks and chickens roam freely - a true country retreat! Local family attractions include adventure parks, extreme sports facilities, glass works, nature reserves and NT homes and gardens. Visit the cathedral, shops and restaurants in Norwich, or spend a day by the seaside on the beautiful Norfolk coastline. A lovely West End cottage for a relaxing break. Note: This cottage is next to Refs 2059 and 4368 and together they accommodate 13.



Accommodation Three bedrooms: 1 x ground floor double, 1 x eaves twin, 1 x 2'6" eaves twin (limited headroom, children only). Bathroom with bath, shower over, basin & WC. Kitchen with dining area. Sitting room with woodburner.

Amenities Full oil-fired central heating, woodburner in sitting room. Electric range-style oven & hob, microwave, fridge/freezer, dishwasher, washing machine, colour TV, Freeview, DVD, CD, books/DVD/games. Fuel, power & starter pack for open fire inc. in rent. Bed linen & towels inc. in rent. Travel cot & highchair. Child's Z bed on request. Off road parking for 2 cars. Private courtyard garden with furniture. Two well behaved pets welcome at £10 pppw (bring own bedding). Sorry, no smoking. Shops & pub with restaurant 2 miles. Note: Steep stairs to 1st floor rooms. Note: Unfenced stream/pond - children must be supervised. Note: Due to horses, ducks & chickens at property dogs must be kept on a lead. Note: Max 4 adults & 3 children.



"We loved everything about this cottage."



WSB OSB LMB			
WSB: 254	A: 285	B: 344	C: 395
D: 395	E: 501	F: 557	G: 581
H: 606	I: 648	X: 606	NY: 606



La Petite Maison
Litcham near Swaffham

REF: 2801
Sleeps 2/4
Saturday Arrival



A brick-and-flint built, semi-detached, single-storey annexe, on the edge of the rural North Norfolk village of Litcham. This is a comfortable, cosy property, with a galley kitchen dividing the sitting/dining room, and a twin bedroom. The small gravelled courtyard garden looks out onto the lovely Norfolk countryside, with the promise of superb sunsets. There is much to see and do in the area: the village offers a shop, pub, butcher and fish-and-chip shop, the church is well worth a visit, the local common is part of the Nar Valley way, ideal for nature lovers and walkers, and yet the property is just within a few miles' drive of the convenience provided by the major Norfolk towns of East Dereham, Swaffham and Fakenham.



Accommodation All ground floor. One twin bedroom with en-suite shower room with shower cubicle, basin and WC (with seat for the disabled). Fitted kitchen. Sitting room with sofa bed, comfy seating for 3 and dining area to seat 4. Shared utility/storage room. Shared and private entrance.



Amenities Full oil fired central heating. Electric oven and hob, microwave, fridge, colour TV, video, DVD player, small library of books, games, DVDs, videos. Shared washing machine and freezer in shared utility. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Roadside parking (across the road). Small gravelled garden with furniture, Camaro Fun Spa Pool located in the courtyard garden (available June - September inclusive). One well-behaved dog welcome at £10 per week. Sorry, no smoking. Shop, pub and village amenities 2 mins walk. Note: The side door opens directly onto the road (no pavement).

"A really cosy, warm and comfortable cottage."

Mr Woods, Northamptonshire



WSB OSB LMB			
WSB: 150	A: 158	B: 251	C: 274
D: 274	E: 306	F: 323	G: 333
H: 344	I: 366	X: 344	NY: 344



Firkin Cottage
Wymondham

REF: 2108

Sleeps 3

Saturday Arrival



A charming, semi-detached cottage, ideally situated on a quaint lane, at the heart of the historic town of Wymondham, 9 miles from Norwich. This quality property is stylishly decorated throughout and boasts a wealth of stripped wooden floors, exposed beams and a delightful courtyard with brick-built garden room and water feature. Wymondham offers some of the finest architecture in Norfolk, including a dominating 12th century Abbey a striking Norman cathedral and cobbled streets littered with Tudor buildings, themed restaurants and welcoming pubs. In the summer months the local townsfolk invite visitors to enjoy their gardens as a part of the "open gardens" scheme, while weekly markets held in the quaint square are worth a visit. The medieval alleys and winding lanes at nearby Norwich are a haven for shoppers looking for an original gift, vintage clothing or fabulous antiques, while an abundance of music, art and beer festivals keep the city alive all year round.



Accommodation Two bedrooms: 1 x double, 1 x single. Bathroom with bath with hand held shower over, basin & WC. Fitted kitchen. Sitting room with dining area & decorative coal-effect fire. Additional garden room with dining area in courtyard.

Amenities Full gas central heating throughout. Gas cooker, microwave, fridge (no ice box), washing machine, tumble dryer in external shed, colour TV with basic Freeview, DVD player CD/radio etc. Library of books/games/DVDs. All fuel & power inc. in rent. Bed linen & towels inc. in rent. Travel cot & high chair on request. Roadside parking for 1 car (1 min walk from property). Courtyard with gravelled area & garden furniture. Sorry, no pets & no smoking. Shop & pub 3 mins walk. Note: Unloading permitted for a short period outside property. Note: Due to winding staircase the property may not be suitable for the elderly or less mobile.



WSB OSB LMB

WSB: 210	A: 244	B: 318	C: 349
D: 349	E: 418	F: 455	G: 459
H: 463	I: 496	X: 463	NY: 463



Damgate Cottage
Wymondham

REF: 12426

Sleeps 5

Saturday Arrival



Centrally situated within one of the oldest streets in historic Wymondham, this Grade II listed, period town house dates back to the 15th century, and boasts original oak beams throughout. Well-appointed and comfortably furnished, this Wymondham cottage offers open plan living accommodation on the ground floor, and welcoming bedrooms, decorated in a country style, on the first floor. An electric fire set in a brick fireplace makes this Wymondham cottage feel cosy and homely – the perfect base after a long day exploring. Outside the cottage, you can marvel at the period properties lining this wonderful street as you make your way to the town where you can enjoy quaint shops, lively pubs and enticing tea rooms, as well as the town's market and the stunning Wymondham Abbey. A little further afield, and a great day out, the city of Norwich is just 9 miles away and is bustling with a delightful mix of old and new places to visit. Centrally located, and a perfect place to enjoy the countryside and coastline, this Wymondham cottage is wonderful for all the family.



Accommodation Three bedrooms: 1 x king-size double, 1 x twin (zip/link - can be super king-size double on request), 1 x single. Bathroom with bath, shower over, basin and WC. Ground floor basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with electric fire.

Amenities Full gas central heating with additional heating from electric fire in sitting area. Electric oven and hob, microwave, fridge/freezer, washer/dryer, dishwasher, TV with Freeview, Blu-ray player, selection of DVDs, books and games. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Parking behind cottage in public car park (parking fee applicable during daytime). Sorry, no pets and no smoking. Shop and pub 3 mins walk. Note: Cottage stairs are steep, and may be unsuitable for the young or infirm.

"A very lovely property."

Mr McMenamin, North Yorkshire

WSB OSB LMB XSB

WSB: 233	A: 277	B: 333	C: 381
D: 381	E: 484	F: 535	G: 575
H: 615	I: 659	X: 615	NY: 615



Oak Tree Barn
Silfield near Wymondham

REF: 13556

Sleeps 4

Saturday Arrival



Wymondham 1.5 miles. A beautiful detached barn conversion located next to the owners' home, in the scattered rural village of Silfield, 1.5 miles from the pretty market town of Wymondham. Spacious and stylish throughout, this Silfield cottage offers an open plan living area with a well-equipped, fitted kitchen, dining area with French doors leading to the lawned garden and a comfy sitting area with a woodburning stove, which is ideal to sit in front of on chillier evenings. This Silfield cottage also has two delightful bedrooms, one with an en-suite shower room, as well as a main bathroom. Outside, this Silfield cottage has an enclosed garden area with patio and furniture, where on a sunny day alfresco dining can be enjoyed. Charming and historic Wymondham has a wide selection of high street and independent shops, along with the impressive Wymondham Abbey and a heritage museum. The market town of Dereham is close by and can be reached via a train ride on the independently-run Mid-Norfolk Railway. The city of Norwich is just 9 miles away and boasts cathedrals, art galleries, museums and a number of shops and pubs. This lovely Silfield cottage is an ideal retreat in this part of Norfolk.



Accommodation All ground floor. Two bedrooms: 1 x double, 1 x twin with en-suite shower, basin and WC. Bathroom with bath, hand-held shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with woodburning stove.

Amenities Oil central heating throughout, with additional heating from wood-burning stove in sitting area. Range-style electric cooker with oven and hob, microwave, fridge, freezer, washing machine, dishwasher, TV with Freeview, DVD, CD/radio, PlayStation 2, broadband. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Bike storage. Private, enclosed front lawned garden with patio and furniture. Sorry, no pets and no smoking. Shop and pub 1 mile. Note: This property accepts guests aged 16 years and over only.



"A fantastic property with wonderful hosts."

Mr Wake, Northumberland

WSB OSB

WSB: 233	A: 281	B: 346	C: 391
D: 391	E: 469	F: 508	G: 534
H: 551	I: 602	X: 551	NY: 551



Spring Cottage
East Harling near Thetford

REF: 19152

Sleeps 6

Friday Arrival



A charming detached cottage centrally located in the historic Norfolk village of East Harling. This cottage offers bright modern accommodation with masses of country charm throughout, enjoying a well-equipped kitchen with dining area, a cosy sitting room with a dual-aspect multi-fuel stove, two first floor bedrooms and a further ground floor double bedroom with en-suite wet room, which is suitable for the less mobile. Outside you can enjoy its attractive private, walled garden with patio area and furniture, which is perfect for alfresco dining and relaxing. East Harling boasts excellent local amenities with a village store, a butcher, a Post Office, popular fish bar, Chinese restaurant and two pubs serving food. Nearby Thetford Forest is ideal for enjoying leisurely woodland walks that are rich with wildlife. Explore the Norfolk Cycle Way and Peddars Way or if you prefer a little more excitement, spend the day at nearby Snetterton Race Track. The historic city of Norwich is within easy reach offering a beautiful cathedral, museums, river boat trips, good eateries and shopping. A wonderful cottage offering plenty of excitement for all the family.



Accommodation Three bedrooms: 1 x double, 1 x twin, 1 x ground floor double with en-suite shower, basin and WC. Bathroom with bath, shower over, basin and WC. Fitted kitchen with dining area. Sitting room with multi-fuel stove.



Amenities Gas central heating with underfloor heating in kitchen and multi-fuel stove in sitting room. Electric oven and hob, microwave, fridge, freezer, washing machine, dishwasher, TV with Freeview, DVD, WiFi. Fuel, power and starter pack for multi-fuel stove inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Rear enclosed garden with furniture and storage shed. Sorry, no pets and no smoking. Shop and pub 2 mins walk. Note: This cottage is suitable for children aged 5 years and over only. Note: This property is on the main street through the village, and as such some road noise may be heard.

"Spring Cottage was a real delight to be in."

Mr Page, Cornwall

WSB OSB LMB XSB

WSB: 294	A: 351	B: 361	C: 414
D: 414	E: 526	F: 583	G: 627
H: 671	I: 719	X: 671	NY: 671

Key to symbols



Star Rating awarded by Regional Tourist Board



Sykes Cottages Rating



We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.



Open fire



One pet welcome (check for extra pets)



No pets



No smoking



The Gaolhouse
Thetford near Bury St. Edmunds

REF: 4496
Sleeps 4/5
Saturday Arrival



Featured on TV's Property Ladder, this unusual 18th century holiday cottage is located in part of Thetford's former gaol. Lovingly restored by the current owners, this listed cottage retains many original features such as the oak cell doors, while a glass floor section allows a glimpse into the excavated dungeon area. Throughout this Thetford cottage you will discover quirky, interesting and stylish furnishings. The spacious lounge leads to a bright, well-equipped modern kitchen, while the rear extension provides a large dining area with vaulted ceiling and patio doors to a courtyard garden. There are two large bedrooms in this Thetford cottage, one with en-suite, and a main bathroom with original Victorian roll-top bath. The downstairs study has a spiral staircase which leads to the former dungeon. The Gaolhouse sits in the oldest part of Thetford and is one of the prominent buildings on the town's Heritage Trail. It is also just a short walk from the historic Nunn's Bridges, which cross the river to a wide tree-lined green used by picnickers and fishermen. Follow the river into the town centre with its museums, shops, Forgotten Garden and King's House Gardens. With so much to see from this characterful Thetford cottage, you will want to return here time and again.



Accommodation Two bedrooms: 1 x double, 1 x twin with en-suite shower, basin & WC. Bathroom with roll-top bath, basin & WC. Fitted kitchen. Utility with additional basin & WC. Dining room. Sitting room. Study with single bed (2'6" wide) & spiral stairs leading to former dungeon.

Amenities Gas central heating throughout. Electric oven & hob, microwave, fridge, freezer, washing machine, colour TV, Freeview, DVD, books/DVDs/games. Fuel & power inc. in rent. Bed linen & towels inc. in rent. Travel cot & highchair. Roadside parking available. Small enclosed rear courtyard garden with table & chairs. Sorry, no pets & no smoking. Shops 2 mins walk, pub 5 mins walk.



"A fantastic, quirky property, it was a pleasure to visit."

WSB	OSB	LMB	A:	B:	C:	F:	G:	H:	I:	X:	NY:
240	269	327	371	371	371	371	371	534	572	534	534

Mr Dowding, West Midlands



Violet Cottage
Feltwell

REF: 12708
Sleeps 4
Saturday Arrival



This semi-detached whitewashed cottage is situated next to the owner's home, in the centre of the large village of Feltwell, on the Norfolk, Suffolk and Cambridgeshire borders. This Feltwell cottage offers welcoming family accommodation with a fully fitted kitchen, separate dining room, comfortable sitting room, conservatory and ground floor bathroom, whilst upstairs there are two bedrooms and a shower room. Outside this Feltwell cottage there is a private patio area and a large established garden, where you can enjoy alfresco dining on a sunny evening. Just a short stroll from this Feltwell cottage you will find two village stores, three pubs, a Post Office, a newsagent, two restaurants and a petrol station. The village of Feltwell borders an area of Norfolk known as the 'Brecks' - the flint capital of Britain, which offers a unique landscape rich with wildlife and a wide ranging historical past stretching back to the Stone Age. The local towns of Brandon and Thetford are within easy driving distance and further a field is the maritime town of King's Lynn, Ely, Bury St Edmunds and the cities of Cambridge and Norwich. This Feltwell cottage is bound to please at whatever time of year you intend to stay.



Accommodation Two bedrooms: 1 x double with TV with Sky, 1 x twin. Shower room with shower, basin and WC. Ground floor bathroom with bath, shower over, basin and WC. Fitted kitchen. Dining room with TV with Sky. Sitting room with electric fire. Conservatory (seats 2).

Amenities Oil central heating throughout, with additional heating from electric fire in sitting room. Electric oven and hob, microwave, fridge, freezer, dishwasher, 3 x TVs with Sky, DVD, selection of books. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Private rear lawned garden with patio area and furniture. Sorry, no pets and no smoking. Shop 5 mins walk, pub 10 mins walk.



WSB	OSB	LMB	A:	B:	C:	F:	G:	H:	I:	X:	NY:
203	243	296	336	336	336	336	336	482	516	482	482



Annexe
Diss

REF: 15562
Sleeps 2
Friday Arrival



A charming single-storey annexe situated in the attractive south Norfolk market town of Diss. This modest Diss holiday cottage is a bright modern compact one bedroom annexe with an open plan living area, fully equipped with everything you need to enjoy your stay. Just a short walk from this Diss cottage is the town centre, with a good selection of shops, delis, eateries and a museum of local life. On Friday the high street hosts its long-running weekly market, and just along the road from this Diss cottage are the popular weekly auction salesrooms. Just outside the town of Diss you can spend the day visiting Bressingham Steam and Gardens with garden centre, wonderful garden, steam train rides and Dad's Army collection. The city of Norwich is a short drive away from this Diss cottage, with a stunning cathedral with gardens, and a second smaller catholic cathedral along with the castle and many other museums covering all interests. Within easy driving distance of this cottage in Diss you can visit the Suffolk coast town of Southwold, and RSPB Minsmere, offering beautiful sandy walks rich with local wildlife. A cosy and welcoming cottage in Diss, ideal for a year-round break.



Accommodation All ground floor. One double bedroom. Shower room with shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.

Amenities Electric underfloor heating throughout. Electric oven and hob, microwave, fridge/freezer, washing machine, TV with Freeview, DVD, WiFi. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. One well behaved dog welcome. Sorry, no smoking. Shop and pub 10 mins walk.



"First class accommodation, absolutely beautiful and such wonderful hosts."

Mrs Chase, Lincolnshire

WSB	OSB	LMB	XSB	A:	B:	C:	F:	G:	H:	I:	X:	NY:
155	184	228	257	257	286	301	318	334	334	357	334	334



The Annexe
Tivetshall St. Mary
near Diss

REF: 10047
Sleeps 4
Friday Arrival

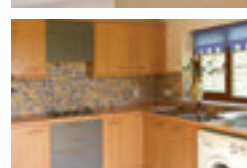


A spacious detached bungalow located next to the owners' home in the rural village of Tivetshall St. Mary. Immaculately presented throughout this cottage offers a bright modern interior along with homely comforts. This Tivetshall St. Mary cottage has a well-equipped kitchen, a bright spacious sitting room with dining area and French doors opening to the garden. The enclosed garden at this Tivetshall St. Mary cottage is mainly laid to lawn with flower borders, where you can sit and read a book or relax with a cup of tea while enjoying the open views across farmland. The market town of Diss is 6 miles away and is located in the beautiful Waveney Valley area, famous for its 6 acre Mere which is surrounded by trees and large grass areas perfect for summer picnics. Nearby are the world-renowned Bressingham Gardens with a comprehensive collection of steam engines and artifacts or visit the award winning family attraction Banham Zoo. A delightful Tivetshall St. Mary cottage where you can unwind and enjoy some of the delights of both South Norfolk and Suffolk.



Accommodation All ground floor. Two bedrooms: 1 x double, 1 twin. Shower room with shower, basin and WC. Fitted kitchen. Sitting room with dining area.

Amenities Oil central heating throughout. Electric oven and hob, microwave, fridge, washing machine, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Private enclosed garden with furniture. Sorry, no pets and no smoking. Shop 2 miles, pub 1 mile.



"This is a lovely property in an ideal place for exploring both Norfolk and Suffolk. It is peaceful, quiet and very comfortable."

Mrs Browne, Essex

WSB	OSB	LMB	A:	B:	C:	F:	G:	H:	I:	X:	NY:
211	253	309	351	351	351	351	351	505	538	505	505





The Lodge
Old Buckenham near Attleborough

REF: 14612
Sleeps 4
Saturday Arrival



This welcoming detached cottage nestles within the grounds of the owners' home located down a private lane on the outskirts of the rural Norfolk village of Old Buckenham. This rural retreat offers bright and spacious accommodation set over one level, with easy access for less mobile guests as it benefits from having a walk-in shower with a seat and massage jets. From the windows of this Old Buckenham cottage, you can gaze over open fields and woodland whilst outside the cottage you can relax on the patio with a cup of coffee listening to the birds singing in the morning sunshine. The quiet lanes surrounding this Old Buckenham cottage offer good cycling and walking terrain where you can enjoy country walks for over a mile without venturing on to public roads; a perfect way to enjoy rural Norfolk at its best. The market town of Attleborough is just four miles away offering shops, restaurant and bars along with good railway links to Norwich, Ely, and London plus the world famous Norfolk Broads are just a short drive away. The popular city of Norwich is within easy driving distance with a wealth of museums, two beautiful cathedrals, a castle, river boats trips, open bus tours, and an informative town trail as well as an excellent shopping centre with a wide selection of eateries. A delightful Old Buckenham country retreat in the heart of the beautiful Norfolk countryside.



Accommodation All ground floor. Two bedrooms: 1 x double, 1 x twin. Shower room with shower (with seat and back massage jets), basin and WC. Fitted kitchen. Sitting room with dining area.

Amenities LPG gas central heating. Gas oven and hob, microwave, fridge/freezer, washer/dryer, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Shared use of owners' garden with private patio with furniture. Sorry, no pets and no smoking. Shop and pub 2 miles. Note: No children at this cottage.



WSB OSB LMB			
WSB: 194	A: 232	B: 282	C: 320
D: 320	E: 383	F: 414	G: 435
H: 458	I: 490	X: 458	NY: 458



Rectory Cottage
Wilby near Old Buckenham

REF: 1605
Sleeps 6
Saturday Arrival



Old Buckenham 2.5 miles. A beautifully renovated old church hall of unique architectural design, in an idyllic location at the end of a quiet lane, in the hamlet of Wilby, next to the church. With a south-facing garden and views over open Norfolk countryside, Rectory Cottage has immense character, with exposed beams, a stone spiral staircase with original carved oak boss, and an open gallery above the sitting room. The property offers high quality, well-equipped accommodation with attention to detail, and guests have seasonal use of the owners' swimming pool. Wilby is well placed for exploring Norwich and Bury St Edmunds, whilst country pubs, pretty villages and local amenities, including Thetford Forest, the Broads and the coast are all within an easy drive.



Accommodation Three bedrooms: 1 x galleried 5' double, 1 x twin, 1 x ground floor twin. Bathroom with bath, basin, WC. Ground floor shower room with walk-in shower, basin, WC. Large open plan living area with fitted kitchen/dining area & sitting area with woodburner. Utility room. Note: Double bedroom is a 'gallery' room, & partly overlooks living area below.

Amenities Oil-fired underfloor heating, additional heating from woodburner in sitting area. Electric cooker, microwave, fridge, freezer, washing machine, dishwasher, TV, DVD, radio/cassette. Fuel, power & wood inc. in rent. Bed linen inc. in rent. Shared off road parking for 2 cars. Lawned rear garden with patio area & furniture. Guests may be able to use the owners' outdoor swimming pool during the summer, purely by arrangement with the owners. Two well behaved dogs welcome. Sorry, no smoking. Shop & pub 2.5 miles. Note: Spiral staircase with rope banister, may be unsuitable for young children/less mobile. Ensure children are supervised at all times.



WSB OSB LMB			
WSB: 255	A: 322	B: 373	C: 439
D: 439	E: 593	F: 674	G: 674
H: 712	I: 712	X: 747	NY: 747

DUCKSFOOT FARM HOLIDAY COTTAGES
Bush Green near Pulham Market

Pulham Market 1.5 miles. These two delightful detached holiday cottages, located in the attractive grounds of the owners' home are situated in the peaceful rural hamlet of Bush Green, in the beautiful Norfolk countryside. The cottages are former farm buildings which have been converted to offer unique well-equipped holiday homes, boasting charm and character having retained many of their original features. The larger cottage sleeps five people over two floors and the smaller holiday home sleeps two on the ground floor. Both of these cottages offer outdoor space where you can relax with a glass of wine after a busy day. From the doorstep you can enjoy leisurely country walks, or should you wish to travel further afield you can discover many interesting villages, market towns and beautiful beaches, all offering something for everyone. These charming cottages are an ideal base for families or a couple, at any time of year.

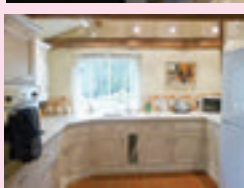


Ducksfoot Barn
Bush Green near Pulham Market

REF: 17087
Sleeps 4/5
Saturday Arrival



This detached barn conversion boasts a part-vaulted ceiling, beams and oak flooring. The spacious open plan living area offers a fitted kitchen with French doors, a dining area and a sitting area with two large sofas, including one that can be made into sofa bed and French doors leading out to a courtyard area. There is a ground floor twin bedroom with en-suite shower room and a first floor double bedroom with en-suite bathroom. This cottage is an ideal holiday home for exploring the whole of Norfolk. Note: This property can be booked with Ref 17088, and together they accommodate 7 people.



Accommodation Two bedrooms: 1 x king-size double with en-suite bath, basin and WC, 1 x ground floor twin (zip/link - can be a super king-size double on request) with en-suite shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with double sofa bed. Utility room with shower and WC.

Amenities Oil underfloor central heating. Electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD, WiFi. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair on request. Off road parking for 2 cars. Two bicycles available on request by arrangement with owner. Front and rear enclosed courtyard gardens with furniture. One well behaved dog welcome. Sorry, no smoking. Shop and pub 1.5 miles.



"We would definitely recommend it to others."

Mr Casement, Denbighshire

WSB OSB LMB XSB			
WSB: 244	A: 294	B: 360	C: 409
D: 409	E: 471	F: 510	G: 536
H: 565	I: 605	X: 565	NY: 565



Garden Cottage
Bush Green near Pulham Market

REF: 17088
Sleeps 2
Saturday Arrival



This detached single-storey cottage offers accommodation for two people. This lovely cottage has a small galley-style kitchen, and a sitting room with dining area and French doors, which lead onto a shared patio and large garden with views across open fields. A cosy romantic hideaway located in beautiful Norfolk countryside. Note: This property can be booked with Ref 17087 and together they can accommodate 7 people.



Accommodation All ground floor. One double bedroom. Shower room with shower, basin and WC. Fitted kitchen. Sitting room with dining area.



Amenities Electric panel heaters. Electric oven and 2 ring hob, fridge, TV with Freeview, DVD, WiFi. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Two bicycles available on request by arrangement with owner. Shared rear lawned garden with patio, unfenced pond and furniture. One well behaved dog welcome. Sorry, no smoking. Shop and pub 1.5 miles. Note: This property is unsuitable for people with limited mobility. Note: No children at this property. Note: There is an unfenced pond in the garden.

"A very comfortable cottage."

Mrs Vickery, Berkshire

WSB OSB LMB XSB			
WSB: 163	A: 195	B: 240	C: 270
D: 270	E: 302	F: 318	G: 336
H: 352	I: 377	X: 352	NY: 352

Key to symbols
★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking



Willow Brook Cottage
Harleston near Bungay

REF: 1895
Sleeps 3
Saturday Arrival



A charming, 200-year old, rose-fronted cottage in a quiet terrace adjoining woodlands in the historic and welcoming market town of Harleston. Offering quality, well-equipped accommodation, this delightful property boasts sloping floors and walls, original beams, an Inglenook fireplace with woodburner in the cosy sitting room and a queen-size bedroom with views over the countryside. Wander down the lovely, mature garden, rich in bird life, to discover a second, secret garden with a babbling brook. Enjoy excellent walking and angling and explore the village with its pubs, inns, restaurants and cafes. Nestled on the Norfolk/Suffolk borders and Norfolk Broads, this property provides an ideal base from which to visit many beautiful villages and towns including Bungay, Beccles and Norwich, and is just a short drive from the wonderful Suffolk coast. At the day's end, return to this cosy, romantic cottage, for a glass of wine under the willow tree, or in front of the roaring woodburner.



Accommodation Two bedrooms: 1 x queen-size double, 1 x single (open plan room on landings). Ground floor shower room with shower cubicle, basin & WC. Fitted, galley-style kitchen. Cosy sitting room with dining area, Inglenook fireplace & woodburner. Porches.

Amenities Full gas central heating, additional heating from woodburner in sitting room. Electric cooker, microwave, fridge/freezer, washing machine, TV with Freeview, video, DVD, radio, library of books/games. Fuel, power & starter pack for woodburner inc. in rent. Bed linen & towels inc. in rent. Off road parking for 2 cars. Large, enclosed lawned gardens with fruit trees, patio area & garden furniture, leading through to a second grassed garden with a brook at the end. Free bike hire at local pub. Sorry, no pets & no smoking. Shop 10 mins walk, pub 5 mins walk. Note: Brook area in garden is fenced but please ensure care is taken. Note: Staircase leads into single bedroom on landing. Note: No children under 7, except babes-in-arms.

"The cottage was lovely and the garden was amazing."

Mr Shaw, Midlothian



WSB	OSB	LMB	XSB
A: 280	B: 330	C: 352	
D: 352	E: 425	F: 463	G: 474
H: 484	I: 517	X: 484	NY: 484



The Annexe
Thorpe St Andrew near Norwich

REF: 4039
Sleeps 2
Saturday Arrival

Norwich 1 mile. The Annexe adjoins the owner's home in an extremely quiet location within Thorpe St Andrew, a splendid leafy suburb a mile from Norwich city centre. This stylish first floor apartment offers an inviting sitting room with dining area and French doors to a small south-facing balcony, perfect for a relaxing morning coffee overlooking mature private gardens and a wooded dell. This Norwich cottage apartment also has a compact well-equipped fitted kitchen and a double bedroom with en-suite. Outside, there is a private lawned garden which is an ideal spot in which to relax with a book or dine alfresco with a glass of wine on a warm summer's evening. Just a short walk from The Annexe is a choice of excellent pubs located on the banks of the River Wensum, where you can sit and watch the passing boats from the riverside. The Annexe is superb for couples and those seeking to holiday in a haven of peace and tranquility, but central to all that Norwich and Norfolk can offer. Norwich has many places of interest, including museums, galleries, cathedrals, good shopping and a wide choice of eateries. Within easy travelling from this Norwich cottage apartment are the attractive Norfolk Broads, and all of Norfolk's beautiful coastline. A welcoming Norwich cottage apartment for a relaxing city or country break.



Accommodation All first floor. One double bedroom with en-suite bath with shower over, basin and WC. Fitted kitchen. Sitting room with dining area and doors to balcony.

Amenities Gas central heating throughout. Electric oven and hob, fridge, microwave, TV, DVD, WiFi. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and stairgate available on request. Off road parking for 1 car. Private small garden with furniture. Sorry, no pets and no smoking. Shop 1 mile, pub 2 mins walk.

"A well-equipped, quality property in a very good location."

Mr Redshaw, Greater Manchester

WSB: N/A	A: 214	B: 250	C: 277
D: 277	E: 298	F: 310	G: 329
H: 348	I: 371	X: 348	NY: 348



2 Stud Cottage
Hainford near Coltishall

REF: 14395
Sleeps 4/5
Friday Arrival

Located on the owner's 50 acre working equestrian farm in Hainford, this cottage dates from 1825 and was originally three cottages which have undergone extensive renovation and now form a farmhouse B&B sitting alongside this self contained holiday cottage. This cottage offers uninterrupted views across fields and during the summer, the farm is home to equine events including Show Jumping, Dressage and Showing shows, which guests can enjoy from the garden overlooking the arenas. The cottage offers bright, spacious accommodation furnished to the highest standard, with a fitted kitchen and spacious sitting room with original oak beams. The main bedroom has a built-in dressing room and spare guest bed, whilst the second bedroom enjoys spectacular views. Finally, there is a luxurious steam shower cubicle in the bathroom with foot massage capability, body jets, music and mood lighting. The garden area is at your disposal where you can simply sit and watch the world go by or enjoy a BBQ. Hainford is home to a thatched pub, while nearby Coltishall offers a range of amenities. Nearby are the city of Norwich, Wroxham, where you can hire a boat to explore the Norfolk Broads, or the fabulous North Norfolk coast. An excellent cottage for discovering this beautiful area.



Accommodation Two bedrooms: 1 x king-size double with additional folding bed, 1 x twin. Bathroom with bath, steam shower cubicle, basin and WC. Fitted kitchen with dining area. Sitting room.

Amenities Oil central heating throughout. Electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Sky, DVD, broadband. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars, horseboxes and trailers. Shared garden with furniture and BBQ. Sorry, no pets and no smoking. Shop and pub 3 miles. Note: Horses welcome, livery available by arrangement with owner. Note: Owner can arrange for sailing lessons at Wroxham Sailing Club, winter shooting breaks on local professional shoots and racing days at Great Yarmouth, Fakenham or Newmarket. Please contact owner for more details.

"This cottage is excellent throughout."

Mr Wills, North Yorkshire

WSB	OSB	LMB	XSB
A: 259	B: 316	C: 359	
D: 359	E: 430	F: 466	G: 490
H: 516	I: 552	X: 516	NY: 516



Cedar Lodge
Haverling Hall Park near Reepham

REF: 15529
Sleeps 4
Saturday Arrival

Reepham 4 miles. Hidden within the depths of Norfolk's peaceful rural countryside is Haverling Hall Park, the setting for this lovely detached lodge. This Haverling Hall holiday lodge sits at the edge of the park, in the arboretum area which forms part of this attractive 150 acre holiday park, with beautiful woodlands, two fishing lakes and where you can enjoy wonderful leisurely walks watching the local wildlife in action. This Haverling Hall holiday home offers bright spacious modern accommodation, with two bedrooms and an open plan living area with French doors. These open onto the decked veranda, with seating and views across a well groomed grassed area with a beautiful old cedar tree and fir trees. Near to this Haverling Hall holiday lodge is the small attractive conservation market town of Reepham offering shops, eateries, a Wednesday market and regular antique fairs. From the former railway station walkers, cyclists, and horse riders can enjoy the 21-mile 'Marriott's Way' rural trail. Within easy driving distance of this Haverling Hall holiday home you can explore the delights of Norfolk's varied coastline, visit the nature reserves, one of its many stately homes, or the renowned Norfolk Broads, all of which make this an ideal holiday lodge from which to enjoy this lovely part of Norfolk.



Accommodation All ground floor. Two bedrooms: 1 x double with en-suite shower, basin and WC, 1 x twin. Bathroom with bath, shower over, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.

Amenities LPG gas central heating. Electric oven, gas hob, microwave, fridge, freezer, washing machine, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Parking for 2 cars. Private veranda with furniture. Shared use of park grounds. Fishing available on site (licence required) by prior arrangement. Sorry, no pets and no smoking. Shop 2 miles. Pub 1 mile. Note: This property is set on a holiday park with other chalets and caravans.



"Excellent accommodation and furnishings."

Mrs Whitnell, Essex

WSB	OSB	LMB	XSB
A: 259	B: 316	C: 359	
D: 359	E: 430	F: 466	G: 490
H: 516	I: 552	X: 516	NY: 516

Suffolk



Where the coast meets the countryside under never-ending skies, Suffolk is simply charming. Find Blue Flag beaches and colourful beach huts at Southwold and Lowestoft. Follow the Heritage Trail around Suffolk's Wool Towns or visit historic gems like Framlington Castle. Add racing at Newmarket, Africa Alive and sensational sausages at Jimmy's Farm!

Cottages start from **£195** per week

For more information about these areas go to www.SykesCottages.co.uk/Suffolk



Primrose House
Lowestoft

REF: 5425
Sleeps 8/10
Friday Arrival



Situated just a 15 minute walk from the beach in the seaside resort of Lowestoft, is this delightful semi-detached cottage. The property offers flexible sleeping arrangements making it ideal for a family holiday - in one side of the cottage are a double and a twin bedroom, whilst on the other side are a double and a bunk room - great for the kids. There are two family bathrooms, a pair of sitting rooms and a games room, meaning the kids can be playing on one side whilst the adults enjoy a relaxing evening on their own. Outside this lovely cottage is a safe, enclosed garden with outdoor furniture and a selection of play equipment for those balmy summer evenings. Spend time on the beach, take the kids to the leisure park, or take an evening stroll along the seafront. Whatever you want to do on your family holiday, this quality cottage provides the perfect location to start from.



Accommodation Four bedrooms: 2 x double (1 with TV & FreeSat), 1 x twin, 1 x adult bunks. Bathroom with bath, shower over & basin. Separate WC. Bathroom with bath, basin & WC. Ground floor WC & basin. Fitted kitchen. Dining room with open fire. Sitting room (seats 6) with open fire. 2nd sitting room with gas fire & sofa bed (comfy seats for 8, 2 additional chairs). Games room with 6ft snooker table, table football & games console.



Amenities Full gas central heating with additional heating from open fires & gas fire. Gas range cooker, microwave, fridge, freezer, dishwasher. Use of washing machine & tumble dryer by arrangement with owner. 2 x TVs with FreeSat, DVD, radio/CD player, library of books, games, CDs & DVDs. Fuel, power & starter pack for open fires inc. in rent. Bed linen & towels inc. in rent. Cot, highchair & stairgates. Off road parking for 2 cars, ample roadside parking. Bike storage available. Front lawned garden. Enclosed side & rear lawned garden with furniture, summer house & children's play equipment. Sorry, no pets & no smoking. Shop, pub & leisure centre 5 mins walk. Beach 15 mins walk. Note: A selection of beach equipment is available to hire by arrangement with the owner.

"Ideally situated"

Mrs Spain, Gloucestershire



WSB OSB LMB			
WSB: 286	A: 348	B: 423	C: 486
D: 486	E: 619	F: 687	G: 740
H: 791	I: 850	X: 791	NY: 791



Number 63
Corton near Lowestoft

REF: 5459
Sleeps 4/6
Saturday Arrival



A welcoming end-terraced cottage located on a cliff-side holiday park, including on-site entertainment, bar with snooker table and restaurant, children's play area, outdoor heated swimming pool, gym, mini pitch-and-putt and on-site laundrette, store and hairdressers, in the village of Corton near Lowestoft. This Corton cottage has bright, modern furnishings with a comfy living area and family bathroom on the ground floor. The first floor offers a master bedroom with en-suite shower room and balcony, two further bedrooms and a WC. Outside this Corton cottage is a covered porch and shared lawns. Just around the corner from this Corton cottage is the children's play area, with views looking out over sea. Corton village has pubs serving food, a village store, Chinese takeaway restaurant and fish and chip shop. Local family attractions can be found in both Great Yarmouth and Lowestoft, a short drive from this Corton cottage.



Accommodation Three bedrooms: 1 x double with en-suite shower, 1 x double, 1 x children's bunkers. Separate basin and WC. Ground floor bathroom with bath, shower over, basin and WC. Fitted kitchen. Sitting room with dining area.

Amenities Two wall heaters in master bedroom and landing on 1st floor and two portable radiators on ground floor. Electric oven and hob, microwave, fridge/freezer, TV, DVD player. Fuel and power inc. in rent. Bed linen inc. in rent. Ample parking in shared car park. Covered porch, shared lawn area. Shared use of outdoor swimming pool (May to Sept). Sorry, no pets and no smoking. Shop 2 mins walk. Pub 5 mins walk. Note: The holiday park is securely fenced from the cliff-side. Note: Max. 4 adults.



WSB OSB LMB			
WSB: 204	A: 291	B: 319	C: 319
D: 365	E: 435	F: 512	G: 542
H: 614	I: 614	X: 471	NY: 471



Seascape
Kessingland near Lowestoft

REF: 11801
Sleeps 4
Saturday Arrival



Located in the Suffolk coastal village of Kessingland is this delightful end-terraced holiday cottage enjoying wonderful coastal views. Ideal for a couples' relaxing retreat or a family holiday, this Kessingland cottage is located on a development of holiday homes, just a two minute walk from the beach. This bright modern Kessingland cottage enjoys two bedrooms, two bathrooms and an open plan living area with French doors leading out to a narrow veranda which overlooks the sea. Outside this cottage in Kessingland are communal gardens from which a steep set of private steps lead down onto the dog friendly beach. Just a few minutes' walk from the cottage takes you to the centre of Kessingland village with a quiet promenade with a seafood restaurant, a public house, a small museum and a children's play area. This Kessingland cottage is an ideal base from which to visit this beautiful part of Suffolk offering excellent walking, attractive coves and heathlands, vibrant seaside towns and interesting riverside Broadland market towns, all just a short drive away. A lovely holiday cottage on the Suffolk coast offering wonderful long lasting memories.



Accommodation Two bedrooms: 1 x double, 1 x twin. Shower room with shower, basin and WC. Ground floor bathroom with bath, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.

Amenities Electric heaters throughout. Electric oven and hob, microwave, fridge, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Shared use of communal grassed grounds with furniture. One well behaved dog welcome. Sorry, no smoking. Shop 10 mins walk, pub 1.3 miles. Beach 2 mins walk.

and towels inc. in rent. Off road parking for 2 cars. Shared use of communal grassed grounds with furniture. One well behaved dog welcome. Sorry, no smoking. Shop 10 mins walk, pub 1.3 miles. Beach 2 mins walk.



"The sea view from bedroom was awesome."

Mr Horsler, Bedfordshire



XSB			
WSB: 216	A: 259	B: 316	C: 359
D: 359	E: 430	F: 466	G: 490
H: 516	I: 552	X: 516	NY: 516

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

Open fire

One pet welcome (check for extra pets)

No pets

No smoking



Driftwood
Kessingland near Lowestoft

REF: 6919
Sleeps 6
Saturday Arrival



On the cliff-tops of Kessingland Beach, with breathtaking panoramic views from the windows, is this Kessingland cottage, a bright modern bungalow enjoying access to private cliffside steps leading down onto its quiet dog-friendly beach with sand dunes. This lovely Kessingland cottage offers well-equipped accommodation with modern amenities, including a bright open plan living area and a master bedroom with en-suite. With the Suffolk coastline at your fingertips from this Kessingland cottage, you will find local beaches for swimming, walking, beachcombing, fishing, and relaxing. Visit the picturesque seaside towns of Southwold and Aldeburgh, the vibrant towns of Lowestoft and Great Yarmouth, along with the Southern Broads' market towns, Beccles, Bungay, Halesworth and Oulton Broad, all of which are just a short drive away from this Kessingland cottage. The cities of Norwich and Ipswich are also within easy travelling distance. A lovely Kessingland cottage offering something for all the family!



Accommodation All ground floor. Three bedrooms: 1 x double with en-suite shower, basin and WC, 1 x double, 1 x bunk. Bathroom with bath, shower over, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area. Enclosed porch with furniture.

Amenities Electric oil heaters throughout. Electric oven and hob, fridge, freezer, microwave, washing machine.

LCD TV with Freeview, DVD, books and games. Fuel and power by electric £1 coin-operated meter, first £10 inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair. Use of large communal grassed grounds. Off road parking for 2 cars. Two well behaved dogs welcome at £10 per dog per week. Sorry, no smoking. Shops 10 mins walk, pub 20 mins walk.



"We liked it because it was a very peaceful place."

Mrs Graham, Cambridgeshire



WSB	OSB	LMB				
WSB: 250	A: 285	B: 343	C: 393			
D: 412	E: 525	F: 581	G: 625			
H: 668	I: 717	X: 668	NY: 668			



Stone's Throw
Kessingland near Lowestoft

REF: 11291
Sleeps 4
Saturday Arrival



Located on a small, quiet holiday park in Kessingland near Lowestoft, is this bright, compact semi-detached seaside holiday chalet, just a few minutes' walk from Kessingland Beach. This Kessingland cottage sits in an elevated position and enjoys distant views over fields from the sitting room and open porch, making them perfect for evening drinks while watching the sunset. The interior of this Kessingland cottage is well-equipped and comfortably furnished, making it perfect for any self-catering Kessingland cottage holiday. A short stroll down the beach from this Kessingland cottage will bring you to one of the Kessingland's pubs and local seafood restaurants, so if you're looking to treat yourself to an evening out, you don't have to travel far. Walkers will enjoy the beautiful coastline with nature reserves leading you to the attractive seaside towns of Southwold and Aldeburgh, while the busy seaside towns of Lowestoft and Great Yarmouth are just a short drive away.



Accommodation All ground floor. Two bedrooms: 1 x double, 1 x twin with 3" and 2'6" beds. Bathroom with bath with hand held shower, basin and WC. Open plan living area with fitted kitchen and sitting area with folding dining table and chairs. Open entrance porch with seating.



Amenities Electric oil-filled radiators throughout. Electric oven and hob, microwave, fridge, TV with Freeview, DVD. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair available. Off road parking for 2 cars. Porch with seating, use of large communal grassed grounds. Sorry, no pets and no smoking. Shop 1.5 miles, pub 10 mins walk.

View more images online at www.SykesCottages.co.uk

WSB	OSB	LMB				
WSB: 189	A: 225	B: 274	C: 310			
D: 310	E: 371	F: 401	G: 422			
H: 443	I: 474	X: 443	NY: 443			



Avril's Cottage
Reydon near Southwold

REF: 5991
Sleeps 5/6
Friday Arrival



Located in the village of Reydon is this delightful, detached two bedroom bungalow enjoying a quiet location and an enclosed private garden. This comfortable Reydon holiday cottage offers a well-equipped modern kitchen and comfortable sitting room with a dining area. The village of Reydon is separated from the pretty Suffolk seaside town of Southwold by a narrow stretch of water known as 'Buss Creek'. Southwold is a popular tourist location on the Suffolk Heritage Coast, with its working lighthouse and sandy beach with brightly coloured beach huts, bustling pier, museum, country pubs, restaurants, cafés and varied shops. Within a short driving distance from this Reydon cottage there are many interesting places to visit including Snape Maltings Concert Hall, NT Dunwich Heath, RSPB Minsmere, Framlingham Castle and Orford Castle, not to mention walks to Blythburgh, Covehithe and Minsmere, and on the Walberswick Walk. With so many attractions close by, this Reydon cottage offers a family holiday destination that will live long in the memory.



Accommodation All ground floor. Two bedrooms: 1 x double, 1 x family room with three single beds and one pull-out stacker bed. Bathroom with bath with shower over, basin and WC. Fitted kitchen. Sitting room with dining area.

Amenities Gas central heating. Electric oven and hob, microwave, fridge/freezer, washer/dryer, TV with Freeview, Blu-ray DVD, WiFi, library of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair. Off road parking for 2 cars. Private garden with furniture. Sorry, no smoking, 2 well behaved dogs welcome. Shops 10 mins walk. Pub 5 mins walk. Note: This property sleeps a maximum of 5 adults and 1 child.

"The cottage was full of light and was modern. It had all you needed for a holiday."

Rev Humphreys, Bedfordshire

WSB	OSB	LMB	XSB				
WSB: 217	A: 248	B: 302	C: 343				
D: 343	E: 409	F: 444	G: 468				
H: 501	I: 526	X: 501	NY: 501				



The Annex, Creeds Cottage
Brampton near Southwold

REF: 3959
Sleeps 2
Saturday Arrival



A welcoming one bedroom single-storey property, adjoining the owner's home and surrounded by a lovely, large well-attended garden, located down a quiet country lane in the Suffolk village of Brampton. This lovely Brampton cottage is warm and well-equipped, with a sitting/dining room, a wet room, a double bedroom and a private garden with lawn, shrubs, flower borders and garden furniture, ideal for outside dining. Just a short drive from this Brampton cottage is the Suffolk Heritage coastline, with its many attractive coastal villages and towns. The villages of Blythburgh and Walberswick are nestled within an Area of Outstanding Natural Beauty; the tidal lagoon of Blythburgh Water has many visiting mud-loving birds, and Walberswick offers tearooms, restaurants, art galleries, craft and gift shops and beautiful walks. Both Norwich and Ipswich are also within easy travelling distance of this welcoming Brampton cottage.

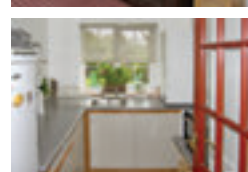


Accommodation All ground floor. One double bedroom. Wet room with shower, basin and WC. Fitted kitchen. Sitting room with dining area.

Amenities Oil central heating throughout. Electric oven and hob, fridge, shared use of washing machine in owner's utility room, colour TV with Freeview, DVD, radio/CD, books/DVD/games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for one car. Private garden area with furniture. Sorry, no pets and no smoking. Shop and pub 1.5 miles.

"The setting was very peaceful and the owners extremely friendly and helpful. It couldn't have been better."

Mrs Crompton, Kent



WSB	OSB	LMB	XSB				
WSB: 207	A: 234	B: 303	C: 322				
D: 322	E: 374	F: 401	G: 422				
H: 444	I: 474	X: 444	NY: 444				





Corner Cottage
Wangford near Southwold

REF: 1936
Sleeps 4



Saturday Arrival

An attractive 19th century detached cottage situated in the centre of Wangford, just 5 miles from Southwold. Restored in a contemporary style and well-equipped throughout, this delightful property sits overlooking the church boasting exposed beams, quirkily shaped rooms and latched doors throughout. The village is friendly and welcoming with its comforting church chimes and local pub offering homemade food. Located close to the picturesque Suffolk Heritage Coast, the whole area provides great walking and cycling opportunities, whilst the nearby seaside town of Southwold is popular all year round offering lovely shops, pubs and restaurants to suit most tastes. Experience a high-speed ride on The Coastal Voyager around Sole Bay, or enjoy a full day-trip to Scroby Sands to see the seals. Whatever you decide, this great property has plenty to offer!



Accommodation Two bedrooms: 1 x family room with 1 x single and 1 x double, 1 x single room. Bathroom with bath with shower over, basin and WC. Modern, well-equipped kitchen with breakfast bar (seats 2). Sitting/dining room with electric flame-effect fire.

Amenities Full gas central heating with additional heating from electric flame-effect fire in sitting room. Electric oven and hob, microwave, fridge, washing machine, 2 x colour combi video/TV, DVD player. Small library of videos/games/books. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot, highchair and stairgate available. One well behaved dog welcome. Sorry, no smoking. Roadside parking for 2 cars. Shop 2 mins walk, pub 1 min walk.



View more images and check live availability online at www.SykesCottages.co.uk



WSB	OSB	LMB	XSB
WSB: 217	A: 250	B: 302	C: 338
D: 338	E: 432	F: 482	G: 505
H: 529	I: 567	X: 529	NY: 529

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking



Vine Cottage
Halesworth near Southwold

REF: 11620
Sleeps 4



Saturday Arrival



This delightful end-terrace cottage is centrally located in the pretty Suffolk market town of Halesworth. This charming Halesworth cottage is a 16th century timber-framed house that offers a spacious sitting room with dining area, original brick floors, an oak beam ceiling and a woodburning stove, which is ideal to sit in front of on cosy winter evenings. Your Halesworth cottage has a well-equipped kitchen with a door that leads to the ground floor bathroom and a small conservatory, where you can relax with a good book. From the sitting room, a spiral staircase takes you to the bedrooms, one of which leads from the other, which boast original beams and wooden floorboards. Just a short walk from this Halesworth cottage are good local amenities including a choice of independent shops. The surrounding area has many places of interest including the popular seaside town of Southwold and the village of Walberswick. A little further along the coast road is RSPB Minsmere, Snape Maltings, offering shops and a famous concert hall, and the seaside town of Aldeburgh. Travel inland to visit the National Trust-owned Framlingham Castle, plus further afield is the city of Norwich and the town of Ipswich. There are many more attractions, villages and towns within easy driving distance, which makes this Halesworth cottage an ideal base.



Accommodation Two bedrooms: 1 x double leading to 1 x twin. Ground floor bathroom with bath, shower over, basin and WC. Fitted kitchen. Sitting room with dining area and woodburning stove. Conservatory.

Amenities Electric storage heaters with additional heating from woodburning stove in sitting room. Electric oven and hob, microwave, fridge/freezer, washer/dryer, TV with FreeSat. All fuel and power inc. in rent. Bed linen inc. in rent. Parking in local church car park, weekly permit costs £10 and weekend permit costs £5 (available from local newsagent). Sorry, no pets and no smoking. Shop 3 mins walk, pub 1 min walk. Note: There is no garden at this property. Note: Due to its age, this property has sloping bedroom floors.

"An excellent property and value for money."

Mr Millar, Norway

WSB	OSB	LMB	XSB
WSB: 210	A: 252	B: 307	C: 349
D: 349	E: 418	F: 453	G: 476
H: 501	I: 536	X: 501	NY: 501



Feather Cottage
Peasenhall near Dunwich

REF: 17093

Sleeps 2

Friday Arrival



Feather Cottage is a former Peasenhall ale house originally built around the 1470s and is full of the original charm and character. This delightful end-terrace cottage offers all modern amenities and is simply furnished, adding to the authenticity. There is a ground floor bathroom, fitted kitchen and lobby area, which takes you out to a rear pathway, leading to an attractive cottage garden with seating and a summerhouse, perfect for relaxing and enjoying the peaceful surroundings. The sitting room with dining area enjoys an open fire, ideal for cosy winter evenings, and a steep staircase leads to the spacious attic bedroom with beams and original dormer windows. Peasenhall village offers good local amenities which include a village store with Post Office, a family butcher's, a deli, tearooms, a local pub serving quality food and several footpaths to enjoy the picturesque country walks available throughout the year. The surrounding area offers interesting attractions, which include National Trust properties, RSPB Minsmere and the beautiful Suffolk Heritage Coast, just a few miles away and offering lovely beaches. A truly romantic cottage perfect at anytime of the year.



Accommodation One double bedroom. Ground floor bathroom with bath, shower over and basin. Separate WC. Fitted kitchen. Sitting room with dining area and open fire.

Amenities Electric heating with open fire in sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD. Fuel, power and starter pack for open fire inc. in rent. Bed linen and towels inc. in rent. Travel cot. Roadside parking. Private lawned garden with furniture and summerhouse. Two well-behaved dogs welcome. Sorry, no smoking. Shop 5 mins walk, pub 1.2 miles. Note: This property is on the main tourist route and as such some road noise can be heard. Note: This cottage has steep stairs and is not suitable for the elderly and less mobile.

WSB	OSB	LMB	XSB
WSB: 200	A: 241	B: 300	C: 340
D: 340	E: 380	F: 401	G: 424
H: 446	I: 478	X: 446	NY: 446



Holly Tree Cottage
Friston near Aldeburgh

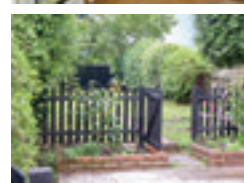
REF: 6949

Sleeps 3/4

Saturday Arrival



A cosy end-terraced cottage in the pretty Suffolk village of Friston, just a few minutes' drive from the picturesque coastal town of Aldeburgh. This homely Friston cottage offers a well-equipped kitchen, dining room, a cosy sitting room with woodburner for those cooler evenings and two first floor bedrooms. Outside, this Friston cottage enjoys two pretty, good-sized cottage gardens, with a decked area in the rear garden suitable for alfresco dining or relaxing. The local area around this cottage in Friston is ideal for walking, cycling, and birdwatching with RSPB Minsmere nature reserve and Dunwich Heath just a short drive away. The nearby market town of Saxmundham offers local shops and Framlingham and Orford castles are within easy travelling distance. A lovely Friston cottage in a great Suffolk location.



Accommodation Two bedrooms: 1 x double, 1 x single with additional Z-bed. Bathroom with bath, shower over, basin and WC. Ground floor basin and WC. Fitted kitchen. Dining room. Sitting room with woodburner.

Amenities Electric underfloor heating in kitchen and dining room, oil-filled electric radiators with woodburner in sitting room. Electric oven and hob, microwave, fridge, washing machine, tumble dryer, colour TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for two cars. Front garden, rear garden with furniture. One well behaved dog welcome. Sorry, no smoking. Shop and pub 3 miles.

"A repeat visit to this lovely cottage. Plenty to see and do and lovely walks. Will no doubt re-visit again."

Mr Poole, Kent

WSB	OSB	LMB	XSB
WSB: 217	A: 248	B: 302	C: 343
D: 343	E: 410	F: 444	G: 468
H: 491	I: 526	X: 491	NY: 491



Pump Cottage
Theberton near
Aldeburgh

REF: 6950
Sleeps 5
Saturday Arrival

A delightful mid-terraced cottage built in a traditional Suffolk style set on the edge of Theberton village, close to the seaside town of Aldeburgh. This homely Theberton cottage boasts three comfortable bedrooms, a cosy sitting room and a well-equipped spacious kitchen with dining area. This Theberton cottage has a fully-enclosed rear garden with patio area, where you can relax with a cold drink and admire the countryside views, plus within walking distance is the village pub offering real ales and good food. This Theberton cottage is the perfect base for visiting many places of interest including RSPB Minsmere, National Trust's Sutton Hoo and Orford Ness, historic market towns and the beautiful Suffolk Heritage Coastline. Alternatively you may wish to partake in walking or cycling, or simply relax and enjoy the fresh air and beautiful views that this area has to offer. This Theberton cottage is ideal for couples and families at any time of year.



Accommodation Three bedrooms: 2 x double, 1 x single. Bathroom with bath, shower over, basin and WC. Fitted kitchen with dining area. Sitting room.

Amenities Oil central heating, additional heating from electric wall-mounted heaters. Electric oven and hob, microwave, fridge, washing machine, TV with Freeview, DVD, library of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Enclosed lawn garden and patio with furniture. Two well behaved dogs welcome. Sorry, no smoking. Shop 1.5 miles. Pub 10 mins walk.



"A pleasant area with good walks nearby. We had a great holiday."

Mr Beard, Staffordshire



WSB OSB LMB XSB			
WSB: 239	A: 271	B: 326	C: 373
D: 373	E: 473	F: 525	G: 563
H: 602	I: 645	X: 602	NY: 602



Primrose Cottage
Bredfield near
Woodbridge

REF: 9437
Sleeps 4
Saturday Arrival

A cosy end-terrace cottage, one of a small group of attractive period cottages set in the pretty rural Suffolk village of Bredfield. Well-equipped throughout, this Bredfield cottage is perfect for those wanting to explore this picturesque part of Suffolk. Set over two floors, this homely Bredfield cottage offers a cosy sitting room with open fire, a kitchen with range-style cooker and a dining room enjoying views over the garden. At the rear of this Bredfield cottage is a spacious garden with two patio areas, ideal for relaxing or alfresco dining. The delightful village of Bredfield offers a community shop, pub and playground and is surrounded by country lanes for walking and cycling. Nearby is the market town of Woodbridge, with an active harbour with sailing boats and lovely riverside walks. Further afield is the vibrant city of Ipswich. The beautiful Suffolk coastline offers places to visit which include Orford Ness, the renowned Snape Maltings and the popular seaside town of Aldeburgh as well as several nature reserves and RSPB sites to enjoy. A welcoming Bredfield cottage, throughout the year.



Accommodation Two double bedrooms. Bathroom with bath, shower over, basin and WC. Fitted kitchen. Dining room. Sitting room with open fire.

Amenities Gas central heating, additional heating from open fire in sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Roadside parking. Garden with two patio areas and furniture. One well behaved pet welcome. Sorry, no smoking. Shop 3 mins walk. Pub 5 mins walk.



"An excellent base to tour Suffolk."

Mrs Tutt, Nottinghamshire



WSB OSB LMB XSB			
WSB: 202	A: 254	B: 294	C: 334
D: 334	E: 399	F: 433	G: 454
H: 479	I: 512	X: 479	NY: 479

THATCHED FARM COTTAGES
Waldringfield near Woodbridge



Bluebell Studio
Waldringfield near Woodbridge

REF: 4493
Sleeps 2
Friday Arrival

Waldringfield 2 miles. Hidden in the quiet Suffolk countryside between the village of Waldringfield and the pretty market town of Woodbridge is Thatched Farm, where you will find this welcoming holiday cottage in a converted former farm outbuilding. This delightful single-storey semi-detached studio cottage offers well-equipped, compact accommodation. Steps up lead you into the entrance lobby of this Suffolk cottage, which in turn leads into the kitchen area with breakfast bar. An arch with a step down then takes you into the sitting/bedroom area of this Suffolk cottage, with French doors offering a view over the patio area and shared woodland gardens. In a nearby separate building you will find a well-equipped shared utility room. The village of Waldringfield, in an Area of Outstanding Natural Beauty on the banks of the River Deben, has a pub serving food and a golf course. This area of Suffolk is popular with walkers, cyclists, birdwatchers, golfers and sailors, and offers many picturesque places to visit. This Suffolk cottage is next to Ref 4494, together they sleep 6.



Accommodation All ground floor, some internal steps. Open plan studio accommodation with double bed, fitted kitchen with breakfast bar and 2 stools and sitting area. Shower room with shower, basin and WC. Shared use of utility room.

Amenities Electric panel heaters throughout. Electric oven and hob, fridge, microwave, TV, Freeview, DVD, broadband. Books/DVD/games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Small courtyard garden with table and chairs. Use of large shared woodland garden with seating. Off road parking for 2 cars. One well behaved dog welcome. Sorry, no smoking. Shop and pub 2 miles.



"The garden was well tended and still colourful in October."

Mrs Lawson, Kent

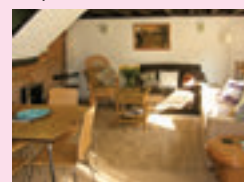
WSB OSB LMB XSB			
WSB: 179	A: 220	B: 250	C: 278
D: 278	E: 311	F: 328	G: 346
H: 364	I: 389	X: 364	NY: 364



Daffodil Cottage
Waldringfield near
Woodbridge

REF: 4494
Sleeps 3/4
Friday Arrival

Waldringfield 2 miles. Set in Suffolk countryside close to Waldringfield, within the grounds of Thatched Farm and next to the owners' home, is this lovely semi-detached Suffolk cottage with original exposed beams. The accommodation here is comfortable and welcoming, with a cosy sitting room with dining area, a well-equipped kitchen and a shower room on the ground floor. A flight of stairs leads to the main double bedroom, and a second flight of ladder-like steps leads to a small single bedroom, perfect for older children who want their own 'hide-away'. Outside this Suffolk cottage is a patio area and shared woodland gardens, wonderful for summer dining or an autumn stroll. In a nearby separate building you will find a well-equipped shared utility room. Waldringfield sits in an Area of Outstanding Natural Beauty on the banks of the River Deben, offering local picturesque places to visit and so much to see and do for walkers, cyclists, birdwatchers and golfers alike. This Suffolk cottage is next to Ref 4493, together they sleep 6.



Accommodation Two bedrooms: 1 x mezzanine double, 1 x mezzanine single (separate steep staircase). Ground floor shower room with shower, basin and WC. Fitted kitchen. Sitting room with sofa and dining area. Shared use of utility room.

Amenities Electric panel heating throughout. Electric oven and hob, fridge, microwave, TV, Freeview, DVD, broadband. Books/DVD/games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Small courtyard garden with table and chairs. Use of large shared woodland garden with seating. Off road parking for 2 cars. One well behaved dog welcome. Sorry, no smoking. Shop and pub 2 miles. Note: Due to steep stairs, the single bedroom is only suitable for children aged 8 and over.



WSB OSB LMB XSB			
WSB: 204	A: 250	B: 286	C: 320
D: 320	E: 381	F: 413	G: 435
H: 457	I: 489	X: 457	NY: 457



Hornbeams
Bramford near Ipswich

REF: 3915
Sleeps 4
Saturday Arrival



A spacious detached bungalow in a quiet cul-de-sac in the mid-Suffolk village of Bramford, 2 miles from Ipswich. Well-equipped and comfortable, this Bramford cottage enjoys a conservatory overlooking a generous, south-facing garden which is mainly laid to lawn with flower borders, a pergola and garden furniture. The bedrooms in this Bramford cottage are cosy, the attractive sitting room has a modern electric fire and there is also a small study. Bramford has a village store, Post Office, newsagents, takeaway and two pubs, both serving food. Just a 2 mile drive from this Bramford cottage and you are in Ipswich, home of "Jimmy's Farm" as seen on TV, with good shopping, bars and restaurants, museums, galleries, a theatre, cinema, sports centre, and a waterfront marina. Within easy travelling distance of this Bramford cottage are Framlingham Castle, Constable country, the River Orwell with Alton Water Reservoir & Pin Mill, Felixstowe with its pier and amusements or the quieter beaches and nature reserves of the Heritage Coast, and Colchester Zoo.



Accommodation All ground floor. Two bedrooms: 1 x double, 1 x twin. Shower room with shower, basin and WC. Fitted kitchen with breakfast area. Sitting room with dining area and electric fire. Small study area leading to conservatory with dining area.

Amenities Gas central heating throughout, additional heating from electric fire in sitting room. Electric oven and hob, microwave, fridge, freezer, washing machine, dishwasher, colour TV with Freeview, DVD, radio/CD. Books/DVD/games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair on request. Off road parking for 2 cars. Good sized enclosed garden with furniture. Sorry, no pets and no smoking. Shop and pub 10 mins walk.

"The accommodation was excellent, we felt very at home."

Mr Hackett, USA

WSB OSB LMB

WSB: 211	A: 261	B: 282	C: 314
D: 353	E: 377	F: 411	G: 432
H: 453	I: 485	X: 453	NY: 453

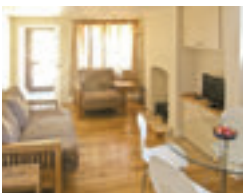


12a East Row
Holbrook near Ipswich

REF: 6140
Sleeps 4/6
Saturday Arrival



An end-terrace cottage in the Suffolk village of Holbrook, offering modern amenities in a cosy country cottage setting. Guests will enter this Holbrook cottage into the sitting area, with a dining area next to the kitchen. Off the beautiful Holbrook cottage kitchen is a good-size shower room with modern fittings. An open flight of stairs leads you to the first floor bedrooms of this Suffolk holiday home. There is a lovely garden to the front of this Holbrook cottage, with a summerhouse and garden furniture, perfect for relaxing after an exciting day out. The area around the Suffolk holiday village of Holbrook has much to offer, including excellent cycle routes and a wealth of public footpaths. At the end of the village, Alton Water, with fishing and sailing, is a great day out from your Holbrook cottage. Further afield, Sutton Hoo, Framlingham Castle and the city of Ipswich are easily accessed from your Suffolk cottage.



Accommodation Two bedrooms: 1 x double, 1 x adult bunks. Ground floor shower room with shower, basin and WC. Fitted kitchen. Sitting room with dining area and sofa bed.

Amenities Electric panel heaters throughout, underfloor heating on ground floor. Electric oven and hob, microwave, fridge, TV, DVD player, library of DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Private garden with garden furniture and summerhouse (suitable for bike storage). One well-behaved dog welcome. Sorry, no smoking. Shops 1 min walk, pub 5 mins walk.

"The cottage was comfortable, clean and warm."

Mrs Johns, Worcestershire

WSB OSB LMB

WSB: 204	A: 237	B: 287	C: 326
D: 326	E: 390	F: 422	G: 444
H: 468	I: 499	X: 468	NY: 468



Chapel Cottage
Long Melford

REF: 9961
Sleeps 4
Friday Arrival



A delightful detached cottage in the popular Suffolk market town of Long Melford. This Long Melford cottage is set back from the road in a quiet corner overlooking a green, and also enjoys a private rear courtyard garden. The interior of this Long Melford cottage is well-equipped, with a country-style kitchen with dining area, and a sitting room with woodburner, perfect for relaxing, cosy evenings. Just a short walk from this cottage in Long Melford, the town centre offers a selection of interesting independent shops, antique centres and good restaurants. On top of the hill at the north end of Long Melford, close to this Long Melford cottage, is the magnificent Holy Trinity Church, as well as nearby NT Long Melford Hall. On the outer edge of Long Melford is Kentwell Hall, a romantic Tudor mansion with beautiful gardens, historic farm buildings and rare breed animals. Whether exploring all the area has to offer, or staying in to relax, this Long Melford cottage is an ideal family or romantic retreat at any time of year.



Accommodation Two bedrooms: 1 x double, 1 x twin. Shower room with shower, basin and WC. Fitted kitchen with dining area. Sitting room with woodburner.

Amenities Electric heating throughout, additional heating from woodburner in sitting room. Electric oven and hob, microwave, fridge, freezer, dishwasher, washing machine, TV with Freeview, DVD. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair. Off road parking for 2 cars. Private courtyard garden with furniture. Sorry, no pets and no smoking. Shop and pub 5 mins walk.



"An excellent location for places of interest."

Miss Moulton, Essex

WSB OSB LMB

WSB: 221	A: 268	B: 319	C: 361
D: 361	E: 429	F: 464	G: 488
H: 513	I: 548	X: 513	NY: 513

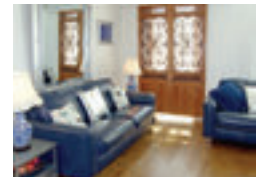


Granary Cottage
Lavenham

REF: 7881
Sleeps 4/5
Friday Arrival



A stylish semi-detached cottage, centrally located in the beautiful medieval town of Lavenham. This Lavenham cottage features two spacious bedrooms with a romantic French touch and overlooks the garden and the tiled medieval village roofs. Sunny evenings at this Lavenham cottage will find you on the secluded patio, ideal for alfresco dining, and for the cooler evenings, there is the conservatory with dining area which leads through antique Chinese doors to the cosy sitting room. The high street is within walking distance of this Lavenham cottage, offering traditional local produce from butchers, bakers, grocers along with interesting art galleries, antique centres and boutiques. Eating out is a must in Lavenham which is considered the food centre of Suffolk, with Michelin-starred restaurants and pubs serving locally produced food, wines and beers. The countryside surrounding this Lavenham cottage is ideal for walking, cycling, and bird-watching. There are several National Trust properties, traditional small market towns and the large historic market towns of Sudbury, Bury St Edmunds, Newmarket and Cambridge, all within easy driving distance of this Lavenham cottage, along with museums, weekly markets and good shopping facilities.



Accommodation Two bedrooms: 1 x king-size double, 1 x twin with pull-out child's stacker bed. Bathroom with bath, shower over, basin and WC. Ground floor basin and WC. Fitted kitchen. Sitting room. Conservatory with dining area.

Amenities Gas central heating throughout. Electric oven, gas hob, microwave, fridge/freezer, dishwasher, washer/dryer, TV with Freeview, DVD, WiFi. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair. Road-side parking. Small private garden with table and chairs. Sorry, no pets and no smoking. Shops, pub and restaurants 4 mins walk. Note: This property accepts a maximum of 4 adults.



WSB OSB LMB

WSB: 310	A: 378	B: 378	C: 378
D: 378	E: 453	F: 491	G: 517
H: 544	I: 582	X: 544	NY: 544

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking



Faith Cottage
Bradfield St. George near Felsham

REF: 1934

Sleeps 4/6

Saturday Arrival



Felsham 1.5 miles. A delightful Grade II listed detached cottage, situated in the rural hamlet of Bradfield St. George, 1.5 miles from the village of Felsham. Dating back to 1488, this charming property has been sympathetically restored to combine character features with modern amenities, boasting a thatched roof, exposed beams throughout and woodburners in the dining and sitting rooms. The large garden offers views over glorious Suffolk countryside whilst one of the oldest woodlands in England rests on the edge of the property's perimeter, ideal for a peaceful evening stroll. Many wonderful medieval villages are scattered throughout the area, home to some fabulous Tudor architecture, and nearby Bury St Edmunds offers a good range of amenities and attractions, including the Theatre Royal and of course the stunning cathedral. A lovely property in a great location!



Accommodation Two bedrooms: 1 x double, 1 x twin. Ground floor bathroom with roll-top bath with hand-held shower, basin and WC. Modern, fitted kitchen with breakfast area. Dining room with woodburner. Sitting room with double sofa bed and woodburner.

Amenities Electric heating throughout with additional underfloor heating on ground floor and woodburners in dining and sitting rooms. Range cooker with electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, TV with basic Freeview, video, DVD, radio/cassette, library of videos/books/games. Fuel, power and starter pack of fuel for woodburners inc. in rent. Bed linen and towels inc. in rent. Travel cot on request. Off road parking for 3 cars. Large lawned garden with garden furniture. Sorry, no pets and no smoking. Shop and pub 1.5 miles. Note: There is an unfenced pond close to this property. Note: Due to the thatched roof this property does not allow BBQs.

and sitting rooms. Range cooker with electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, TV with basic Freeview, video, DVD, radio/cassette, library of videos/books/games. Fuel, power and starter pack of fuel for woodburners inc. in rent. Bed linen and towels inc. in rent. Travel cot on request. Off road parking for 3 cars. Large lawned garden with garden furniture. Sorry, no pets and no smoking. Shop and pub 1.5 miles. Note: There is an unfenced pond close to this property. Note: Due to the thatched roof this property does not allow BBQs.



"The cottage has been restored beautifully. Wished we had stayed longer."

Mr Brady, London

WSB OSB LMB

WSB: 285	A: 317	B: 378	C: 415
D: 415	E: 550	F: 620	G: 646
H: 669	I: 717	X: 669	NY: 669

THE BOTHY & THE BULL PEN
Stoke Ash near Eye



The Bothy
Stoke Ash near Eye

REF: 2582

Sleeps 2

Saturday Arrival



Eye 4 miles. A cosy detached house on a 160 acre working arable farm, set in a rural location in the village of Stoke Ash, 4 miles from the town of Eye. With a large kitchen/diner and a spacious sitting room with doors to the lovely lawned garden, this is an ideal property for a relaxing break. Eye itself offers a variety of shops, pubs and eateries, while nearby Stowmarket and Diss provide yet more choice. There are many museums in the area, as well as a golf course at Stowmarket, or slightly further afield lies the picturesque Suffolk coastline, while inland are the cycle trails and Go Ape high wire experience at Thetford Forest. Note: This cottage is next to Ref 11433, together they sleep 4.



Accommodation One double bedroom. Bathroom with bath, electric shower, basin & WC. Ground floor basin and WC. Kitchen with pantry and dining area. Spacious sitting room with sofa and doors to garden.

Amenities Full oil-fired central heating with additional heating from electric woodburner-effect stove in living room. Electric oven and hob, microwave, fridge, washing machine, flat screen colour TV with Freeview, DVD, stereo/CD, WiFi. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Lawned garden with summerhouse, furniture and BBQ. Off road parking for two cars. One well behaved pet welcome at £10. Sorry, no smoking. Shop 10 mins walk, pub 1 mile. Note: Babes-in-arms only.

"The cottage was very clean, comfortable and spacious. Ideal to relax in."

Mr Martin, Hampshire

WSB OSB LMB

WSB: 158	A: 199	B: 255	C: 278
D: 278	E: 306	F: 320	G: 330
H: 339	I: 363	X: 339	NY: 339

The Bull Pen
Stoke Ash near Eye

REF: 11433

Sleeps 2

Saturday Arrival



Eye 4 miles. Hidden in the depths of the beautiful Suffolk countryside just outside the village of Stoke Ash is this detached, converted farm building which offers a cosy rural retreat on a working arable farm. Well-appointed throughout, this cottage is ideal for those wanting a romantic escape where you can relax and enjoy the peace and quiet of the countryside. The cottage offers ground floor accommodation with a well-equipped kitchen, a sitting room and a double bedroom with en-suite wet room. French doors from the sitting room lead out to a private small garden area with patio and seating which looks out to the lightly wooded area beyond. The nearby market town of Eye offers a variety of shops, restaurants and pubs along with the popular market town of Diss which offers rail links, museum and golf. Within easy driving distance are the delights of the beautiful Suffolk coastline with Aldeburgh and Southwold both nearby along with the RSPB site at Dunwich. Why not spend a day exploring the cities of Ipswich and Norwich which are also only a short drive away? A wonderful cottage to be enjoyed at any time of the year. Note: This cottage is next to Ref 2582, together they sleep 4.



Accommodation All ground floor. One double bedroom with en-suite shower, basin and WC. Fitted kitchen. Sitting room with dining area.

Amenities Gas central heating. Electric oven and hob, microwave, fridge, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Private garden with patio and furniture. Off road parking for 2 cars. One well behaved dog welcome. Sorry, no smoking. Shop 10 mins walk, pub 1 mile. Note: Babes-in-arms only.

"Probably the best cottage we have stayed in."

Mr Sandham, Hampshire

WSB OSB LMB XSB

WSB: 185	A: 220	B: 265	C: 298
D: 298	E: 320	F: 340	G: 348
H: 357	I: 380	X: 358	NY: 358



Wild Bryony Cottage
Mendlesham Green near Stowmarket

REF: 3793

Sleeps 2

Saturday Arrival



A cosy mid-terraced cottage in the quiet hamlet of Mendlesham Green, 1.5 miles from Mendlesham village and 12 miles from Diss. This well-equipped Mendlesham Green cottage is perfect for those wishing to escape, or wanting a romantic hide-away. The accommodation in this Mendlesham Green cottage is comfortable and welcoming, with a pretty bedroom and cosy sitting room, and a courtyard garden with BBQ and furniture, lovely for outdoor dining. The surrounding lanes are perfect for enjoying quiet county walks. Within walking distance is Mendlesham village, with a local bakery and two welcoming public houses. Within easy travelling distance from this Mendlesham Green cottage, facilities include fishing, golfing, cycling, walking and horse riding. Just a short drive is the market town Stowmarket offering good shopping facilities. Newmarket, Bury St Edmunds, Norwich and Ipswich are all within easy driving distance along with the beautiful scenic coastline of Suffolk.



Accommodation One double bedroom. Bathroom with bath, shower over, basin and WC. Fitted kitchen. Sitting room with folding dining table and chairs, and electric woodburner-effect stove.



Amenities Electric central heating throughout, electric woodburner-effect stove in sitting room. Electric oven and hob, microwave, fridge, washing machine, colour TV, DVD, radio/CD, library of books/DVD/games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Lockable bike storage. Courtyard garden with table and chairs. Two well-behaved pets welcome. Sorry, no smoking. Bakery, Post Office, fish and chips, shop and pubs 1.5 miles.



WSB OSB LMB XSB

WSB: 156	A: 195	B: 252	C: 273
D: 273	E: 300	F: 315	G: 325
H: 334	I: 357	X: 334	NY: 334



Foresters
Coddenham near Stowmarket

REF: 14935
Sleeps 3
Friday Arrival



Foresters is a delightful thatched cottage centrally located in the pretty historic Suffolk village of Coddenham. This wonderful detached cottage has plenty of original country cottage charm, with a wealth of exposed beams throughout. From the porch you enter the cosy beamed sitting room with a woodburner; perfect for long winter's evenings. A step leads you to the compact well-equipped kitchen and a ground floor bathroom. Steep stairs take you to the first floor with an attractive master bedroom with original beams and sloping ceiling whilst outside is a small decked area with seating. Just a few steps away is the local public house and a little further is the village store. Walkers and cyclists can enjoy the beautiful Suffolk countryside and the village offers several country walks which include a circular village walk. The surrounding area offers many attractions to visit, with NT Framlingham Castle and Sutton Hoo. The village of East Bergholt is well worth visiting along with the beautiful unspoilt Suffolk Heritage Coastline, all of which are within an easy drive. Excellent shopping and further places of interest can be found in Bury St Edmunds, Ipswich and Norwich. A wonderful romantic cottage at any time of the year.



Accommodation Two bedrooms: 1 x double, 1 x single. Ground floor bathroom with bath, shower over, basin and WC. Fitted kitchen. Sitting room with dining area and woodburner.

Amenities Electric heaters with woodburner in sitting room. Electric oven and hob, microwave, fridge, washing machine, TV with Freeview, DVD, WiFi. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Roadside parking. Decked area with furniture. Two well behaved dogs welcome. Sorry, no smoking. Shop 3 mins walk, pub 1 min walk. Note: The double bedroom has restricted head room on two sides.



WSB OSB LMB

WSB: 217	A: 258	B: 312	C: 353
D: 353	E: 420	F: 454	G: 477
H: 502	I: 536	X: 592	NY: 592

WITHERSDALE CROSS COTTAGES
Withersdale Street near Harleston



Golden Cross
Withersdale Street near Harleston

REF: 15753
Sleeps 4
Saturday Arrival



Harleston 3 miles. This well presented semi-detached cottage enjoys a peaceful, rural setting in the Waveney Valley area of Suffolk, in the village of Withersdale Street, three miles from Harleston. Set within the grounds of the owners' home, this delightful former outbuilding has been lovingly converted, retaining original features such as part-vaulted ceilings. This single-storey cottage offers bright, spacious accommodation with an open plan living area with well-equipped kitchen area, a dining area and a sitting area with comfy sofas and views onto a private patio garden with seating. There are two bedrooms – a king-size double and a twin, which can be made into a double, along with a shower room. The cottage also benefits from shared use of the owners' large lawned garden with trees, flowers and seating. Surrounded by countryside, this cottage offers a lovely retreat from which to enjoy this part of Suffolk, or you may wish to venture over the border into Norfolk. Close by is Harleston with independent shops and good restaurants, while the historic city of Norwich is within easy reach. The seaside town of Southwold, famous for its beach huts, lighthouse and Adams Brewery is nearby, as are Snape Maltings, Framlingham village, with its National Trust-owned castle, Wyken Vineyards, and RSPB Minsmere. This cottage is an ideal base to explore this wonderful area. Note: This property is attached to Ref 15757, together they sleep 6.



Accommodation All ground floor, 1 x king-size double, 1 x twin (zip/link - can be double on request). Shower room with shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.

Amenities Gas central heating throughout. Electric oven, gas hob, microwave, fridge, washer/dryer, dishwasher, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Private enclosed front patio area with furniture, shared use of owners' lawned garden with furniture. Two well behaved dogs welcome. Sorry, no smoking. Shop 2 miles, pub 1 mile.

rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Private enclosed front patio area with furniture, shared use of owners' lawned garden with furniture. Two well behaved dogs welcome. Sorry, no smoking. Shop 2 miles, pub 1 mile.



"Everything was just perfect for us."

Mrs Castle, Kent

WSB OSB LMB XSB

WSB: 216	A: 259	B: 316	C: 359
D: 359	E: 430	F: 466	G: 490
H: 516	I: 552	X: 516	NY: 516



The Kiln
Withersdale Street near Harleston

REF: 15757
Sleeps 2
Friday Arrival



Harleston 3 miles. Situated in the Waveney Valley area of Suffolk, in the quiet village of Withersdale Street, three miles from the market town of Harleston is this lovely single-storey barn conversion. This welcoming semi-detached Withersdale Street cottage enjoys modern contemporary furnishings throughout and consists of an open plan living area with a kitchen area, a dining area and a sitting area, along with a comfortable king-size double bedroom and en-suite shower room. Outside your Harleston cottage you will find a small private patio and shared use of the owners' large lawned garden, with tall trees and shrubs, which is an ideal place to just sit and relax, whilst listening to the birds and enjoying a morning coffee or an evening glass of wine. Just three miles from this Withersdale Street cottage is the town of Harleston, which offers a selection of mostly independent shops and good estates. Nestling on the Norfolk/Suffolk borders, this Withersdale Street cottage is ideally placed for county hopping, with many attractions to be found close by. Visit the attractive broadland villages of Bungay and Beccles or the city of Norwich, plus just a short drive away is the Heritage Suffolk Coast with its wonderful seaside towns and heathlands. This Harleston cottage is ideal for a romantic retreat at any time of the year. Note: This property is attached to Ref 15753, and together they sleep 6.

Accommodation All ground floor. One king-size double bedroom with en-suite shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.



Amenities Gas central heating throughout. Electric oven, gas hob, microwave, fridge, dishwasher, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Private enclosed front patio area with furniture, shared use of owners' lawned garden with furniture. One well behaved dog welcome. Sorry, no smoking. Shop 2 miles, pub 1 mile.

WSB OSB LMB XSB

WSB: 185	A: 222	B: 276	C: 312
D: 312	E: 349	F: 368	G: 389
H: 409	I: 438	X: 409	NY: 409



Kingsway
Ubbeston Green

REF: 4027
Sleeps 6
Friday Arrival



Kingsway is a delightful detached property in the village of Ubbeston Green, on a quiet country road between the market towns of Eye and Halesworth. This spacious Ubbeston Green cottage offers a well-appointed kitchen/breakfast room, a lounge/dining room with woodburner and French doors leading to the garden, three bedrooms, two shower rooms, and a large, private, south-facing, family-friendly garden with furniture, ideal for outdoor dining. Just a short drive from this Ubbeston Green cottage is the market town of Halesworth, providing good shopping facilities. The nearby coastline offers the pretty seaside towns of Aldeburgh and Southwold, both with local RSPB sites and the latter with a delightful pier as well. Further along the coastline is Kessingland with its lovely clean beach and Lowestoft with family attractions including Pleasurewood Hills and Africa Alive. A terrific Ubbeston Green cottage for a coastal or country break.



Accommodation Three bedrooms: 1 x double with basin, 1 x adult bunks with basin, 1 x ground floor twin. Ground floor shower room with shower, bidet, basin & WC. Shower room with shower & WC. Fitted kitchen with breakfast area. Sitting room with woodburner & dining area.



Amenities Full oil central heating, woodburner in sitting room. Electric oven, LPG gas hob, fridge/freezer, microwave, washing machine, dishwasher, colour TV, DVD, radio/CD, books/DVD/games. Table tennis. Fuel & power inc. in rent. Bed linen & towels inc. in rent. Cot & highchair available. Off road parking for 3 cars. Private large garden with furniture, garden games & trampoline. Sorry, no smoking. Two well behaved dogs welcome. Shop & pub 3 miles.

"It really feels like home."

Ms Ashenden, Essex



WSB OSB LMB

WSB: 261	A: 296	B: 348	C: 395
D: 395	E: 498	F: 550	G: 581
H: 612	I: 655	X: 612	NY: 612

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking

Cambridgeshire



First stop Cambridge, for punting on the Cam and exquisite architecture like King's College Chapel. Next stop Ely Cathedral, dating back to Norman times, or perhaps the Cromwell Museum in Huntingdon. Be a little helper at Linton Zoo. Get lost in East Anglia's biggest maize maze. Roam the peaceful Fens on foot or bike or float along the waterways.

Cottages start from
£184
per week

For more information about this area go to

www.SykesCottages.co.uk/Cambridgeshire



24 High Street
Madingley near Cambridge

REF: 17522
Sleeps 3
Saturday Arrival

Centrally located in the attractive village of Madingley is this mid-terraced, single-storey cottage. Just a few miles from the university city of Cambridge, the cottage offers guests bright, modern accommodation equipped to a high standard. Two bedrooms provide flexible sleeping arrangements plus there is open plan living providing comfy seating and an attractive modern fitted kitchen. French doors lead you into a secluded garden, which is perfect for a morning coffee as you plan the day's activities. The nearby city of Cambridge has a vast selection of places to visit, which include university colleges, riverside walks and museums catering for all interests. There are excellent shopping facilities with independent, designer and high street stores, and restaurants offering a wide selection of food, all of which can be reached by bus from Madingley. Other places worth visiting include Wimpole Hall set in rolling parkland and woodland and Audley End, one of English Heritage's grandest stately homes. A delightful cottage which is well worth visiting all year round.



Accommodation All ground floor. Two bedrooms: 1 x double, 1 x single. Bathroom with bath, shower over, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.

Amenities Electric central heating. Electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Private, enclosed rear lawned garden with patio, furniture and BBQ. Sorry, no pets and no smoking. Shop 2 miles, pub 2 mins walk.



View more images and check live availability online at www.SykesCottages.co.uk



WSB	OSB	LMB	XSB
WSB: 212	A: 253	B: 308	C: 350
D: 350	E: 419	F: 454	G: 478
H: 503	I: 538	X: 503	NY: 503

STONEBRIDGE LANE COTTAGES Fulbourn near Cambridge



Thatched Cottage
Fulbourn near Cambridge

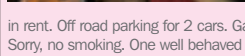
REF: 7045
Sleeps 4
Saturday Arrival

A charming mid-terraced thatched cottage, bursting with 'old world' charm, in the village of Fulbourn in Cambridgeshire. This Fulbourn cottage is set down a quiet lane which leads to Fulbourn Fen Nature Reserve, much enjoyed by walkers and dogs. This Fulbourn cottage has a long driveway, with garden and patio areas with furniture, and an additional rear garden ensuring plenty of opportunity for relaxing in the peaceful outdoors. Inside, this Fulbourn cottage offers a fitted kitchen, a dining room and sitting room with oak beams and an Inglenook fireplace. Steep, narrow stairs lead to two bedrooms, both with vaulted ceilings with roof beams and traditional low dormer windows, offering open views over the Cambridgeshire countryside. Within easy driving distance of this Fulbourn cottage are the city of Cambridge, Newmarket, Duxford Imperial War Museum, Linton Zoo, the pretty market town of Saffron Walden and Audley End House. A charming Fulbourn cottage for a family or romantic break. Note: This Fulbourn cottage is next door to Ref 5631, and together they can accommodate 6.



Accommodation Two bedrooms: 1 x double, 1 x twin. Ground floor bathroom with bath, shower over, basin and WC. Fitted kitchen. Dining room. Sitting room.

Amenities Gas central heating throughout. Electric oven, gas hob, microwave, fridge, dishwasher, washing machine, TV with Freeview, DVD player. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Garden with furniture. Additional garden area. Sorry, no smoking. One well behaved dog welcome. Shop and pub 8 mins walk.



"This was a totally delightful cottage."

Mr Toates, Surrey



WSB: N/A	A: 295	B: 302	C: 343
D: 343	E: 409	F: 444	G: 468
H: 491	I: 526	X: 491	NY: 491



The Studio, Horseshoe Cottage
Fulbourn near Cambridge

REF: 5631
Sleeps 2
Saturday Arrival



A detached property located next to the owners' thatched cottage in the village of Fulbourn, a pretty village hidden in the delightful Cambridgeshire countryside. This Cambridgeshire cottage has a modern kitchen and shower room on the ground floor, with stairs leading to the first floor. Here, guests to this Cambridgeshire cottage will find an open plan living area with dining area, sitting area and bedroom area, with sloping ceilings and Velux windows providing views over the countryside. This Cambridgeshire cottage also enjoys a private decked garden area, with table and chairs providing views over the owners' garden and surrounding countryside. Just a short walk down the lane at the bottom of the drive is the wooded area of Fulbourn Fen Nature Reserve. A 5 mile drive takes you to the beautiful city of Cambridge, with museums and gardens, where you can enjoy a punt down the river or sample the many delights of the cafes and restaurants. From the museum at Duxford to racing at Newmarket, and country houses such as Audley End and Wimpole Hall, there is so much to enjoy from this Cambridgeshire cottage. Note: This Cambridgeshire cottage is next door to Ref 7045, and together they can accommodate 6.



Accommodation First floor open plan living area with double bed, sitting area and dining area. Ground floor shower room with shower, basin and WC. Ground floor kitchen.

Amenities Electric underfloor heating throughout. Electric oven and hob, microwave, fridge, washing machine, TV, DVD player, WiFi, books/DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Private decked garden with table and chairs. One well behaved dog welcome. Sorry, no smoking. Shop and pub 8 mins walk. Note: Dog sitting service available by arrangement. Note: Two bicycles available for guests' use, at own risk - deposit required.



WSB: N/A	A: 232	B: 286	C: 322
D: 322	E: 359	F: 378	G: 399
H: 419	I: 448	X: 419	NY: 419





Dolly
Meppershall,
Bedfordshire

REF: 13596
Sleeps 2/4
Friday Arrival

A detached, modern studio cottage in the village of Meppershall in Bedfordshire. Offering compact and cosy, well-designed accommodation, this stylish Meppershall cottage has everything to hand and enjoys bright modern furnishings, a well-equipped kitchen area with dining space and a comfy corner sofa, which can be converted to offer an additional bed. A spacious wet room off the kitchen area completes your Bedfordshire studio accommodation. A wonderful Bedfordshire cottage retreat, ideal for a couple.



Accommodation All ground floor. Open plan accommodation with one double bed, fitted kitchen with dining area and sitting area with double sofa bed. Wet room shower with basin and WC. Shared use of hot tub.

Amenities Gas central heating. Electric oven and hob, microwave, fridge, washing machine, TV with Freeview, DVD, WiFi. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Shared use of large enclosed lawned garden with football pitch, patio area, garden furniture and BBQ. Shared use of hot tub and plunge pool. Sorry, no pets and no smoking. Shop and pub 5 mins walk.



"It was a lovely and very relaxing break."

Miss Bedman, Sussex

WSB	OSB	LMB
155	A: 184	B: 227
D: 256	E: 286	F: 301
G: 318	H: 334	I: 357
X: 334	NY: 334	



Riverside Lodge
Isleham near
Newmarket

REF: 1703
Sleeps 4
Saturday Arrival

Isleham 1 mile. A superb, Scandinavian-style, wooden lodge situated in a private marina on the River Lark, on the Suffolk/Cambridgeshire border, one mile from the village of Isleham. Idyllically located, the property benefits from free, all year round fishing from its own mooring and has been renovated to a very high standard, with a comfortable, open plan living area and delightful river-fronted garden with decked area, perfect for dining alfresco. Enjoy a free trip on the river in the owner's rowing boat, or take in the lovely surrounding countryside. Fishing can be enjoyed on the river, while there are five golf courses within a 20 minute drive. With Newmarket and Ely a short drive away, this is a superb location in which to relax and unwind.

Accommodation Two bedrooms: 1 x ground floor double, 1 x first floor twin (limited headroom) with balcony overlooking dining area. Ground floor shower room with shower, basin & WC. Open plan living area with fitted kitchen with breakfast bar, dining area & sitting area, with patio doors leading on to veranda. Note: Double room is separated from living area by a curtain.

Amenities Full gas central heating throughout (underfloor heating in shower room). Air conditioning. Electric cooker, microwave, fridge/freezer, washing machine, 2 x colour TVs (one with digibox), DVD, CD player/radio. Library of books/games/DVDs. All fuel & power inc. in rent. Bed linen & towels inc. in rent. Off road parking for 4 cars. Lawned garden with patio & veranda. Decked area with garden furniture. One small well behaved dog welcome by arrangement. Sorry, no smoking. Shops & pubs 1 mile. Note: Unfenced river at bottom of garden. Children must be supervised. Note: Narrow spiral staircase in



property may be unsuitable for the less mobile. Note: Pets not to be left in property unattended. Note: This property requires a £100 refundable Good Housekeeping Bond for guests bringing a dog.

"It is such a lovely setting and the cottage is so beautiful."

Mr Dyke, London

WSB	OSB	LMB
237	A: 252	B: 321
C: 359	D: 359	E: 459
F: 511	G: 537	H: 564
I: 604	X: 564	NY: 564



Key to symbols

★★★★ Star Rating awarded by Regional Tourist Board

Sykes Cottages Rating

We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

Open fire

One pet welcome (check for extra pets)

No pets

No smoking



14 Church Street
Alwalton near Peterborough

REF: 8817
Sleeps 5
Friday Arrival

A beautiful, Grade II listed, semi-detached stone cottage in the pretty village of Alwalton, just 4 miles from the bustling city of Peterborough. This Alwalton cottage has been lovingly restored to a high standard and retains plenty of original features which include stone mullion windows and oak beams. There are three comfortable bedrooms at this Alwalton cottage, and a large landing area makes an ideal spot for relaxing or reading. Make the most of an attractive country kitchen with brick flooring, a separate dining room with limestone floors, and a spacious yet cosy sitting room with oak flooring and large original Inglenook fireplace with a woodburner, all designed to make this Alwalton cottage an idyllic home-from-home for a family holiday or a romantic break. The large garden at this Alwalton cottage offers an opportunity for playing family games on the lawn or just spending a day relaxing on the patio. The local village provides a lovely store with a Post Office and tea rooms, whilst the local pub is just around the corner. Just a few miles from this Alwalton cottage is the vibrant city of Peterborough as well as the delightful market towns of Stamford, Oundle and Oakham. Spend a day messing about on a boat on Rutland Water, or maybe take a steam train ride along the Nene Valley. A superb Alwalton cottage all year round.



Accommodation Three bedrooms: 1 x double, 1 x twin, 1 x single (accessed through the double bedroom). Bath-room with bath, shower over, basin and WC. Ground floor shower room with shower, basin and WC. Fitted kitchen. Utility. Dining room. Sitting room with woodburner.

Amenities Gas underfloor heating throughout with additional heating from woodburner in sitting room. Electric oven, gas hob, microwave, fridge/freezer, washer/dryer, TV with Freeview, DVD. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Enclosed garden with patio and furniture. Sorry, no pets and no smoking. Shop and pub 5 mins walk.



"What a fantastic place! It was even better than we expected."

Mr Lawrence, USA

WSB	OSB
350	A: 414
B: 503	C: 579
D: 579	E: 739
F: 821	G: 885
H: 947	I: 1015
X: 947	NY: 947



The Barn
Glington near
Peterborough

REF: 4548
Sleeps 2
Friday Arrival



Centrally located opposite the church within the village of Glington, is this delightful converted stone barn located within the grounds of the owner's home. This spacious Glington cottage offers an open plan living area on the ground floor, with an open fire and views of the private garden and the paddock beyond. Located on the first floor of this Glington cottage is a large bedroom with original oak beams and sloping ceilings and a spacious en-suite bathroom. The patio garden of this Glington cottage offers the opportunity to relax and enjoy a morning coffee before visiting the many attractions in the nearby city of Peterborough which include the cathedral, museum and art gallery. Also within a short distance of this Glington cottage are Grimsthorpe and Oakham castles, Rutland County Museum, the nature reserve at Rutland Water and the market towns of Stamford and Spalding. There are many fascinating things to see and do from this lovely Glington cottage.



Accommodation One king-size double bedroom with en-suite bath, shower over, basin & WC. Open plan living area with fitted kitchen with open fire, dining area & sitting area with sofa bed.

Amenities Oil central heating throughout with additional heating from open fire in kitchen area. Electric oven & hob, fridge, dishwasher, TV with Freeview, DVD, library of books, games & DVDs. All fuel & power inc. in rent. Bed linen & towels inc. in rent. Travel cot & highchair available. Foldaway single bed available on request. Off road parking for 2 cars. Enclosed, private patio garden with furniture. One well behaved pet welcome. Sorry, no smoking. Stabling & grazing for up to two horses available at additional cost and by prior arrangement with the owner. Shops 5 mins walk, pub 2 mins walk.



WSB	OSB	LMB
187	A: 212	B: 264
C: 297	D: 297	E: 332
F: 352	G: 371	H: 391
I: 417	X: 391	NY: 391



Pixie Cottage
Thorney near Peterborough

REF: 12833 ✓✓✓✓
 Sleeps 2 🚫🚫
 Friday Arrival

This lovely, detached cottage is situated within the grounds of the owners' home, next to Thorney Abbey, in the historic village of Thorney, just eight miles from Peterborough. This delightful Thorney cottage boasts classic country furnishings, a cosy sitting room with an original beamed ceiling and bread oven, a well-equipped kitchen with dining area and a bathroom. Steep stairs lead up to a bright and airy bedroom with a window looking out onto the garden. Outside this Thorney cottage is a pretty cottage garden with table and chairs and an open summerhouse, which is an ideal place to enjoy a morning coffee on a sunny day. The village of Thorney is proud of its long historic past, all of which awaits your discovery at the local Heritage Museum, plus the museum also offers tours of Thorney Abbey and the Victorian Model Village. Thorney has good local amenities including a pub, food outlets and a Post Office. Within driving distance of this Thorney cottage is the city of Peterborough and the market town of Wisbech, both of which are well worth a visit. There are a number of attractions and other places of interest in the area, making this Thorney cottage a perfect base for a couple at any time of year.



Accommodation One double bedroom. Ground floor bathroom with bath, shower over, basin and WC. Fitted kitchen with dining area. Sitting room.

Amenities Gas central heating throughout. Gas oven and hob, microwave, fridge, washing machine, dishwasher, TV with Freeview, DVD, selection of books. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Roadside parking. Shared enclosed garden with patio, open summerhouse and furniture. Sorry, no pets and no smoking. Shop and pub 5 mins walk. Note: This property accepts children aged 12 years and over only.



View more images and check live availability online at www.SykesCottages.co.uk



WSB	OSB	LMB	XSB
WSB: 189	A: 227	B: 282	C: 319
D: 319	E: 357	F: 376	G: 398
H: 418	I: 448	X: 418	NY: 418



The Cottage
Grafham near Grafham Water

REF: 4346 ✓✓✓✓
 Sleeps 6 🚫🚫
 Saturday Arrival

An unusual 350-year old Grafham cottage, once owned by Oliver Cromwell's family, now divided into two holiday cottages and set within a 6-acre site, owned and managed by The Caravan Club, close to wonderful Grafham Water in Cambridgeshire. This Grafham cottage enjoys all the facilities The Caravan Club site offers, including a children's play area and free use of the open air heated swimming pool. This semi-detached, spacious Grafham cottage offers cosy accommodation and modern amenities, with a first floor open plan living area with well-equipped kitchen, sitting area, dining area, vaulted ceiling and French doors leading to a balcony. On the ground floor are 3 bedrooms, a bathroom, utility room, and good-sized enclosed, private garden. Just a short walk from this Grafham cottage is Grafham Water, a stunning reservoir offering a wide choice of activities to enjoy, including walking, cycling, watersports, a café and picnic areas, or perfect for just relaxing by the waters' edge. A lovely Grafham cottage for an active or relaxing break.



Accommodation Three ground floor bedrooms: 1 x double, 1 x twin, 1 x adult bunk beds. Ground floor bathroom with bath, shower cubicle, basin and WC. Utility room. First floor open plan living area with kitchen, dining area and sitting area.

Amenities Full gas central heating, Electric oven and hob, fridge/freezer, microwave, dishwasher, washing machine and tumble dryer in utility, colour TV with Freeview, DVD. Books/DVD/games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair. Off road parking for 2 cars. Shared use of open air heated swimming pool, 8x22m, open when life-guard on duty, from May to Mid September. Enclosed garden with furniture and BBQ. Sorry, no pets and no smoking. Small onsite shop. Supermarket 8 miles, pub 10 mins walk. Note: Max 6 including infants.

"A great property in a beautiful place."

Mr Baker, Germany

WSB	OSB	LMB	XSB
WSB: 309	A: 347	B: 420	C: 483
D: 483	E: 616	F: 676	G: 729
H: 776	I: 839	X: 776	NY: 776



WOODFORD MILL HOLIDAY COTTAGES
Ringstead near Thrapston

Situated on the edge of Ringstead village is this limestone and ironstone watermill, which has been painstakingly converted, retaining much of its original charm and character throughout, into a unique group of waterside cottages. Overlooking the River Nene, the cottages offer ideal accommodation for a couple or small family who wish to explore this wonderful area or simply relax and watch the barges go by from the balcony – a superb feature. Beneath these lovely cottages is the owner's pretty tea room where you can enjoy a cup of tea and a slice of cake after a busy morning visiting the local attractions. At the other end of the watermill you can see the mill's working wheel, which supplies the electricity to the cottages. Just across the road you can hire a boat, or simply take a leisurely walk along the riverbank, perhaps even partaking in a spot of fishing. Close to the Kinewell Lake Pocket Park and local nature reserve, and with a number of interesting places to visit, these wonderful cottages make a superb retreat.



Millstone Cottage
Ringstead near Thrapston

REF: 12955 ✓✓✓✓
 Sleeps 4 🚫🚫
 Saturday Arrival

Millwheel Cottage
Ringstead near Thrapston

REF: 12954 ✓✓✓✓
 Sleeps 2 🚫🚫
 Saturday Arrival

This excellent cottage is set over the first and second floors and is reached by a wooden bridge which takes you across the watermill wheel, whilst on the other side of the bridge there are several iron steps that lead up to an iron balcony. Inside is a spacious open plan living area with views over the river. The sitting area offers an insight into the watermill's former life, as part of the original machinery can be viewed through a secure glass window. Note: This property can be booked with ref 12955 and together they accommodate 6 people.



This cottage is set over the first and second floors of a converted watermill. Accessed via a wooden bridge the first floor offers an open plan living area with a kitchen that sits over the mill's working water wheel and a sitting area enjoying views over the river. The other side of the bridge has several iron steps leading to an iron balcony, perfect for a relaxing drink after a busy day. Note: This property can be booked with ref 12954 to accommodate 6 people.



Accommodation Over first and second floors. Two second floor bedrooms: 1 x double, 1 x twin. Second floor bathroom with bath, hand-held shower, basin and WC. First floor open plan living area with fitted kitchen, dining area and sitting area.



Amenities Electric central heating, Electric oven and hob, microwave, fridge/freezer, washer/dryer, dishwasher, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Balcony with furniture. Shared use of gardens. One well behaved dog welcome. Sorry, no smoking. Shop and pub 1 mile. Note: This property is above the owner's tea room. Note: Fishing permits can be obtained from the tea room. Note: There are sloping ceilings in the bedrooms.

WSB	OSB	LMB	XSB
WSB: 252	A: 303	B: 372	C: 423
D: 423	E: 509	F: 552	G: 581
H: 612	I: 655	X: 612	NY: 612



Accommodation Over first and second floors. Second floor double bedroom with en-suite bath, hand-held shower, basin and WC. First floor open plan living area with fitted kitchen, dining area and sitting area.

Amenities Electric central heating, Electric oven and hob, microwave, fridge/freezer, washer/dryer, dishwasher, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Balcony with furniture. Shared use of gardens. One well behaved dog welcome. Sorry, no smoking. Shop and pub 1 mile. Note: This property is above the owner's tea room. Note: Fishing permits can be obtained from the tea room. Note: There is a sloping ceiling in the bedroom.

in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Balcony with furniture. Shared use of gardens. One well behaved dog welcome. Sorry, no smoking. Shop and pub 1 mile. Note: This property is above the owner's tea room. Note: Fishing permits can be obtained from the tea room. Note: There is a sloping ceiling in the bedroom.



"The setting was very good, with the mill, river and tea shop."
 Mrs Pellizzaro, Norfolk

WSB	OSB	LMB	XSB
WSB: 215	A: 259	B: 324	C: 367
D: 367	E: 411	F: 434	G: 459
H: 483	I: 518	X: 483	NY: 483

Lincolnshire



A nature lover's paradise where you'll find everything from bird reserves to seal colonies as well as miles of beautiful beaches, traditional seaside towns and Lincoln with its cathedral. It's great cycling and walking country too if you're looking for a more energetic break.

Cottages start from **£193** per week

For more information about this area go to

www.SykesCottages.co.uk/Lincolnshire



The Poplars
Hogsthorpe near Skegness

REF: 8445
Sleeps 6
Saturday Arrival

This delightful detached Lincolnshire cottage is set back from the road, in the small rural village of Hogsthorpe, just two miles from the attractive seaside village of Chapel St Leonards. This Hogsthorpe cottage has been lovingly restored to provide spacious and comfortable holiday accommodation for families or friends. This Lincolnshire cottage boasts three bedrooms; a super king-size double, a bunk bedroom and a room that can either be a twin or super king-size double. On the ground floor there is a fitted kitchen with breakfast area, a separate dining room and a cosy sitting room. Set to the side of this Hogsthorpe cottage is a private, fully enclosed garden, which is ideal for alfresco dining or just relaxing with a quiet drink. With the Lincolnshire coastline being just a couple of miles away, this Lincolnshire cottage is perfect for guests who wish to enjoy many seaside attractions, from the delightful village of Chapel St Leonards to the busy resort of Skegness. This lovely Lincolnshire cottage is in a peaceful setting, and can be enjoyed at any time of year.

Accommodation Three bedrooms: 1 x super king-size double, 1 x twin (zip/link - can be super king-size double on request), 1 x adult bunks. Bathroom with bath, shower over, basin and WC. Fitted kitchen with breakfast table (seats 4). Dining room. Sitting room with electric woodburner-effect fire.

Amenities Oil central heating throughout, with additional heating from electric woodburner-effect fire in sitting room. Electric oven and hob, microwave, fridge, freezer, washing machine, dishwasher, TV with Freeview, DVD, CD/radio, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and high chair on request. Off road parking for 3 cars. Enclosed lawned garden to side of property with patio and furniture. Sorry, no pets and no smoking. Shop and pub 10 mins walk. Note: This cottage has steep stairs and the first floor has low windows.

WSB OSB LMB			
WSB: 252	A: 299	B: 360	C: 413
D: 413	E: 525	F: 581	G: 625
H: 668	I: 717	X: 668	NY: 668



Long Acres
Old Leake near Boston

REF: 2946
Sleeps 3
Saturday Arrival



Old Leake 1 mile. This detached modern bungalow is a lovely Lincolnshire cottage, in a rural location on the edge of Old Leake village, known locally as Leake Common-side. The cottage is well-equipped with modern furnishings; the well proportioned fitted kitchen with dining area has patio doors leading into a large conservatory with relaxing sofas, while the sitting room is cosy and the bedrooms comfortable. Another set of doors leads into the enclosed garden, which has lawn and shrubs on one side and a gravel patio area with table and chairs to the other side. The cottage is ideally located for visiting the coast and Lincolnshire Wolds, while there are market towns, working mills, antiques centres and much, much more within easy travelling distance. A lovely Old Leake cottage for year-round relaxation.



Accommodation All ground floor. Two bedrooms: 1 x double, 1 x single. Shower room with shower cubicle, basin and WC. Fitted kitchen with dining area. Sitting room. Conservatory.



Amenities Full oil central heating. Electric oven and hob, microwave, fridge/freezer, washing machine, colour TV with Freeview, DVD player, stereo/CD player, radio. WiFi available at additional charge, payable direct to owner. All fuel and power inc. in rent. Bed linen inc. in rent. Off road parking for two cars. Lawned garden and gravelled area with garden furniture. One well behaved dog welcome at £10 per week (bring own bedding/bowls, to sleep in kitchen). Sorry, no smoking. Shop 3 miles, pub 1 mile. Note: The cottage is set in its own garden on the edge of the owner's adult-only touring caravan/camp site. Note: Quiet railway line runs close to cottage, approx two trains an hour.

"Would love to go again."

Mrs Spendlove, Leicestershire

WSB OSB LMB XSB			
WSB: 149	A: 215	B: 237	C: 267
D: 267	E: 314	F: 337	G: 351
H: 362	I: 387	X: 362	NY: 362



The Barn
Long Sutton

REF: 1665
Sleeps 4

Saturday Arrival

A lovely 19th century detached barn conversion situated next door to the owner's property, on the edge of the charming market town of Long Sutton, 9 miles from Wisbech. Renovated and finished to a high standard throughout, the property offers comfortable, well-equipped accommodation in a contemporary style. With warm and welcoming living quarters and a delightful enclosed private garden, ideal for sitting out, relaxing and soaking up the sun, this is an ideal base for that relaxing holiday. Within walking distance of the town centre, The Barn is handily located for enjoying a variety of shops and pubs with the local pub, The Ship Inn, just a short stroll away. The area is perfect for dog walking, being close to Wash coast, an English nature site just a ten minute drive away, and also makes a great base from which to explore the three counties of Lincolnshire, Cambridgeshire and Norfolk.



Accommodation Two bedrooms: 1 x 6 ft double, 1 x twin. Bathroom with bath with shower over, basin and WC. Ground floor WC and basin. Fitted kitchen with dining area. Sitting room.

Amenities Dimplex electric wall heaters. Electric cooker, microwave, fridge, freezer, washing machine, colour TV with Freeview, video, DVD player, small library of books/games/videos. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot, high chair and stairgate available on request. Off road parking for 2 cars. Large lawned garden with garden furniture. One well behaved dog welcome. Sorry, no smoking. Shop and pub 2 mins walk. Note: Dog must be kept downstairs and off furniture in sitting room. Note: This property is on the main road leading into Long Sutton.



"Fantastic hosts and everything you needed was in the barn."

Mrs Marsden, Lancashire

WSB OSB LMB			
WSB: 188	A: 226	B: 276	C: 315
D: 315	E: 389	F: 427	G: 452
H: 477	I: 510	X: 477	NY: 477

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

Open fire

One pet welcome (check for extra pets)

No pets

No smoking



Fen Hide
Long Sutton

REF: 3515
Sleeps 4
Saturday Arrival



A welcoming detached bungalow on a small, quiet estate, within walking distance of the centre of the market town of Long Sutton, in the Lincolnshire Fens. This cosy cottage is very well-equipped, and has been traditionally furnished to offer an attractive home-from-home, including a generous enclosed garden with summerhouse. From this location you can easily hop between counties; explore the Lincolnshire market town of Spalding, Wisbech in Cambridgeshire and King's Lynn in Norfolk. The Lincolnshire and Norfolk coastlines are within easy travelling distance, as is the beautiful cathedral at Ely. A lovely Long Sutton cottage for a peaceful break.



Accommodation All ground floor. Two bedrooms: 1 x double, 1 x twin. Bathroom with bath, shower over, basin & WC. Fitted kitchen with breakfast table & colour TV with Freeview. Sitting room with dining area & wood-burner-effect electric stove.



Amenities Full gas central heating, woodburner-effect electric stove in sitting room. Electric oven & hob, microwave, fridge/freezer, washing machine, 2 x colour TVs with Freeview, DVD, CD player, library of books/DVDs/games. Fuel & power inc. in rent. Bed linen & towels inc. in rent. Off road parking for 2 cars. Fully enclosed, lawned rear garden with summer house & furniture. Two small well-behaved pets welcome (must be kept off furniture). Sorry, no smoking. Shops, pubs & restaurants 10 mins walk.

"The accommodation was first class, We will definitely look to stay there again!"

Mr Pilsel, Staffordshire



WSB: N/A	A: N/A	B: 265	C: 297
D: 297	E: 322	F: 335	G: 360
H: 384	I: 409	X: 384	NY: 384



The Studio
Harrowby near Grantham

REF: 10656
Sleeps 3
Friday Arrival



Harrowby 1.5 miles. This smartly furnished annexe is located down a quiet, narrow lane on the outer edge of the Lincolnshire village of Harrowby. This lovely Harrowby cottage is attached to the owners' home and features a country-style kitchen with dining area. This cosy Harrowby cottage is ideal as a romantic hide-away. The larger of the two first floor bedrooms includes the sitting area, and has French doors leading out onto the balcony, perfect to sit back, relax and enjoy views over the surrounding landscape filled with local wildlife. There is also a single bedroom, making this Harrowby cottage very suitable for small families as well. Just a short drive from this Harrowby cottage is the attractive town of Grantham, with a lively shopping centre, weekly Saturday market and NT Grantham House, one of the oldest buildings in Grantham. A delightful Harrowby cottage for year-round peace and quiet.



Accommodation Two bedrooms: 1 x double with sitting area and doors to balcony, 1 x single. Ground floor shower room with shower, basin and WC. Fitted kitchen with dining area.

Amenities Electric oil heaters throughout. Gas oven and hob, microwave, fridge, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot, highchair and stairgate. Off road parking for 2 cars. Two well-behaved dogs welcome. Sorry, no smoking. Shop 1.5 miles. Pub 2 miles. Note: The owners can provide stabling and grazing for horses by prior arrangement.

"The cottage was central to lots of castles and stately homes."

Rev Cavaghan, Somerset

WSB OSB LMB

WSB: 211	A: 255	B: 302	C: 327
D: 327	E: 368	F: 373	G: 378
H: 389	I: 409	X: 389	NY: 389



1 Main Street
Barrowby

REF: 4298
Sleeps 6
Friday Arrival



In the heart of Barrowby village is this spacious four bedroom apartment, which is located above the owners' deli. This Barrowby self-catering apartment offers a bright, modern interior set over two floors. The bathroom, en-suite and all the delightful bedrooms of this Barrowby self-catering apartment are on the second floor, with stairs leading to the third floor, where there is a well-equipped modern kitchen with dining area. A doorway from the dining area leads you into the spacious, bright sitting room with painted roof beams. Below this Barrowby self-catering apartment, at the rear of the shop, which is a delicatessen with tea rooms, also selling gifts, guests have shared use of the tea room's pretty courtyard garden, where you may also enjoy some of the delightful treats from the deli counter. The area around this Barrowby self-catering apartment has many places to visit, including Harlaxton Manor and Gardens, Fulbeck Hall, and National Trust properties including Belton House, as well as castles and museums.



Accommodation Over 2nd and 3rd floors. Four 2nd floor bedrooms: 1 x double with en-suite bath, shower, basin and WC, 1 x double, 2 x single. 2nd floor bathroom with bath, shower over, basin and WC. 3rd floor fitted kitchen with dining area. 3rd floor sitting room.

Amenities Gas central heating throughout. Electric oven and hob, microwave, fridge, dishwasher, washing machine, TV with Freeview, DVD, books/DVD/games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot, highchair and stairgate on request. Off road parking for one car, additional roadside parking. Shared courtyard garden area with furniture. One well behaved dog welcome. Sorry, no smoking. Shop and pub next door. Note: Steep stairs to 3rd floor.

"The cottage was super and the owners very friendly."

Mrs Hargreaves, Greater Manchester

WSB: N/A	A: 317	B: 337	C: 358
D: 389	E: 440	F: 496	G: 542
H: 599	I: 645	X: 599	NY: 599



Manor Barn
Walcot

REF: 8688
Sleeps 6/7
Friday Arrival



Situated in the Lincolnshire village of Walcot is this beautifully converted, Grade II listed, stone cottage. Set between the market towns of Grantham, Bourne and Sleaford, this Walcot cottage is located in glorious countryside and has original oak beams and a bright modern interior offering contemporary furnishings and well-decorated rooms. The ground floor living accommodation at this spacious Walcot cottage offers visitors a comfortable sitting room which opens onto the dining room, whilst the fitted kitchen is well-equipped and enjoys an attractive central breakfast bar area. Outside this Walcot cottage is a private, enclosed garden with a barbecue, so you can cook the evening meal and sip a glass of something chilled while you watch the sun go down. Within easy travelling from this Walcot cottage are the watersports facilities of Rutland Water and a number of good quality golf courses. The city of Lincoln is a short drive from this Walcot cottage, with its cathedral, theatre and an array of shops, bars and restaurants. A wonderful Walcot holiday cottage, suitable for visitors all year round.



Accommodation Three bedrooms (all beds are zip-link, and can be a double or twin on request): 1 x king-size double with en-suite shower, basin and WC, 1 x king-size double with pull-out stacker bed, 1 x ground floor twin. Bathroom with bath, shower over, basin and WC. Ground floor basin and WC. Fitted kitchen with breakfast bar. Dining room. Sitting room.

Amenities Oil central heating throughout. Electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD, WiFi, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair. Off road parking for 4 cars. Enclosed lawned garden patio, furniture and BBQ. Sorry, no pets and no smoking. Shop and pub 2 miles. Note: The owners can provide stabling and grazing for horses by prior arrangement. Note: The original cottage beams on the first floor are quite low (approx. 6'), so please take care.



"Very nice and spacious accommodation."

Mrs Quinlan, Derbyshire



WSB OSB LMB

WSB: 281	A: 334	B: 403	C: 463
D: 463	E: 591	F: 654	G: 703
H: 753	I: 808	X: 753	NY: 753



The Holiday Flat At The Old Forge
Upper Broughton near Melton Mowbray
 REF: 6508
 Sleeps 2
 Friday Arrival



A charming, single-storey cottage set at the bottom of the owner's drive, in the Nottinghamshire village of Upper Broughton, 7 miles from the Leicestershire market town of Melton Mowbray, well known for its delicious pork pies. Ideally suited to couples, this cottage provides a perfect rural romantic getaway for enjoying the peace and quiet of the countryside. This cottage offers a lovely, bright, modern interior with fully fitted kitchen, dining area and a sitting area with French doors leading out to a decked veranda where you can sit back, relax and enjoy the wonderful views over the countryside. Within walking distance of this cottage you will find the village shop, Bailey's butcher's, as seen on Jamie Oliver's TV programme 'Jamie's Great Britain', and local public house The Golden Fleece serving food. Upper Broughton is a small friendly village which sits on the edge of the picturesque Vale of Belvoir. The area offers a wide selection of attractions to visit which include Melton Carnegie and Rutland Museums, Melton Country Park, Oakham and Belvoir Castles, NT Belton House and Rutland Water, as well as Loughborough and Nottingham. A lovely cottage for a year-round break.



Accommodation All ground floor. One double bedroom. Bathroom with bath, shower over, basin and WC. Open plan living area with kitchen, dining area and sitting area.

Amenities LPG gas central heating throughout. Electric oven, gas hob, microwave, fridge, freezer, washing machine, dishwasher, TV with full Sky package, DVD, wired internet access. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Small private garden with lawn, deck and furniture. Three well behaved dogs welcome. Sorry, no smoking. Shop and pub 10 mins walk.



"We are really in love with this place!"

Mrs Kroot-Snaphaan, The Netherlands

WSB OSB LMB XSB

WSB: 187	A: 217	B: 270	C: 305
D: 305	E: 341	F: 360	G: 380
H: 400	I: 428	X: 400	NY: 400



The Annexe
Carlby near Stamford

REF: 11805
 Sleeps 2
 Friday Arrival



An attractive stone-built studio annexe, situated on the edge of the rural village of Carlby in Lincolnshire. An external flight of stone steps lead you up to this delightful Carlby cottage offering sloping ceilings with Velux windows, framing views over the Lincolnshire countryside. The spacious open plan living area enjoys laminate flooring with rugs, a cosy seating area, a well-appointed bedroom area and a compact well-designed fitted kitchen. Outside this Carlby cottage is an enclosed private garden with patio and furniture, ideal for alfresco dining, reading a book and just relaxing. The village of Carlby is just 5 miles from Stamford, a beautiful town which has retained a wealth of old world charm, enjoying picturesque cobbled stone streets with many of its buildings being constructed in Lincolnshire limestone. This Carlby cottage is within easy travelling distance from Burnghley House, famous for the Burnghley Horse Trials and Rutland Water, a 3000 acre reservoir offering, walking, fishing, cycling, birdwatching, butterfly and bird centre. An ideal Carlby cottage perfect for a romantic getaway holiday.



Accommodation All first floor. Studio living area with double bed and sitting area. Bathroom with bath, shower over, basin and WC. Compact fitted kitchen.

Amenities Oil central heating. Electric oven and hob, microwave, fridge, TV with Freeview. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Private lawned garden with furniture. Sorry, no pets and no smoking. Shop and pub 2 miles.



"The Annexe is well-kept and the hosts could not have been friendlier. I highly recommend staying at this property."

Ms Bleecker, USA

XSB

WSB: 170	A: 203	B: 252	C: 284
D: 284	E: 318	F: 335	G: 354
H: 372	I: 398	X: 372	NY: 372



Roe Deer Cottage
Lincoln

REF: 8139
 Sleeps 2/3
 Saturday Arrival



Lincoln 4 miles. A detached, ground floor Lincoln cottage offering cosy holiday accommodation on the outskirts of the cathedral city of Lincoln. Roe Deer Cottage is located at the bottom of a mile-long track next to the owner's home, and is a great base for a city break, with the delights of the countryside on your doorstep. This lovely Lincoln cottage offers beautifully furnished accommodation including a well-equipped kitchen, a bright sitting room with woodburner and dining area, and a comfortable bedroom, not to mention a hot tub. French doors from the kitchen and sitting room lead you onto a large patio with furniture, a great spot for alfresco dining and barbecues in the summer sun. From the patio, a wooden gate leads you into a large lawned garden with seating. Views from this Lincoln cottage and gardens overlook the canal and open fields, and in the distance Lincoln Cathedral, perched atop the hill. A local footpath nearby makes for great walking, while Lincoln also offers a castle and excellent shopping facilities, ensuring there is something to satisfy all tastes, within easy reach of this Lincoln cottage.



Accommodation All ground floor. One double bedroom. Bathroom with bath with shower over, basin and WC. Fitted kitchen. Sitting room with woodburner and dining area. Z bed available on request.

Amenities Full oil central heating, additional heating from woodburner in sitting room. Electric oven and hob, microwave, fridge/freezer, washer/dryer, TV with Freeview, DVD player. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Travel cot. Off road parking for 2 cars. Rear lawned garden with patio, furniture and BBQ. Hot tub. One well behaved dog welcome. Sorry, no smoking. Shop and pub 1 mile. Note: This property is accessed via a mile-long unmade track.



"The cottage was very comfortable and the hot tub a plus."

Mr Jenni, Buckinghamshire

WSB OSB LMB

WSB: 212	A: 255	B: 319	C: 361
D: 361	E: 405	F: 427	G: 452
H: 476	I: 510	X: 476	NY: 476



22 Beckside
Nettleham near Lincoln

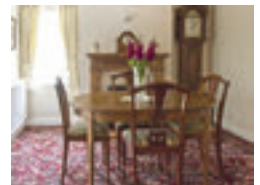
REF: 8973
 Sleeps 4
 Friday Arrival



A charming semi-detached cottage situated in the pretty village of Nettleham, just 4 miles from the city of Lincoln. This lovely Nettleham cottage is located alongside the beck which runs through the centre of the village and offers beautiful water-side walks, popular with artists and photographers. Your Nettleham cottage is located next to the owner's home and offers guests comfortable holiday accommodation, with a well-equipped galley kitchen, a dining area and a cosy sitting room. All living rooms have beamed ceilings, antique or reproduction furniture and a gas fire, great for chilly evenings. Outside your Lincolnshire holiday cottage, you can dine alfresco or just relax in the pretty cottage garden, or alternatively, take a five minute stroll into the village centre and visit one of the local pubs. There are many places to visit nearby including the cathedral city of Lincoln. A great Nettleham cottage and a perfect base from which to explore Lincolnshire.



Accommodation Two bedrooms: 1 x double with TV, 1 x twin. Shower room with shower, basin and WC. Fitted kitchen. Dining room with gas fire. Sitting room with gas fire. Study with gas fire.



Amenities Gas central heating with additional heating from gas fires in sitting room, dining room and study. Electric oven, gas hob, microwave, fridge, use of washing machine and tumble dryer, dishwasher, 2 x TVs with Freeview, DVD, broadband. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Roadside parking for 1 car. Garden with patio and furniture. Sorry, no pets and no smoking. Shop 10 mins walk, pub 2 mins walk.

"A wonderful cottage for a relaxing holiday."

Mr Pearce, Kent



WSB	A: 265	B: 323	C: 367
WSB: 221	D: 367	E: 440	F: 477
H: 528	I: 565	X: 528	NY: 528

Key to symbols

★★★★★
 Star Rating awarded by Regional Tourist Board

✓✓✓✓
 Sykes Cottages Rating

tripadvisor
 We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥
 Open fire

🐾
 One pet welcome (check for extra pets)

🚫
 No pets

🚫
 No smoking

THORPE PARK LODGES
Thorpe-on-the-Hill

Thorpe Park Lodges are a small collection of exclusive, well-designed lodges in attractive landscaped grounds of seven acres, a delightful tranquil setting with a fishing lake on the outskirts of Thorpe-on-the-Hill. These delightful Lincolnshire cottages offer spacious, hi-spec and smartly furnished interiors, with bright natural daylight. All the Lincolnshire cottages enjoy open plan living areas, and master bedrooms with en-suite shower rooms. Two of the Lincolnshire cottages have their own private veranda, and all three have their own private hot tub for guests to enjoy. Guests staying in these Lincolnshire cottages can also enjoy complimentary use of the Thorpe Park Golf Course, with a 9 hole course where you can also take golfing lessons, use the driving range, or play a round. There is also a golfing shop, café and beautician's. These Lincolnshire cottages are a few miles from the city of Lincoln, along with many interesting market towns with NT properties, nature reserves and more, all offering a wide assortment of attractions to visit, with something to suit every family member.



Belfry Lodge
Thorpe-on-the-Hill

REF: 11175

Sleeps 4

Saturday Arrival

A smartly furnished lodge with an open plan living area with vaulted ceiling, well-equipped kitchen, dining area and sitting area with floor-to-ceiling picture windows, allowing light to flood into this lovely Lincolnshire cottage. Outside is a veranda with table and bench, perfect for enjoying a morning coffee before visiting the on-site golfing, fishing or beauty facilities. At the end of a busy day exploring the local attractions near to this Lincolnshire cottage, unwind and relax in your very own wonderful hot tub. Note: This cottage can be booked with Refs. 11176 and 11177, together they sleep 14.



Accommodation All ground floor. Two bedrooms: 1 x double with en-suite shower, basin and WC, 1 x twin. Bathroom with bath, shower over, basin and WC. Open plan living area with fitted kitchen, dining area, and sitting area.

Amenities Gas underfloor heating throughout. Electric oven and hob, microwave, fridge, washing machine, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair. Off road parking for 2 cars. Veranda with table and bench. Shared use of 7 acres of grounds. Use of on-site golf centre at additional charge. Ladies' and gents' hairdresser on site. Fishing available on request. One well-behaved dog welcome. Sorry, no smoking. Shop 1 mile, pub 0.5 miles.

inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair. Off road parking for 2 cars. Veranda with table and bench. Shared use of 7 acres of grounds. Use of on-site golf centre at additional charge. Ladies' and gents' hairdresser on site. Fishing available on request. One well-behaved dog welcome. Sorry, no smoking. Shop 1 mile, pub 0.5 miles.



"Hot tub was brilliant."

Mrs Clark, Cumbria

WSB OSB LMB

WSB: 268 A: 323 B: 397 C: 454
D: 454 E: 545 F: 592 G: 623
H: 656 I: 703 X: 656 NY: 656



St Andrews Lodge
Thorpe-on-the-Hill

REF: 11176

Sleeps 6

Saturday Arrival



A bright and spacious detached lodge on Thorpe Park, with an open plan living area including a well-equipped kitchen, dining area and sitting area. French doors lead you out of your Lincolnshire cottage onto the spacious veranda with table and bench, ideal for an alfresco breakfast enjoying views over this delightful relaxing Thorpe-on-the-Hill holiday park. Spend a day visiting one of the many local attractions or the on-site facilities before returning home to your lodge to lay back and relax in your very own hot tub! Note: This cottage can be booked with Refs. 11175 and 11177, together they sleep 14.



Accommodation All ground floor. Three bedrooms: 1 x double with en-suite shower, basin and WC, 1 double, 1 x twin. Bathroom with bath, shower over, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area. Utility.

Amenities Gas underfloor heating throughout. Electric oven and hob, microwave, fridge, washing machine, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair. Off road parking for 2 cars. Veranda with table and bench. Shared use of 7 acres of grounds. Use of on-site golf centre at additional charge. Ladies' and gents' hairdresser on site. Fishing available on request. One well-behaved dog welcome. Sorry, no smoking. Shop 1 mile, pub 0.5 miles.

"Spacious accommodation. Quiet surroundings."

Mr Stuart, North Yorkshire

WSB OSB LMB

WSB: 331 A: 391 B: 470 C: 539
D: 539 E: 684 F: 757 G: 814
H: 870 I: 933 X: 870 NY: 870



Birkdale Lodge
Thorpe-on-the-Hill

REF: 11177

Sleeps 4

Saturday Arrival

A welcoming detached lodge with an open plan living area, including a vaulted ceiling and two large floor-to-ceiling picture windows, ensuring a bright, sunny welcome. Outside is a table and bench, perfect for alfresco dining before visiting the on-site golfing, fishing or beauty facilities, just a short walk from the Lincolnshire cottage. At the end of a busy day, return to your Lincolnshire cottage to unwind and relax in your very own wonderful hot tub. Note: This cottage can be booked with Refs. 11176 and 11175, together they sleep 14.



Accommodation All ground floor. Two bedrooms: 1 x double with en-suite shower, basin and WC, 1 x twin. Bathroom with bath, shower over, basin and WC. Open plan living area with fitted kitchen, dining area, and sitting area.



Amenities Gas underfloor heating throughout. Electric oven and hob, microwave, fridge, washing machine, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair. Off road parking for 2 cars. Private picnic bench. Shared use of 7 acres of grounds. Use of on-site golf centre at additional charge. Ladies' and gents' hairdresser on site. Fishing available on request. One well-behaved dog welcome. Sorry, no smoking. Shop 1 mile, pub 0.5 miles.

"A fantastic location for a relaxing break. The hot tub was a real winner."

Mrs Elliott, Nottinghamshire

WSB OSB LMB

WSB: 259 A: 311 B: 383 C: 435
D: 435 E: 523 F: 567 G: 597
H: 630 I: 674 X: 630 NY: 630



The Retreat
Rowston

REF: 10197

Sleeps 2/4

Friday Arrival



A charming bungalow set in the small rural village of Rowston, within driving distance to the city of Lincoln. This lovely Rowston cottage is located next to the owner's home and offers a welcoming open plan living area with a well-equipped kitchen, dining area and a comfortable sitting area with a sofa bed and French doors that lead out onto a small private patio area. This Rowston cottage also has a delightful double bedroom and a spacious shower room with a step-up shower and grab rails, ideal for less able-bodied guests. Close to this Rowston cottage is the beautiful cathedral city of Lincoln, which boasts a wide selection of attractions to enjoy, including a castle, museums, a traditional market and excellent shopping. There are many places to visit nearby, making this Rowston cottage a perfect romantic base at any time of year.



Accommodation All ground floor. One double bedroom. Shower room with shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area (seats 2) with sofa bed.



Amenities Oil central heating. Electric oven and hob, microwave, fridge/freezer, laundry service available by arrangement with the owner, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Patio area with furniture, BBQ and awning. Sorry, no pets and no smoking. Shop and pub 1 mile.

"Everything about this accommodation is excellent!"

Mr Gale, Kent

WSB OSB LMB

WSB: 185 A: 222 B: 275 C: 311
D: 311 E: 347 F: 366 G: 387
H: 407 I: 436 X: 407 NY: 407



Ginny's Barn
Askham

REF: 3550
Sleeps 2
Saturday Arrival



Ginny's Barn is a detached brick barn conversion, on the owner's mixed livestock and arable farm, at the edge of the small rural Nottinghamshire village of Askham. This well-equipped, spacious single-storey cottage offers open plan living areas, with traditional country furnishings, natural slate flooring with underfloor heating, exposed oak cross beams and a stable-style door. There is a grassed area to the front of the property, along with a slightly raised sitting area with table and chairs. The spire of Lincoln Cathedral can be seen on the horizon from the bedroom window and garden. A short walk into the village finds the local public house, also serving meals. There are 2.5 miles of bridleway on the farm for riding or walking, a stable is available together with separate 1 acre paddock, and there are many local lanes for a relaxing stroll. Sherwood Forest Visitor Centre and several National Trust properties, including Clumber Park, are within 15 miles. Plenty to see and do within easy travelling distance of this Askham cottage.



Accommodation All ground floor. One double bedroom with en-suite shower, basin, WC & heated towel rail. Open plan living area with kitchen, dining area & sitting area with electric woodburner-effect stove.

Amenities Gas underfloor heating, additional heating from electric woodburner-effect stove in sitting area & radiators. Electric oven & hob, fridge, TV, DVD, radio/CD player, WiFi, library of books. Fuel & power inc. in rent. Bed linen & towels inc. in rent. Off road parking for 2 cars. Grassed area with furniture. Sorry, no pets & no smoking. Stabling for one horse at £10 per night inc. hay & straw. Shop 4 miles, pub 5 mins walk.



"We enjoyed a relaxing holiday. Plenty of interesting places to visit."

Mr Brauns, Tyne and Wear



WSB	OSB	LMB	C
191	A: 211	B: 247	C: 288
D: 288	E: 331	F: 354	G: 368
H: 384	I: 409	X: 384	NY: 384



42 West Street
Horncastle

REF: 10111
Sleeps 4/6
Saturday Arrival



This pretty 18th century, white washed terraced property is set in the Lincolnshire market town of Horncastle. This Horncastle cottage has an unusual, yet interesting past, being formerly part of 'Watson's Free School'. This delightful Horncastle cottage retains many of its original features, including beams and dormer windows. The cosy sitting room has an open fire in the original fireplace, which is lovely to sit in front of on chilly days with a good book. This Horncastle cottage also has a well-equipped kitchen leading to an attractive dining room with woodburner, two welcoming bedrooms and a family bathroom. Outside, your Horncastle cottage has a pretty cottage garden with table and chairs, an ideal place to sit with a cold drink whilst enjoying the last of the evening's sun. Stroll into Horncastle's town centre where you will find an array of shops, delightful tearooms and a weekly market. There are many attractions in the area including the city of Lincoln, sandy beaches and market towns, plus great walking can be found along the Viking Way. An excellent Horncastle cottage for couples, families and friends at any time of year.



Accommodation Two bedrooms: 1 x double, 1 x twin with basin and WC. Ground floor bathroom with bath, shower over, basin and WC. Fitted kitchen. Dining room (seats 4) with woodburner. Sitting room (seats 4) with double sofa bed and open fire.

Amenities Electric storage heaters, with additional heating from woodburner in dining room and open fire in sitting room. Electric oven and hob, microwave, fridge, washing machine, dishwasher, TV with Freeview, DVD. Fuel, power and starter packs of fuel for woodburner and open fire inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair on request. Roadside parking. Rear garden and patio with furniture. Sorry, no pets and no smoking. Shop and pub 10 mins walk.



WSB	OSB	LMB	XSB	C
216	A: 259	B: 316	C: 359	
D: 359	E: 430	F: 466	G: 490	
H: 516	I: 552	X: 516	NY: 516	

TETFORD COUNTRY COTTAGES

Tetford

Centrally located within the charming, rural Lincolnshire village of Tetford are these two, single-storey terraced holiday cottages. These delightful Tetford cottages are surrounded by the owner's beautiful grounds and private 2 acre fishing lake, enjoying peaceful surroundings and a wide variety of wildlife. These two Tetford holiday cottages are part of a larger group of cottages located on this site, and all guests have access to large lawned areas with footpaths leading you around the lake edge, with seating areas and an on-site café so you can relax and take in the views. Children visiting these Tetford cottages can enjoy the outdoor play area and the indoor games room, while fishing is also available by arrangement with the owners. The village of Tetford offers a village shop and local pub serving food and real ale, while nearby Horncastle is renowned for its antique shops. Louth is just 8 miles away and offers an abundance of pubs, restaurants and shops, and within easy driving distance from these Tetford cottage is the Lincolnshire coastline offering miles of sandy beaches to enjoy.



No 10 Oak Cottage
Tetford

REF: 12324
Sleeps 3
Friday Arrival



This delightful Tetford cottage offers a family room sleeping three, with double bed and one single bed. This Tetford cottage enjoys a spacious open plan living area and views over the grounds and towards the outdoor play area. Note: This property can be booked with Ref. 12418 and together they can accommodate 7.



Accommodation All ground floor. One family bedroom with double and single beds. Shower room with shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with open fire. Shared use of on-site laundry room and games room.

Amenities Electric panel heaters with additional heating from electric fire in sitting area. Electric oven and hob, microwave, fridge, TV with Freeview, DVD player. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair available on request. Off road parking for 1 car. Shared grounds with furniture. On-site fishing available by arrangement with owners. One well behaved pet welcome. Sorry, no smoking. Shop and pub 10 mins walk.

"We shall be going back very soon."

Mr Haines, Northamptonshire

WSB	OSB	LMB	XSB	C
184	A: 220	B: 275	C: 309	
D: 309	E: 346	F: 365	G: 386	
H: 406	I: 434	X: 406	NY: 406	

No 4 Marwood
Tetford

REF: 12418
Sleeps 4
Saturday Arrival



This delightful Tetford cottage is suitable for a family or small group of friends, offering guests a spacious, open plan living area and two comfortable bedrooms. The double bedroom at this Tetford cottage enjoys patio doors opening to a grassed area with seating, offering attractive views over the tranquil fishing lake. Note: This property can be booked with Ref. 12324 and together they can accommodate 7.



Accommodation All ground floor. Two bedrooms: 1 x double, 1 x twin. Bathroom with bath, shower over, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with electric fire. Shared use of on-site laundry room and games room.

Amenities Electric panel heaters with additional heating from electric fire in sitting area. Electric oven and hob, microwave, fridge, TV with Freeview, DVD player. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair available on request. Off road parking for 2 cars. Shared grounds with furniture. On-site fishing available by arrangement with owner. Two well behaved pets welcome. Sorry, no smoking. Shop and pub 10 mins walk.



View more images online at www.SykesCottages.co.uk

WSB	OSB	LMB	XSB	C
202	A: 242	B: 294	C: 333	
D: 333	E: 400	F: 433	G: 455	
H: 479	I: 512	X: 479	NY: 479	

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🌿
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking



The Old Chapel
Bucknall

REF: 10357

Sleeps 4

Saturday Arrival



An attractive detached chapel conversion, in the quiet rural Lincolnshire village of Bucknall, centrally located within the triangle formed by the Lincolnshire market town of Horncastle, Woodhall Spa and Wragby. This delightful Bucknall cottage has been renovated to a high standard, enjoying a bright modern interior throughout. The accommodation at this Bucknall cottage is on one level, with a spacious sitting room, well-equipped kitchen with dining area, a double bedroom, two spacious single bedrooms and a family shower room. To the side of this Bucknall cottage there is a large garden mainly laid to lawn, where families can enjoy ball games or a picnic in the garden while taking in the lovely rural views. Just a short drive from this Bucknall cottage you will find the market town of Horncastle, located on the edge of the beautiful Lincolnshire Wolds, and renowned for its wide selection of antique shops. A few miles away, Woodhall Spa offers attractions which include two top class golf courses, a museum and aviation heritage sites associated with the Dambusters. Walkers can enjoy the 'The Spa Trail', a disused railway line running between Horncastle and Woodhall Spa, or the 'Viking Way' which also passes through Woodhall Spa. This Bucknall cottage is also within easy travelling distance from the Lincolnshire coastline, making this a perfect base from which to discover the many delights that the area offers.



Accommodation All ground floor. Three bedrooms: 1 x double, 2 x single. Shower room with shower, basin and WC. Fitted kitchen with dining area. Sitting room.

Amenities Oil central heating throughout. Electric oven and hob, microwave, fridge, washing machine, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 3 cars. Enclosed rear garden with patio and furniture. Sorry, no pets and no smoking. Shop 4 miles. Pub 3 miles.



WSB OSB LMB

WSB: 221	A: 265	B: 323	C: 367
D: 367	E: 440	F: 477	G: 501
H: 528	I: 565	X: 528	NY: 528



Woodpecker Lodge
Tattershall Lakes Country Park

REF: 19267

Sleeps 6/8

Friday Arrival



A traditional timber-rolled holiday lodge with a private hot tub, at 'Duck Lake', a 4-acre fishing lake within Tattershall Lakes Country Park in the heart of Lincolnshire. Well-appointed throughout, this detached lodge offers three ground floor bedrooms with two rooms overlooking the lake. A spiral staircase leads you to the first floor where you will find the open plan living area with a fitted kitchen and a sitting area with woodburner. French doors take you out to a veranda where you can enjoy breathtaking views over the lake. Outside you will find the large covered veranda with hot tub and table and chairs, perfect for fishing, relaxing or an afternoon snooze. Tattershall Park offers on-site facilities including waterskiing, a golf course, fishing lakes, a restaurant, indoor pool and children's play area. Within easy travelling distance you can discover unspoilt sandy beaches, vibrant seaside towns, or quaint market towns offering intriguing antique shops, tearooms and weekly markets. A fantastic holiday base offering fun for all family members.



Accommodation Three ground floor bedrooms: 1 x king-size double with en-suite bath, basin and WC, 1 x king-size double, 1 x twin with shared access to en-suite shower, basin and WC. First floor open plan living area with fitted kitchen, dining area and sitting area with double sofa bed and woodburner. Utility. Hot tub.

Amenities Gas central heating with woodburner in sitting area. Electric oven, gas hob, microwave, fridge, freezer, washing machine, dishwasher, 2 x TVs with Freeview, DVD. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Private side veranda with table and chairs. Hot tub. Sorry, no pets and no smoking. Shop and bar 5 mins walk. Note: Unfenced veranda at water's edge, children must be supervised at all times. Note: Spiral stairs to first floor. Note: Water sports, fishing and golf incur a charge, payable on site and swimming pool and spa area subject to purchasing an activity pass on site. Note: RAF base nearby - there may be some associated noise.



"The quality was first class."

Mrs Saunders, Nottinghamshire

WSB OSB LMB XSB

WSB: 331	A: 384	B: 453	C: 513
D: 513	E: 664	F: 728	G: 779
H: 828	I: 882	X: 828	NY: 828



South Highfield Barn
Middle Rasen near
Market Rasen

REF: 5104

Sleeps 2/4

Saturday Arrival



Market Rasen 2 miles. A lovely, detached, Market Rasen barn conversion offering ground floor accommodation on the outskirts of this picturesque market town. This Market Rasen cottage is well decorated throughout, and offers a spacious sitting room with sofa bed and vaulted ceiling, opening up into the well-equipped kitchen with dining area. The master bedroom at this Market Rasen cottage has a king-size bed, vaulted ceiling and en-suite facilities. At the rear of this Market Rasen cottage guests can enjoy a well-equipped BBQ area, ideal for a relaxing glass of wine in the evening. For those interested in nature, a 250 yard walk through an open field will take you to the owners' pond and nature haven. The pond is home to a wide variety of native fish, some weighing up to 18lbs, and although the pond is not a commercial fishery, guests at this Market Rasen cottage are welcome to fish on it. The local area surrounding this Market Rasen cottage offers pretty villages and market towns, and the cathedral city of Lincoln, with the Lincolnshire coast 35 minutes' drive. An ideal romantic base, this Market Rasen barn conversion is ideal for a couple's retreat.



Accommodation All ground floor. One king-size double with en-suite shower room with shower, basin and WC. Fitted kitchen with dining area. Sitting room with double sofa bed.

Amenities Full oil central heating. Electric oven and hob, microwave, fridge, washing machine, TV with Freeview, DVD player, selection of books and DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair. Off road parking for 2 cars. Veranda with furniture and shared use of owner's garden. Sorry, no pets and no smoking. Shop 2.5 miles, pub 1.5 miles.



"The barn and its surroundings were lovely."

Mrs Green, West Yorkshire

WSB OSB LMB XSB

WSB: 195	A: 235	B: 294	C: 332
D: 332	E: 356	F: 376	G: 397
H: 418	I: 450	X: 418	NY: 418



Rambler's Cottage
Walesby

REF: 4165

Sleeps 2

Friday Arrival

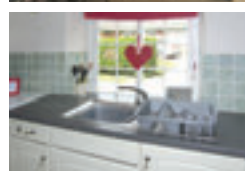


Rambler's Cottage is a romantic one bedroom, end-terrace cottage in the pretty village of Walesby. This traditional, stone-built Walesby cottage has many original features, and is furnished in a country style, with a cleverly thought-out, well-equipped galley kitchen, a cosy sitting room and steep winding stairs leading to the double bedroom, dressing room and bathroom. The garden at this Walesby cottage is enclosed, with table and chairs ideal for those relaxing summer evenings. The surrounding beautiful rolling hills of the Lincolnshire Wolds provide the perfect landscape for cyclists and walkers of all ages, and this Walesby cottage also offers an outside secure store for your bicycles. Within easy travelling distance from this Walesby cottage is the city of Lincoln with its magnificent cathedral, castle and museums. The nearby varied coastline can offer you either a relaxing or a fun day by the sea. A terrific Walesby cottage for any time of year.



Accommodation One double bedroom. Dressing room with space for cot. Bathroom with bath, hand held shower, basin and WC. Fitted galley kitchen. Sitting room with dining area and gas fire.

Amenities Full gas central heating, additional heating from gas fire in sitting room. Gas oven and hob, microwave, fridge/freezer, washing machine, TV with Freeview, DVD, books/DVD/games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair. Roadside parking. Enclosed garden with furniture. One well behaved pet welcome. Sorry, no smoking. Shop and pub 1.5 miles. Note: Pathway to other cottages in the row leads past the front door, and the cottage garden is opposite this pathway.



"I would certainly recommend this lovely cottage."

Mrs Everson, Suffolk

WSB OSB LMB

WSB: 156	A: 193	B: 240	C: 271
D: 271	E: 302	F: 319	G: 336
H: 354	I: 377	X: 354	NY: 354



1 The Homestead
Osgodby near Market Rasen

REF: 11146
Sleeps 3/4
Saturday Arrival



Set in the heart of the pretty Lincolnshire village of Osgodby is this cosy, 18th century mid-terraced cottage. This charming cottage has been renovated to a high standard throughout; restoring original fixtures and fittings, featuring a welcoming sitting room with dining area and a woodburning stove, ideal for relaxing in front of on chiller evenings. The cleverly designed, country-style, shaker kitchen is well-equipped and includes all modern appliances. Stairs from the sitting room lead on to two comfortable bedrooms with dormer windows. Outside is a small fenced courtyard with seating, ideal for enjoying breakfast or morning coffee in the sun before exploring the area. Discover the local market town of Market Rasen, offering local shops, cafes, restaurants, and pubs, a horse racecourse and golf course, or discover the nearby towns of Brigg, Casitor and Louth. The Cathedral city of Lincoln, and 'Uncle Henry's' Farm shop and cafe are all within driving distance and offer something for everyone. This delightful cottage is a fabulous place for either a romantic break or a family holiday at any time of the year.



Accommodation Two bedrooms: 1 x double, 1 x single and additional pop-up trundle bed. Ground floor shower room, with shower, basin and WC. Fitted kitchen. Sitting room with dining area and woodburning stove. Note: When the additional trundle bed is in place, there is limited space between the beds, making it suitable for guests aged 14 and under only.

Amenities Electric storage heater, electric mobile heater, with additional heating from woodburning stove in sitting room. Electric oven and ceramic hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview HD, BBC iPlayer, Blu-ray DVD, selection of books, board games and DVDs. Solid fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for two cars. Travel cot and high chair. Patio with furniture. One well behaved dog welcome. Sorry, no smoking. Shop and pub 4 miles. Note: This property has restricted headroom in both bedrooms. Note: Max. 3 adults.



WSB	OSB	LMB	XSB
WSB: 193	A: 231	B: 288	C: 326
D: 326	E: 365	F: 385	G: 407
H: 428	I: 458	X: 428	NY: 428



Field View Lodge
Kenwick Woods

REF: 8719
Sleeps 4/6
Saturday Arrival



A delightful, detached Scandinavian-style lodge offering ground floor accommodation and nesting in the attractive 80 acre woodland setting of Kenwick Woods. This comfortable holiday lodge is part of the 320 acre Kenwick Park Estate located in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty, meaning it enjoys gentle rolling hills and quaint villages. This well-equipped cottage enjoys an open plan living area with an additional pull-down double bed in the sitting area, a master bedroom with en-suite and a twin bedroom. Outside, you can relax in the woodland setting on the private veranda and enjoy the peaceful surroundings and local wildlife. Guests staying at Kenwick Woods can enjoy use of the park's facilities which include an indoor heated swimming pool, Jacuzzi, sauna, steam room, gym, squash courts, golfing, on-site beauty salon and lovely walks around the park grounds. Should you feel the need to explore the surrounding area, just three miles from the cottage you'll find the historic market town of Louth offering excellent shopping, a weekly market, a leisure centre and golf course. The area also offers excellent cycling and walking terrain and the Lincolnshire coastline is within easy driving distance where you can enjoy quiet beaches or traditional seaside attractions. This lovely lodge will ensure memorable family holidays for all who stay here.



Accommodation All ground floor. Two bedrooms: 1 x double with en-suite shower, basin and WC, 1 x twin. Bathroom with bath, shower over, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with pull-down double bed.

Amenities Electric storage heating. Electric oven and hob, microwave, fridge, freezer, washing machine, dishwasher, TV with Freeview, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair. Off road parking for 2 cars. Private veranda with furniture and use of shared woods. Sorry, no pets and no smoking. Shop and pub 1.5 miles.



"The accommodation was excellent. Lots of thought from the owner."

Mrs Holt, Somerset

WSB OSB LMB

WSB: 285	A: 335	B: 335	C: 387
D: 387	E: 527	F: 587	G: 634
H: 679	I: 730	X: 679	NY: 679



Meridian Lodge
Kenwick Woods

REF: 6809
Sleeps 4
Saturday Arrival



A detached, single-storey Scandinavian-style lodge, set within the 80-acre Kenwick Woods, part of Kenwick Park, a 320-acre estate in the delightful Lincolnshire Wolds, an Area of Outstanding Natural Beauty. This cosy Lincolnshire cottage lodge has an open plan living area and two bedrooms, as well as a veranda with table and chairs where you can enjoy the surrounding woodland and the resident birds and wildlife. Guests to this Lincolnshire cottage lodge can also enjoy complimentary use of the Meridian Leisure Centre, 2 miles away, in Louth, including an indoor leisure swimming pool with slide, fully equipped gym, sauna and steam room and for the more active guests there are fitness classes. From your Lincolnshire cottage lodge, you can head to the coast 16 miles away, enjoy some of the local National Trust properties and historic houses, or simply enjoy the beauty of the Wolds. A cosy Lincolnshire cottage lodge, with great facilities for a family holiday.



Accommodation All ground floor. Two bedrooms: 1 x double, 1 x adult bunks. Shower room with shower, basin and WC. Open plan living area with kitchen, dining area and sitting area.

Amenities Electric convactor heating throughout. Electric oven and hob, microwave, fridge/freezer, dishwasher, TV, DVD, books/DVD/games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Veranda with table and chairs. Sorry, no pets and no smoking. Shop and pub 1.5 miles. On-site bar/restaurant. Note: There is no designated garden but there is open space around each lodge and guests can walk the nature trails and footpaths on the estate. Note: Use of golf course is subject to a small charge Note: Facilities offered at either Kenwick Woods or Meridian Leisure Centre may be subject to change. Childcare facility and 4 court sports hall is subject to an additional charge payable direct to the leisure centre.



WSB OSB LMB

WSB: 195	A: 226	B: 274	C: 310
D: 310	E: 390	F: 422	G: 444
H: 468	I: 499	X: 468	NY: 468

KENWICK PARK
Kenwick Woods, Lincs



No 23 Kenwick Woods
Kenwick Woods

REF: 4226
Sleeps 6
Friday Arrival



A modern Scandinavian open plan lodge, nestled within the beautiful 80 acre Kenwick Woods, on the 320 acre Kenwick Country Park Estate. This well-appointed lodge is a wonderful alternative to traditional Lincolnshire cottages, and offers a large sitting room with dining area and a well-equipped kitchen, making for a fantastic Lincolnshire cottage lodge. The veranda is a wonderful place to sit out and enjoy late evening drinks while watching the sun going down over the tree tops, as you settle into your Lincolnshire cottage lodge. Guests to this Lincolnshire cottage lodge can enjoy use of the on-site park's facilities, including the heated indoor swimming pool, Jacuzzi, sauna, steam room, gym, squash and tennis courts, while nature walks and acres of ground are ripe for exploring. There is an excellent 18-hole golf course and beauty salon on-site, so a relaxing retreat is guaranteed, and you need not even leave the site. Note: This property can be booked with ref 4227 to accommodate 12 people.



Accommodation All ground floor. Three bedrooms: 1 x double, 1 x double with en-suite shower, basin and WC, 1 x twin. Bathroom with bath, shower over, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with French doors to veranda.

Amenities Electric central heating throughout. Electric oven and hob, microwave, fridge, dishwasher, colour TV with Freeview, DVD, selection of books, games and DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair. Off road parking for 2 cars. Veranda with garden furniture. Sorry, no pets and no smoking. Shop and pub 1.5 miles, beach 16 miles. Note: The check in time at this property is 4pm. Note: Use of the golf course, beauty salon, tennis and squash courts and attending classes is subject to a small charge. Note: Compulsory towel hire is available should you choose to use the leisure facilities for £1.50 per person per day with a £4 refundable deposit. Towels are not to be taken out of the lodge.



WSB OSB LMB

WSB: 265	A: 272	B: 332	C: 384
D: 384	E: 522	F: 581	G: 627
H: 672	I: 723	X: 672	NY: 672



No 39 Kenwick Woods
Kenwick Woods

REF: 4227
Sleeps 6
Saturday Arrival

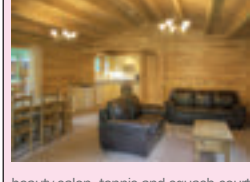


Situated in the Lincolnshire Wolds Area of Outstanding Natural Beauty, this Scandinavian lodge is set amidst 80 acres of lush woodland in the Kenwick Woods, on the 320 acre Kenwick Park Estate. A fantastic alternative to traditional Lincolnshire cottages, this well-equipped lodge has a large open plan living area and three cosy bedrooms. The veranda provides a great spot to sit out in the evenings, looking out over the park and the trees, as you relax and unwind. Guests to this Lincolnshire cottage lodge can enjoy use of the on-site park's facilities, including the heated indoor swimming pool, Jacuzzi, sauna, steam room, gym, squash and tennis courts, while nature walks and acres of ground are ripe for exploring. A round of golf or a treatment in the beauty centre will add that special touch to your holiday, while the unspoilt beauty and rolling countryside of the estate is just waiting to be explored, right from the door of your Lincolnshire cottage lodge. Note: This property can be booked with ref 4226 to accommodate 12 people.



Accommodation All ground floor. Three bedrooms: 1 x double, 1 x double with en-suite shower, basin and WC, 1 x twin. Bathroom with bath, shower over, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with French doors to veranda.

Amenities Electric central heating throughout. Electric oven and hob, microwave, fridge, dishwasher, colour TV with Freeview, DVD, selection of books, games and DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair. Off road parking for 2 cars. Veranda with garden furniture. Sorry, no pets and no smoking. Shop and pub 1.5 miles, beach 16 miles. Note: The check in time at this property is 4pm. Note: Use of the golf course, beauty salon, tennis and squash courts and attending classes is subject to a small charge. Note: Compulsory towel hire is available should you choose to use the leisure facilities for £1.50 per person per day with a £4 refundable deposit. Towels are not to be taken out of the lodge.



WSB OSB LMB

WSB: 265	A: 272	B: 332	C: 384
D: 384	E: 522	F: 581	G: 627
H: 672	I: 723	X: 672	NY: 672



"A beautiful cabin."

Mrs Barker, Leicestershire

Key to symbols
★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking



Greenfields
Kenwick Woods

REF: 5493
Sleeps 6
Saturday Arrival



A lovely detached Norwegian log cabin located within the woodland area of the 320-acre Kenwick Country Park Estate, just 3 miles from the Lincolnshire town of Louth. This three bedroom Lincolnshire log cabin enjoys a master bedroom with an en-suite shower room, an open plan living area with a modern fitted kitchen, dining area and spacious sitting area with patio doors leading to the veranda which has table and chairs overlooking the woodlands tall trees. Guests to this Kenwick Woods log cabin enjoy complimentary use of the Meridian Leisure Centre in Louth which include an indoor leisure pool with flume, sauna and steam rooms and cafe, whilst for the more active guests there is a fitness suite/gym. On the Kenwick Woods site there is an excellent 18 hole golf course which incurs a small charge. This lovely Kenwick Woods log cabin is located within the Lincolnshire Wolds, an area offering a wide range of wonderful and interesting places to visit including the market town of Louth, the antique shops at Horn-castle and the inland resort of Woodhall Spa and local National Trust properties. Alternatively, the coastal resort of Mabelthorpe with its soft golden sands and Blue Flag beaches, or the livelier Skegness are within 20 miles of this Kenwick Woods cottage. Whatever you want to do on your holiday, this Kenwick Woods log cabin is sure to provide a wonderful base for your family holiday.



Accommodation All ground floor: Three bedrooms: 1 x double with en-suite shower, basin and WC, 2 x twin. Bathroom with bath with shower over, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with patio doors to veranda.

Amenities Electric central heating throughout. Electric oven and hob, microwave, fridge, dishwasher, TV with Freeview, DVD, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair. Use of facilities at Meridian leisure Centre. Off road parking for 2 cars. Sorry, no pets and no smoking. Veranda with table and chairs. Shop and pub 1.5 miles. On site bar and restaurant. Note: Use of golf course is subject to a small charge. Note: Facilities offered at Meridian Leisure Centre may be subject to change. Childcare facility and 4 court sports hall is subject to an additional charge payable direct to the leisure centre.

OSB

WSB: N/A	A: 351	B: 351	C: 405
D: 405	E: 553	F: 616	G: 665
H: 713	I: 767	X: 713	NY: 713

“Very relaxing.”

Mr Brookman, North Yorkshire

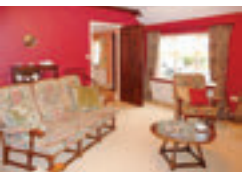


The Stables
Alvingham near Louth

REF: 11832
Sleeps 2
Saturday Arrival



Louth 3 miles. An attractive detached stable block conversion, located next to the owners' home in the quiet rural Lincolnshire village of Alvingham, three miles from Louth. Full of homely charm, this Alvingham cottage offers a lovely spacious sitting room and a well-equipped kitchen with dining area. A delightful double bedroom with an en-suite shower room completes the accommodation at this Alvingham cottage. Guests staying at this Alvingham cottage have use of the owners' beautiful garden with pergola, where you can relax, whilst enjoying alfresco dining. This Alvingham cottage is within walking distance of a fishing lake and the area boasts wonderful countryside with far reaching views, interesting market towns and pretty villages. Within easy driving distance from this Alvingham cottage is the Georgian market town of Louth, known as the Capital of the Lincolnshire Wolds, offering a good selection of high street and independent shops along with traditional markets, which are held on Wednesdays, Fridays and Saturdays. This Alvingham cottage is an ideal base for a romantic retreat at any time of the year.



Accommodation All ground floor. One double bedroom (zip/link, can be twin on request) with en-suite shower, basin and WC. Fitted kitchen with dining area. Sitting room.

Amenities Oil central heating. Gas oven and hob, microwave, fridge/freezer, TV with Freeview, DVD, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Shared rear lawned garden with furniture. One well behaved dog welcome. Sorry, no smoking. Shop and pub 3 miles. Note: Use of owners' washing machine and tumble dryer available on request. Note: Children are not accepted at this property.

“This cottage was a little gem.”

Mr Spencer, Staffordshire

WSB	OSB	LMB	XSB
WSB: 173	A: 207	B: 257	C: 290
D: 290	E: 325	F: 343	G: 362
H: 380	I: 410	X: 380	NY: 380



Quarryside
Muckton Bottom

REF: 4308
Sleeps 5
Saturday Arrival

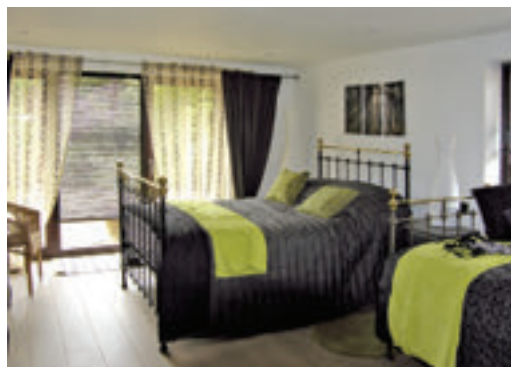


A stylish detached cottage in the tiny hamlet of Muckton Bottom, a mile from Muckton village, on the edge of the Lincolnshire Wolds. This charming Muckton cottage sits in what was once a small chalk quarry, and with the passing of time mother nature, with some help from the owner's gardening skills, has reclaimed the quarry, making it a wonderful quiet retreat. This delightful Muckton cottage lies within the grounds of the owner's home, offering bright modern accommodation set over two floors, with an open plan living area with a well-equipped kitchen on the upper level, and two bedrooms, both with en-suite shower rooms, on the ground floor. On the doorstep of this Muckton cottage is Muckton Wood, an ancient semi-natural woodland offering lovely walks. Nearby Louth is the capital of the Lincolnshire Wolds with weekly markets and places of interest. The coastline is within easy travelling distance with miles of lovely sandy beaches.



Accommodation Two ground floor bedrooms: 1 x family room with double and single bed, French doors to outside, and en-suite shower, basin and WC, 1 x double with French doors to outside, en-suite shower, basin and WC. First floor open plan living area with sloping ceilings, fitted kitchen, dining area and sitting area.

Amenities Electric panel heaters throughout. Electric oven, gas hob, fridge, microwave, washing machine, colour TV with Freeview, DVD, 1950s jukebox. Books/DVD/games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Private garden with table, chairs and BBQ. Sorry, no pets and no smoking. Shop 4 miles, pub serving good food 1 mile. Note: Spiral staircase to the 1st floor. Note: Due to unfenced chalk 'cliff side' near kitchen, please ensure children are supervised at all times.



“A peaceful and relaxing location.”

Mrs Rae, Australia

WSB	OSB	LMB
WSB: 210	A: 252	B: 304
D: 343	E: 409	F: 442
H: 489	I: 522	X: 489
NY: 489		



Marmaduke Cottage
Sanction near Market Weighton

REF: 15124
Sleeps 3
Friday Arrival



Market Weighton 2 miles. A pretty, red brick terraced cottage in the small village of Sanction, two miles from Market Weighton. This delightful Grade II listed cottage is well placed for discovering the Yorkshire Wolds and the charming nearby towns. This cosy characterful property has been sympathetically restored, retaining many original features; the sitting room offers a cast iron multi-fuel range fire with a beautiful beamed ceiling and quarry tiled floor, the kitchen boasts reclaimed pine cupboards, a beamed ceiling, quarry tiled floor and a Belfast sink, while steep cottage stairs lead to two cosy bedrooms and quaint bathroom with shuttered windows. Outside is a small, enclosed garden with picket fence providing somewhere to sit and relax in the sunshine. With pleasant views to the front towards the village church, this cottage is just a short distance from the Wolds Way long distance walk. Market Weighton offers excellent amenities with a good choice of pubs, tea rooms and shops. The surrounding rolling countryside provides cycling and walking opportunities and the Minster city of York is just 20 miles away. With easy access to the east coast resorts of Filey and Bridlington, this property is perfectly placed for an enjoyable holiday.



Accommodation Two bedrooms: 1 x double, 1 x single. Bathroom with bath, basin and WC. Fitted kitchen with dining area. Sitting room with multi-fuel range.



Amenities Gas central heating, multi-fuel range in sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, TV with Freeview, DVD, radio, small selection of books, games and DVDs. Fuel, power and starter pack for multi-fuel range inc. in rent. Extra fuel for multi-fuel range available on an honesty box basis. Bed linen and towels inc. in rent. Travel cot and highchair on request. Off road parking for 1 car, additional roadside parking available on first come, first served basis. Bike shed. Enclosed rear garden with patio and furniture. Sorry, no pets and no smoking. Shop 2 miles, pub 500 yards.

“We had a lovely stay.”

Mrs Martin, Gloucestershire

WSB	OSB	LMB
WSB: 201	A: 231	B: 258
D: 304	E: 342	F: 363
H: 439	I: 469	X: 439
NY: 439		



CLAPHAM HOLME FARM COTTAGES
Great Hadfield near Hornsea

Hornsea 4 miles. Two charming, single-storey cottages set around a central atrium in Great Hadfield, four miles from the pretty coastal town of Hornsea. Situated on the owners' smallholding, these Hornsea cottages offer comfortable, modern accommodation, perfect for families wishing to explore this beautiful area. With spacious open plan living areas, furnished with a contemporary feel, these Hornsea cottages also benefit from a large glazed, communal indoor patio area, ideal to sit and relax in, after a busy day on Mableton beach! Set in ten acres of grounds, these Hornsea cottages are a child's haven, with 'a petting corner' to meet farmyard friends, including goats, pigs, sheep, chickens and Shetland ponies. With a picnic area, play area and dog walk, these Hornsea cottages provide a very enjoyable environment for all the family. A short walk brings you to the local country pub, serving excellent meals and famous for its homemade puddings, whilst a few minutes' drive brings you to the seaside resort of Hornsea, with a good selection of shops and eateries. Just outside the town is Hornsea Mere, with fishing and sailing opportunities, whilst Hornsea Freeport is worth a visit for some serious retail therapy! From these Hornsea cottages, the historic town of Beverley and The Deep Sealife Centre at Hull are easily accessible and well worth visiting, as is the Minster city of York, just a little further away.



Primrose Cottage
Great Hadfield near Hornsea

REF: 12272
Sleeps 6
Friday Arrival



A delightful single-storey cottage offering three bedrooms with a spacious open plan living area. Comfortable and well-equipped, this is a superb Hornsea cottage from which to explore the area. Note: This property is next to ref 12273 and together they can accommodate 10 people.



Accommodation All ground floor. Three bedrooms: 1 x double, 1 x twin (zip/link, can be double on request), 1 x adult bunks. Bathroom with bath, shower over, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.

Amenities Gas central heating throughout. Electric oven, gas hob, microwave, fridge, freezer, washing machine, TV with Freeview, DVD, radio, WiFi, telephone

(incoming calls only). All fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair on request. Ample off road parking. Communal use of internal atrium with furniture and grounds with garden furniture and BBQ. Two well behaved dogs welcome. Sorry, no smoking. Pub 10 mins walk, shop 4 miles.



"The location was perfect."

Mr James, Powys



WSB	OSB	LMB				
WSB: 255	A: 271	B: 307	C: 373			
D: 373	E: 414	F: 445	G: 507			
H: 568	I: 665	X: 568	NY: 568			



Daffodil Cottage
Great Hadfield near Hornsea

REF: 12273
Sleeps 4
Friday Arrival



A lovely single-storey cottage offering ground floor accommodation, with two bedrooms and a spacious open plan living area. Tastefully furnished and decorated to a high standard, this comfortable Hornsea cottage is ideally placed for exploring the nearby coastline and the beautiful countryside around. Note: This property is next to ref 12272 and together they accommodate 10 people.



Accommodation All ground floor. Two bedrooms: 1 x double, 1 x twin (zip/link can be double on request). Bathroom with bath, shower over, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.

Amenities Gas central heating throughout. Electric oven, gas hob, microwave, fridge, freezer, washing machine, TV with Freeview, DVD, radio, WiFi, telephone (incoming calls only). All fuel and power inc. in rent. Bed linen and towels inc. in rent. Ample off road parking. Communal use of internal atrium with furniture and grounds with garden furniture and BBQ. Two well behaved dogs welcome. Sorry, no smoking. Pub 10 mins walk, shop 4 miles.



WSB	OSB	LMB				
WSB: 220	A: 245	B: 277	C: 337			
D: 337	E: 367	F: 425	G: 430			
H: 496	I: 537	X: 496	NY: 496			



Morleys Mews
Beverley

REF: 18545
Sleeps 2
Friday Arrival



A superb, duplex apartment, one of a small development of seven, centrally situated in the historic market town of Beverley. This contemporary, loft-style apartment provides the perfect getaway for couples wanting to enjoy the excellent amenities of this attractive and interesting town. Secure video entry brings you into the communal hallway, where stairs lead up to the apartment. The stylish open plan living area has been tastefully furnished and decorated, providing light and airy accommodation and boasts a quality kitchen and state-of-the-art appliances. It also offers a very comfortable living space, with the added benefit of an additional cloakroom. Upstairs, the bright and modern bedroom and bathroom has a large Velux window, affording glimpses of Beverley Minster which is steeped in history, whilst a lovely day can be spent at Beverley racecourse. Why not follow the David Hockney trail and discover the beautiful scenery of the Yorkshire Wolds that inspired his famous paintings, or visit the nearby stately homes and gardens, such as Sledmere House, Burton Agnes Hall and Wolds Way Lavender? With the seaside resorts of Bridlington, Filey, Scarborough, Whitby and Hornsea an easy drive, this self-catering apartment is well placed for an enjoyable and varied holiday.



Accommodation Over first and second floors, accessed from communal entrance hall and stairs. One second floor double bedroom with TV and en-suite bath, shower over, basin and WC. First floor open plan living area with fitted kitchen, dining area and sitting area.

Amenities Gas central heating. Electric oven, 2 ring ceramic hob, microwave, fridge, washer/dryer, 2 x TVs with Freeview, 2 x DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Parking permit provided for nearby streets. Lockable bike storage and use of 2 bikes (at own risk). Sorry, no pets and no smoking. Shop and pub 1 min walk. Note: Although this is a pet-free property, the owner may occasionally stay at the property with her dog.

WSB	OSB	LMB	XSB				
WSB: 204	A: 234	B: 268	C: 307				
D: 307	E: 334	F: 348	G: 371				
H: 394	I: 422	X: 394	NY: 394				

"A fantastic property."

Mr Jackson, Perthshire



Woodhill
Cottingham near Hull

REF: 9741
Sleeps 8/9
Friday Arrival



Cottingham 1.6 miles. A modern detached, brick-built property within the grounds of Skidby Lakes Golf Club, enjoying panoramic, unbroken views over the fairways. Furnished to a high standard, this delightful cottage offers an exceptionally high level of comfort, with internet connection and flat screen TVs/DVDs in every bedroom. For golfers there is the added benefit of a one minute walk to the first tee and subsidized concessionary fees. A high quality cottage, the property is very well-equipped, and stands in unique surroundings with a large garden for all the family to enjoy. Lying on the edge of the Yorkshire Wolds, the property is 8 miles to the south of the historic market town of Beverley and is also within easy reach of York and the East Riding coastal resorts of Bridlington and Filey. For nature lovers, RSPB reserves at Bempton and Flamborough, along with North Cave Wetlands are nearby. A splendid cottage for golfers, families and friends alike.



Accommodation Four bedrooms: 1 x family room with king-size double, single day bed & en-suite bath, shower over, basin & WC, 1 x double with en-suite shower, basin & WC, 1 x twin with en-suite shower, basin & WC, 1 x ground floor king-size double with en-suite shower, basin & WC & doors to garden. Ground floor basin & WC. Fitted kitchen with breakfast bar. Utility. Dining room. Sitting room with woodburner.

Amenities Full oil central heating, wood-burner in sitting room. Electric range hob, electric oven, microwave, fridge/freezer, dishwasher. Washing machine & tumble dryer in utility. 5 x flat screen TVs/DVDs, Freeview, radio/CD, WiFi, books/games. Fuel, power & starter pack for woodburner inc. in rent. Bed linen, towels & complementary toiletries inc. in rent. Cot & highchair. Off road parking for five cars. Bike storage. Large lawned rear garden with decked pagoda, furniture, BBQ. Two well behaved dogs welcome. Sorry, no smoking. Golf clubhouse with bar 2 mins walk, Lazaat hotel/restaurant 5 mins walk. Shop 1 mile. Note: Ground floor bedroom has ramp access to garden & may be suitable for accompanied disabled - contact owner for details.

"A spacious, comfortable cottage in a peaceful and beautiful location."

Mr Wex, Northamptonshire



WSB	XSB				
WSB: 322	A: 353	B: 414	C: 496		
D: 496	E: 609	F: 660	G: 717		
H: 799	I: 853	X: 853	NY: 853		

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking



Owl Cottage
Preston near Hedon,
East Riding

REF: 6466
Sleeps 6
Saturday Arrival



Hedon 2 miles. An attractive and sympathetically modernised brick-built barn conversion with feature windows, taking advantage of panoramic views of the countryside. Situated in the hamlet of Preston, this appealing barn conversion lies in open fields, two miles from the historic village of Hedon. Beautifully finished to a high standard with solid oak flooring and doors, this Hedon cottage has a lovely light and airy open plan living area overlooking open fields. This Hedon cottage stands alone in a rural position and offers privacy for those wishing to explore the Yorkshire/Lincolnshire coast. Just a short drive from this Hedon cottage is Spurn Point Nature Reserve, whilst to the north is the pretty medieval market town of Beverley. Visit Beverley Minster, one of Europe's finest Gothic churches and see the fine stained glass windows and medieval stone carvings. Alternatively, York is just over an hour's drive away and the seaside resort of Hornsea is also nearby, as are the North Yorkshire coast resorts of Bridlington, Filey and Scarborough which are within easy reach of this Hedon cottage.



Accommodation Three bedrooms: 1 x double, 1 x twin, 1 x ground floor double with en-suite wet room shower, basin and WC. Bathroom with bath with shower over, basin and WC. Open plan living area with fitted kitchen, dining area and spacious sitting area.

Amenities Oil central heating, electric oven and hob, microwave, fridge, freezer, washing machine, dishwasher, TV with Freeview, DVD player, CD player. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and high chair on request. Ample off road parking. Lawned area and patio with garden furniture. Sorry, no pets and no smoking. Shop and pub 1 mile.



WSB	OSB	LMB	XSB
WSB: 235	A: 266	B: 312	C: 373
D: 373	E: 425	F: 450	G: 507
H: 563	I: 602	X: 563	NY: 563

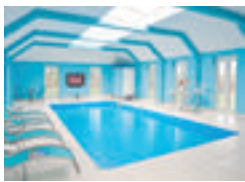


Highfields Manor
Belton near Loughborough

REF: 10879
Sleeps 15/23
Friday Arrival



A magnificent Queen Anne-style manor house set in extensive grounds which will provide the holiday of a lifetime. Immaculately presented on the edge of the village of Belton, this stunning house provides views of unspoilt Leicestershire countryside. Luxuriously appointed throughout, Highfields Manor provides top class accommodation for a family celebration or for a group of friends to get together to enjoy an unforgettable experience. The house caters for your every need with a spectacular kitchen which will keep the most experienced chefs happy. Alternatively, put your feet up and hire in a chef to provide a range of food that will melt in the mouth. A formal dining room will meet with all of your expectations before you retire to the sitting room with sumptuous sofas and a warming fire. Eight bedrooms, five of which have en-suite facilities, have been furnished to provide you with every luxury. Relax in a gorgeous roll-top bath or re-invigorate yourself with a power shower before spending a day in the pool. The swimming pool complex provides a wonderful indoor, heated pool with a Jacuzzi spa as well as a self-contained shower room and changing cubicles. Hire an instructor and have a relaxing yoga session or stretch yourself with a spot of Pilates. Alternatively, wander over to the games room and have a game of pool or darts before heading off for a walk. Highfields Manor has access to many walks in every direction and the National Cycle Network is also close by. A stunning property in magnificent grounds in the heart of rural England, making it an ideal location for a get together with family and friends.



Accommodation Eight bedrooms: 1 x four-poster king-size double with en-suite bath, basin & WC, 1 x king-size double with slipper bath & en-suite basin & WC, 1 x king-size double with slipper bath plus basin & WC just outside bedroom, 1 x twin with en-suite shower, basin & WC, 1 x twin with double futon & en-suite shower, basin & WC, 2 x ground floor double (one room accessed through the other), 1 x single. Ground floor shower room with shower, basin & WC. Ground floor basin & WC. Luxury kitchen with dining area & breakfast bar. Dining room. Sitting room with double futon. Garden room with dining area & sitting area with two double futons. Piano. Indoor heated swimming pool with Jacuzzi. Shower room at pool with shower/steam/sauna, basin & WC. Games room with Pilates/dance studio.

Amenities Oil central heating, gas fire in sitting room. Induction oven & hob, steam oven, combination microwave/oven, fridge, freezer, washing machine, dishwasher, TV with Sky, DVD, iPod dock, PlayStation 3, WiFi, selection of books, games, toys & DVDs. Fuel & power inc. in rent. Bed linen & towels inc. in rent. Cot, highchair & playpen available. Indoor heated swimming pool with Jacuzzi, sauna, TV with Sky, iPod dock. Changing area with jet shower, basin & WC with two changing cubicles. External games room with pool table, dart board & Pilates/dance studio (instructor can be booked through owners). Ample off road parking. Extensive mature gardens with outdoor games, furniture & BBQ. Sorry, no pets & no smoking. Shop & pub 1.5 miles. Note: A chef, chauffeur & maid service can be arranged with owner. Note: Spa treatments & a personal trainer can be arranged with owner. Note: There are unfenced ponds in the garden, care to be taken at all times. Note: This property accepts short breaks all year round.

WSB	OSB	LMB	XSB
WSB: 2535	A: 3030	B: 3385	C: 3785
D: 4135	E: 4285	F: 4535	G: 4785
H: 4895	I: 4995	X: 5385	NY: 5635



Two Tees
Swanwick near
Matlock

REF: 1603
Sleeps 5
Saturday Arrival



A lovely detached house, situated in the hamlet of Swanwick on the edge of the Peak District National Park, 8 miles from Matlock. Set back from the main road, the property offers a comfortable, spacious and well-equipped touring base for visitors, boasting traditional furnishings and a delightful conservatory overlooking the patio and rear garden, ideal for summer barbecues. With good walking from the doorstep, local amenities, restaurants and pubs close by, and excellent road connections, this is an ideal base from which to explore the Peak District and surrounding areas. The Midland Railway Centre is less than a five minute drive away, plus the popular town of Matlock, with its famous spa, and the Heights of Abraham are just a short drive away. This is a great location for relaxing and enjoying the many attractions of the area, at any time of the year.



Accommodation Three bedrooms: 1 x double, 1 x twin, 1 x single. Bathroom with bath, shower over, basin and WC. Fitted kitchen with pantry. Sitting room with flame-effect gas fire and dining area. Conservatory.

Amenities Full gas central heating with additional heating from flame-effect gas fire in sitting room. Gas cooker, microwave, fridge, freezer, washing machine, dishwasher, TV with Freeview, video, DVD, WiFi, stereo/CD player/radio, library of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair available on request. Off road parking for 2 cars. Lawned garden with patio area, garden furniture and BBQ. Children's recreational area 300m away. Sorry, no pets and no smoking. Shop and pub 5 mins walk.

"Excellent value for money."

Ms Brown, Lincolnshire

WSB	OSB	LMB	XSB
WSB: 170	A: 220	B: 254	C: 278
D: 299	E: 335	F: 369	G: 376
H: 384	I: 409	X: 384	NY: 384

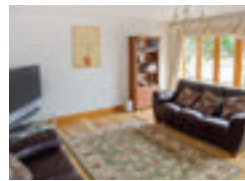


Whiteboro Lodge
Teversal near Sutton-
in-Ashfield

REF: 16938
Sleeps 2/5
Saturday Arrival



Teversal 1.4 miles. An immaculate, beautifully-presented cottage on the Derbyshire and Nottinghamshire border, near the village of Teversal. Well-appointed throughout to provide cosy accommodation, this cottage is perfect for a romantic getaway to discover this varied part of the Peak District and Nottinghamshire. You will find beautiful countryside views from the bedroom of this cottage, whilst downstairs are wooden floors and some comfortable seating to enjoy after a hard day's exploring. Outside is a lovely, spacious garden with patio and lawned area to sit and enjoy the Teversal countryside. Teversal is a wonderful location for Harwick Hall, or to walk and explore the Five Pits Trail or Teversal Trails. A little further away are the delights of the Peak District, including Chatworth House and the town of Matlock, as well as some stunning countryside and in Nottinghamshire, Sherwood Forest to go on a Robin Hood hunt! A wonderful base for a very varied break!



Accommodation One double bedroom with additional folding bed available and en-suite shower, basin and WC. Ground floor basin and WC. Fitted kitchen with dining area. Sitting room with sofa bed.

Amenities Gas central heating. Gas range cooker, microwave, fridge, washing machine, TV with Freeview, DVD, selection of books and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 3 cars. Front patio with furniture and lawned area. One well behaved dog welcome (downstairs only). Sorry, no smoking. Shop 3 miles, pub 1.5 miles. Note: This cottage is set back from the main road but some road noise may be experienced.

"A cosy yet spacious cottage."

Mrs Duke, West Midlands

WSB	OSB	LMB	XSB
WSB: 205	A: 247	B: 280	C: 298
D: 316	E: 337	F: 355	G: 378
H: 400	I: 429	X: 400	NY: 400



Castle Cottage
Palterton near
Chesterfield

REF: 14137
Sleeps 4/7
Friday Arrival



This beautifully presented cottage is in the quiet hamlet of Palterton and has superb views towards Bolsover Castle. Appointed to a very high standard, this cottage provides spacious accommodation and is an ideal base from which friends or family can explore the local area. There are two lovely bedrooms for guests to relax in, both offering stunning views across the beautiful Derbyshire countryside. After a hard day visiting all that's on offer in the surrounding area, why not return to prepare a delicious meal in the spacious kitchen or just to relax in the cosy sitting room with a good book? To the front you will find a pretty patio, perfect for alfresco dining or for simply enjoying the peace and quiet on offer. There are some wonderful walks to be enjoyed from the doorstep, including across fields to Bolsover Castle, while a little further afield you can explore and enjoy the splendours of Hardwick Hall, Clumber Park and Chatsworth House or why not venture into Sherwood Forest for the children to search for Robin Hood? With the Peak District easily accessible and so much on offer in this picturesque area, this lovely cottage can be enjoyed at any time of the year.



Accommodation Two bedrooms: 1 x king-size double with additional folding single bed, 1 x twin. Ground floor shower room with shower and basin. Separate WC. Bathroom with bath, shower over, basin and WC. Fitted kitchen with dining area. Sitting room with double sofa bed.

Amenities Gas central heating, Electric oven and hob, microwave, fridge, washing machine, dishwasher, 3 x TVs with Freeview, DVD, WiFi, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Front patio area with furniture. One well behaved dog welcome. Sorry, no smoking. Shop 3 miles, pub 1 mile.



WSB	OSB	LMB	XSB
WSB: 224	A: 268	B: 303	C: 332
D: 360	E: 388	F: 417	G: 449
H: 480	I: 513	X: 480	NY: 480



Millers Retreat
Bolsover

REF: 5613
Sleeps 2
Friday Arrival



Located in a residential area in the Derbyshire town of Bolsover, this one bedroom detached Bolsover cottage offers good quality accommodation for a couple looking for a peaceful break. All on the ground floor, this Bolsover cottage has a king-size double bed, a luxurious walk-in shower with a seat, a fitted kitchen and a cosy sitting room. With shared use of the owner's garden and a private patio for your own use, this Bolsover cottage gives you the opportunity to enjoy balmy summer evenings outdoors. Within 50 metres of this Bolsover cottage is a public footpath, ideal for dog walking, and a mile away is 'Peter Fidler/Carr Vale Nature Reserve, which is in the top 5 for birdwatching in the county. Close to Bolsover Castle and the historic town of Chesterfield, with its famous twisted church spire, this Bolsover cottage is ideally placed for exploring the surrounding area. Just a short drive away is the renowned walking area of the Peak District National Park whilst the world famous Sherwood Forest is just 12 miles from this Bolsover cottage, making it a perfect location all year round.



Accommodation All ground floor. One king-size double bedroom with TV. Shower room with walk-in shower with steam function and seat, basin and WC. Fitted kitchen with dining area and TV. Sitting room.

Amenities LPG central heating. Electric cooker, gas hob, microwave, fridge/freezer, washer/dryer, dishwasher, 3 x TVs with Freeview, 2 x DVDs, 2 x iPod docks, library of books, games and DVDs. WiFi. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Shared lawned garden with private patio, furniture and BBQ. Two well behaved pets welcome. Sorry, no smoking. Shop and pub 10 mins walk.



"What a lovely place to stay."

Mrs Beale, Gloucestershire

WSB OSB LMB

WSB: 194	A: 220	B: 230	C: 240
D: 250	E: 261	F: 276	G: 291
H: 312	I: 332	X: 312	NY: 312



4 Sherwood Mews
Edwinstowe,
Sherwood Forest

REF: 12421
Sleeps 3/4
Friday Arrival



A beautifully presented cottage in the heart of Edwinstowe village, yet with good access to Sherwood Forest and the Peak District National Park. A wonderful property which provides spacious and modern living, this Edwinstowe cottage is just perfect for couples or small families to enjoy the adventure of Sherwood Forest. From this Sherwood Forest cottage you will enjoy the village views of pretty Edwinstowe, and the modern living space provides a welcome retreat after a day tracking down Robin Hood and his Merry Men! Outside this Sherwood Forest cottage is a pretty, enclosed courtyard in which to sit and enjoy a drink and plan the next day's activities. The pretty village of Edwinstowe offers a lovely selection of individual and unique shops and restaurants as well as a butcher's, baker's, newsagent and a supermarket. This Edwinstowe cottage is just 2 minutes from the Sherwood Forest Visitors Centre, and perfectly placed for the famous Major Oak, Sherwood Pines with its excellent cycle routes and paths, and Clumber Park and Rufford Park with their beautiful grounds to explore. Sherwood Forest is a part of the world that will make you want to visit again and again, and this Sherwood Forest cottage makes the ideal base to return to.



Accommodation Two bedrooms: 1 x ground floor single, 1 x mezzanine double. Ground floor bathroom with free-standing bath, separate shower cubicle, basin and WC. Open plan living area with fitted kitchen with breakfast bar, dining area and sitting area with sofa bed.

Amenities Gas fired central heating, Electric oven, gas hob, microwave, fridge, washing machine, TV with Freeview, DVD, small selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot available. Off road parking for 1 car. Enclosed courtyard with furniture. One dog welcome. Sorry, no smoking. Shops and restaurants 5 mins walk, pub opposite.



"Would definitely recommend this cottage."

Mr Davies, Greater Manchester

WSB OSB LMB

WSB: 201	A: 239	B: 271	C: 295
D: 321	E: 346	F: 370	G: 399
H: 426	I: 455	X: 426	NY: 426

TICKHILL COTTAGES
Tickhill



The Watermill
Tickhill

REF: 12513
Sleeps 9/10
Friday Arrival



An outstanding, detached, Grade II listed watermill, adjacent to the ruins of Tickhill Castle. This unique cottage has been decorated and furnished to provide cosy accommodation. Dating from the 13th century, the cottage retains some of the mill workings, open stonework, wooden floors, beams and plenty of living space. With views over the mill pond and its resident ducks, this cottage provides a first floor sitting room with open fire for you to relax together, ideal in cooler months. Sunny days will find guests enjoying the sun room, or the decked courtyard with its waterfall flowing below. Just outside are seats to rest and take in the views over towards the historic castle. Lovely walks into open countryside can be enjoyed right from the doorstep, as well as a selection of cycle routes, golfing 3 miles away, and birdwatching at Potterick Carr. Just a 2 minute walk are shops, wine bars, pubs and restaurants. Bawtry, where the Mayflower Pilgrim Fathers originated, boasts cobbled streets, shops, pubs and restaurants. Note: Cottage is 150 yards from Ref. 12554, together they sleep 18.



Accommodation Five bedrooms: 1 x ground floor double with TV, 1 x ground floor single, 2 x double, 1 x double with TV & en-suite shower, basin & WC. Bathroom with bath, shower, basin & WC. Ground floor basin & WC. Fitted kitchen with range-style cooker. Sitting room with dining area. Study. Sun room with doors to courtyard. First floor sitting room with open fire. Z-bed available.



Amenities Gas fired central heating throughout, open fire in first floor sitting room, underfloor heating in kitchen. Gas range-style cooker, fridge/freezer, washing machine, dishwasher. 4 x TVs with Freeview & DVD, WiFi. Fuel, power & starter pack for open fire inc. in rent. Bed linen & towels inc. in rent. Off road parking for 2 cars, additional parking on

roadside. Enclosed decked patio area with heater, electric awning, & mill pond with waterfall & underwater lights. One well behaved pet welcome. Sorry, no smoking. Shops & pubs 2 mins walk. Note: This is an historic property, with some low doorways & internal steps.

WSB OSB LMB SPR

WSB: 510	A: 600	B: 680	C: 740
D: 801	E: 901	F: 1001	G: 1132
H: 1263	I: 1354	X: 1263	NY: 1263

"I loved the property."

Miss McDowell, Leicestershire



West Gate Cottage
Tickhill

REF: 12554
Sleeps 7/8
Friday Arrival



A lovely cosy terraced cottage in the centre of Tickhill, a small Yorkshire village with good access to Sheffield, the Peak District and Sherwood Forest. Inside, this cottage provides lovely accommodation for a family or friends looking to explore this diverse area. Set over three floors with views of the village from the front and the castle from the top floor, the cottage has a cosy sitting room, a good-sized kitchen diner where you can enjoy quality time together, and three bedrooms, including a romantic four poster double. To the rear is a small sunny garden with a decked area and access to the pretty mill pond with its circular walk and resident ducks. Tickhill is full of history, from the 12th century castle to the interesting historic walks from your doorstep. Within two minutes' walk are shops, wine bars, pubs and restaurants. The nearby market village of Bawtry is where the Mayflower's Pilgrim Fathers originated, and boasts cobbled streets, shops, a number of pubs and a variety of fine restaurants. Visit The Yorkshire Wildlife Park, Potterick Carr reserve and Doncaster Racecourse, Sheffield and the large Meadow Hall Shopping Centre or the Peak District National Park and Sherwood Forest. The perfect place to enjoy the area at any time of the year. Note: Cottage is 150 yards from Ref. 12513, together they sleep 18.



Accommodation Over three floors. Three bedrooms: 1 x double, 1 x family room with triple bunk (double below, single above), 1 x 2nd floor four-poster double, 1 x folding bed available. Bathroom with bath, shower over, basin & WC. Kitchen with dining area. Sitting room with natural flame gas fire.



Amenities Gas central heating throughout, natural flame gas fire in sitting room. Gas oven & hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD. All fuel & power inc. in rent. Bed linen & towels inc. in rent. Roadside parking for 2 cars. Small rear decked area with furniture. One well behaved pet welcome. Sorry, no smoking. Shops & pubs 1 min walk.

WSB OSB LMB SPR

WSB: 281	A: 332	B: 378	C: 409
D: 440	E: 491	F: 539	G: 596
H: 652	I: 699	X: 652	NY: 652

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

Stykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

Open fire

One pet welcome (check for extra pets)

No pets

No smoking



Britain's tallest gatehouse, Europe's biggest Norman keep, the world's longest pleasure pier, bumper events like the V Festival – discover endless surprises in Essex. Walk or cycle the gently rolling countryside, where wide skies and landscapes create legendary art. Or head to the coast for Blue Flag sands, vibrant seaside fun, wildlife watching, sensational oysters and more.

Cottages start from **£231** per week

For more information about this area go to

www.SykesCottages.co.uk/Essex



Castlegate Cottages
Clacton-on-Sea

REF: 5398
Sleeps 6
Saturday Arrival

Clacton-on-Sea 2.5 miles. A conveniently placed, well presented modern cottage, in a quiet location on the western fringes of Clacton-on-Sea. This detached Clacton-on-Sea cottage provides spacious accommodation, with a very comfy sitting room, master bedroom with en-suite and a sunny conservatory leading to an enclosed garden, ideal for BBQs and alfresco dining. This Clacton-on-Sea cottage is just a few minutes' drive from the expansive beach at Clacton-on-Sea, with beautiful gardens, tree-lined walks and a 19th century pier with attractions. An ideal base for exploring the region's picturesque market towns including historic Colchester, this Clacton-on-Sea cottage is well-equipped, has modern amenities and is a perfect holiday destination for families all year round.



Accommodation All ground floor. Three bedrooms: 1 x double with en-suite wet room with shower, basin and WC, 1 x double, 1 x twin. Bathroom with bath, shower over, basin and WC. Fitted kitchen. Sitting room with electric flame-effect fire. Conservatory with dining area.

Amenities Full gas central heating, electric fire in sitting room. Gas range oven and hob, microwave, fridge/freezer, colour TV, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Enclosed front and rear garden with pond. Sorry, no pets and no smoking. Shop and pub 5 mins walk.

"The property is in a nice location for touring the area. Close to Clacton but in a nice quiet cul-de-sac."

Mr McAllister, Cambridgeshire

WSB OSB LMB			
WSB: 235	A: 285	B: 343	C: 393
D: 393	E: 499	F: 553	G: 594
H: 635	I: 681	X: 635	NY: 635



Little Thatch
Walton-on-the-Naze

REF: 13617
Sleeps 2/4
Friday Arrival

This immaculately presented, thatched cottage is found in the thriving Essex seaside town of Walton-on-the-Naze. Comfortable and stylishly furnished, this Walton-on-the-Naze cottage offers ideal accommodation for a romantic getaway or a coastal holiday for anyone wishing to enjoy the sandy beach which is just a few minutes' walk away. The first floor bedroom is spacious and light and is decorated in nautical colours with a deep sumptuous carpet. Downstairs, the cosy sitting room offers you contemporary furnishings including a soft leather double sofa bed while a small step leads into the well-equipped kitchen that looks over the garden. Outside this Walton-on-the-Naze cottage is a large enclosed garden with outdoor seating and "beach hut", a perfect place to enjoy a glass of something cool as you reflect on the day. The coastal town of Walton-on-the-Naze has a long history of seaside holidays and with a marina and nature reserve nearby, it offers even more for guests who wish to stay in this seaside location. Only a few miles away is the famous Clacton-on-Sea theme park, a perfect day out for children of all ages, including the middle aged ones! With everything from beach combing to shell fishing, this Walton-on-the-Naze cottage offers holidaymakers the perfect seaside experience.



Accommodation One king-size double bedroom. Ground floor shower room with shower, basin and WC. Fitted kitchen with breakfast bar. Sitting room with sofa bed.

Amenities Gas central heating. Electric oven and gas hob, microwave, fridge/freezer, TV with Freeview, DVD, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Bike storage. Small terrace to front and enclosed lawn garden with patio and furniture to rear. One well behaved dog welcome. Sorry, no smoking. Shop and pub 2 mins walk. Beach 2 mins walk. Note: This cottage has steep narrow stairs and is not suitable for the less mobile.



"Garden excellent for pets and children."

Mrs Bradcock, Cambridgeshire

WSB OSB LMB XSB			
WSB: 205	A: 247	B: 308	C: 349
D: 349	E: 391	F: 413	G: 437
H: 460	I: 492	X: 460	NY: 460



Vine Cottage
Castle Hedingham

REF: 15314
Sleeps 2/4
Friday Arrival



This well presented cottage is situated in the pretty village of Castle Hedingham in north Essex. Stylishly appointed, this whitewashed cottage is accessed via a farm gate to the side of the owners' house which leads up to the small patio garden - just the place to enjoy a glass or two as the sun sets. Inside the cottage, the open plan sitting room has comfortable seating where you are able to relax and unwind, whilst the fitted kitchen offers views over the courtyard garden through a large picture window. The bedroom has soft carpeting, subtle decor and a super king-size bed along with an en-suite shower room. Wander along the winding streets of this medieval village, enjoy a cream tea at the local tea shop, play tennis at the courts located next door to the cottage, before having lunch at one of the local pubs or the restaurant. Just up the hill is the famous Hedingham Castle after which the village was named. Nearby Sudbury offers a weekly market and a riverside setting. If you feel like some retail therapy, the Freeport outlet centre is only a short distance away, where you can shop for bargains or take in a film at the cinema. In addition, Cambridge, Lavenham or even London, including the Olympic venue at Stratford, are all easily accessible. All in all, the perfect place to return to after a day exploring this part of north Essex.



Accommodation One super king-size double bedroom (zip/link, can be twin on request) with en-suite shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with double sofa bed.

Amenities Gas central heating. Electric oven and hob, microwave, fridge, washing machine, TV with FreeSat, DVD, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot on request. Off road parking for 1 car. Small enclosed patio garden with furniture and BBQ divided from owner's garden by willow hurdles. Sorry, no pets and no smoking. Shop and pub 5 mins walk. Note: This property is suitable for a maximum of 2 adults and 2 children. Note: One low ceiling beam. Note: Owner speaks French.

"A very nice, cosy cottage which had everything you needed."

Mrs Aspden, East Riding of Yorkshire

WSB OSB LMB XSB			
WSB: 192	A: 231	B: 288	C: 326
D: 326	E: 365	F: 385	G: 407
H: 428	I: 459	X: 428	NY: 428





51 Sydenham Street
Whitstable

REF: 10442
Sleeps 6
Friday Arrival



A delightful terraced fisherman's cottage situated in the historic coastal town of Whitstable. This surprisingly large Whitstable cottage has been carefully furnished and decorated in keeping with its period, each room individually inspired. From the comfortable sitting room with woodburning stove, to the fitted kitchen with Belfast sink, each room in this Whitstable cottage retains the feeling of its past while enjoying the benefits of the present. The dining area is set off the kitchen and looks out through French doors onto a decked and pebbled garden, in keeping with this Whitstable cottage's seaside setting. With high ceilings and wooden floors this Whitstable cottage is light and spacious, giving the visitor a real flavour of the Victorian period. This Whitstable cottage is perfectly located for visitors wishing to be in the centre of a coastal town, with shops, pubs and restaurants all within a few minutes' walk. If the sea and beach are more your thing, then you have only a short walk to enjoy the lovely Whitstable coastline. This Whitstable cottage is close to all that this historic coastal town has to offer. A perfect Whitstable cottage location for couples and families wanting a seaside holiday with all the benefits of a thriving town.



Accommodation Over three floors. Four bedrooms: 2 x 2nd floor singles with sloping ceilings, 1 x double, 1 x double with en-suite wet room with shower, basin and WC. Ground floor bathroom with freestanding bath, shower over, basin and WC. Fitted kitchen with dining area. Sitting room with woodburning stove.

Amenities Gas central heating throughout, additional heating from woodburning stove in sitting room. Gas oven and hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD, selection of books, games and DVDs. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Travel cot, highchair and stairgate on request. Roadside parking. Rear pebbled garden with decked area. One well behaved dog welcome. Sorry, no smoking. Shop and pub 5 mins walk.



"There was a homely feel to the house."

Mrs Purcell, Essex



WSB	OSB	LMB
280	A: 334	B: 403
	C: 463	
	D: 463	E: 591
	F: 654	G: 703
	H: 753	I: 808
	X: 753	NY: 753



Dimity Cottage
Whitstable

REF: 2349
Sleeps 5/6
Saturday Arrival



A traditional terraced brick cottage situated in the vibrant town of Whitstable, 5 miles from Herne Bay. The whole property is decorated and furnished in a fresh modern style, and the open plan living area and painted floorboards give it a wonderful beach hut feel. Well equipped and comfortable, the property is ideal for couples and families, with the seafront 2 minutes away, excellent coastal walks from the doorstep, and a variety of coffee shops, eateries and bars in the surrounding area. Within easy reach of towns such as Canterbury and the countryside of the North Downs, this is a great spot for experiencing the fashionable coastal lifestyle.



Accommodation Three bedrooms: 2 x double, 1 x single with additional roll-out mattress (single bedroom is accessed via one of the double bedrooms). Bathroom with bath with shower over, basin and WC. Open plan living area with modern fitted kitchen, dining area and sitting area. Note: There is an open staircase with single handrail leading to first floor.

Amenities Full gas central heating. Gas oven and hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, TV with Freeview, DVD player, radio/CD player, selection of books, games and DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Loading/unloading outside property, then roadside parking approx. 20 yards away, with additional parking available on the sea front at £3.50 per 24 hours. Small courtyard sitting area to the front, patio with furniture to the rear. One well-behaved dog welcome at £10 per week. Sorry, no smoking. Shop, pub and seafront two minutes' walk. Note: The property is accessed via steep concrete steps leading to the front courtyard.



WSB	OSB	LMB
204	A: 300	B: 393
	C: 417	
	D: 443	E: 494
	F: 544	G: 615
	H: 685	I: 735
	X: 685	NY: 685



32 Lower Herne Road
Herne near Herne Bay

REF: 12369
Sleeps 5
Friday Arrival



This beautifully presented, semi-detached bungalow is located in the quiet village of Herne, just over a mile from the beach at Herne Bay. Luxuriously appointed throughout to provide spacious, contemporary accommodation, this Herne cottage is ideal for friends and families who are looking to enjoy this part of the Kent coast. With modern fittings in the well-equipped kitchen and sumptuous seating in the sitting room, this Herne cottage gives visitors the chance to rest and relax before exploring the walks and beaches along the coast. The dining room is located in the large conservatory and overlooks the well-maintained cottage garden where you can sit and plan the day ahead. The intimate village of Herne offers visitors the chance to enjoy life in a quiet Kent village with a local shop, pub and church. Strode Park hosts music events during the summer months where you can take a picnic and dine "alfresco" while the music plays. Just over a mile away is Herne Bay with two miles of sea front where you can sample everything from candy floss to fish and chips. If history and culture are what you are looking for, then Canterbury Cathedral is only 7 miles away whilst Whitstable with its famous oysters is just 3 miles along the shore. This perfect Herne cottage is to be enjoyed at any time of the year.



Accommodation All ground floor. Three bedrooms: 2 x double, 1 x single. Bathroom with bath, separate shower, basin and WC. Fitted kitchen. Sitting room with electric fire. Conservatory with dining area.

Amenities Gas central heating with electric fire in the sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, 2 x TVs (1

with Sky, 1 with Freeview), DVD, selection of books. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Enclosed lawned garden to rear with patio and furniture. Sorry, no pets and no smoking. Shop and pub 10 mins walk. Beach 1.5 miles.



View more images and check live availability online at www.SykesCottages.co.uk

WSB	A	B	C
263	313	377	433
	D: 433	E: 551	F: 610
	G: 656		
	H: 702	I: 753	X: 702
			NY: 702

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking



The Old Dairy
Herne near Herne Bay

REF: 3975
Sleeps 2
Saturday Arrival

A detached former dairy, situated in the grounds of the owners' home, offering accommodation set over the ground floor, in the village of Herne, near the coastal resort of Herne Bay, sandwiched between Whitstable and Margate. This charming, one bedroom Herne Bay cottage is well-equipped, with modern furnishing, a vaulted ceiling in the sitting room, a bright double bedroom, a stylish shower room and, outside, a decking area suitable for alfresco dining. Within short walking distance of this Herne Bay cottage you will find a Post Office with store, and three public houses. Herne Bay offers 2 miles of seafloor with ice cream parlours, cafes, restaurants, pubs, and colourful beach huts. Nearby Whitstable is renowned for its beautiful freshly caught oysters, served in the local restaurants and pubs, one set right on the beach, along with a harbour fish market. The town has narrow back streets, interesting independent craft and gift shops, galleries, delicatessens and tea rooms.



Accommodation All ground floor. One double bedroom. Shower room with shower, basin and WC. Fitted kitchen. Sitting room with dining area.

Amenities Electric heating throughout. Electric oven and hob, microwave, fridge, shared use of owner's washing machine, colour TV with Freeview, DVD, radio/CD. Books/DVD/games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for one car. Shared use of the owners' garden with own decking area and furniture. Sorry, no pets and no smoking. Shop and pub 1 min walk. Beach 30 mins walk.

"The Old Dairy was comfortable and well furnished. The owners were most friendly and helpful."

Mr Jackson, Hampshire

WSB OSB LMB

WSB: 188	A: 275	B: 295	C: 337
D: 337	E: 352	F: 356	G: 379
H: 403	I: 430	X: 403	NY: 403



19 King Street
Margate

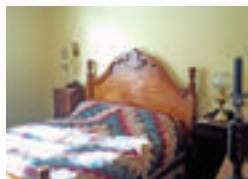
REF: 10013
Sleeps 5
Friday Arrival

This Grade II listed terraced cottage, dated 1605, has been converted from a shop in the historic seaside town of Margate in Kent. With many of the original features remaining, this Margate cottage is perfect for a family holiday as it is just a few yards from the beautiful sandy beach. Set over three floors, this Margate cottage is decorated in colours reflecting each room's character, from the warm tones of the sitting room with its woodburning stove to the stronger colours of the dining room with its high ceiling, handmade shelves and cupboards including a pew. The two upper floors at this Margate cottage have three bedrooms and a bathroom which is decorated in seaside colours. The well-equipped fitted kitchen at this Margate cottage has been beautifully designed and leads to a sheltered courtyard garden with outdoor seating making it the perfect place to enjoy a glass of something chilled as you watch the sun go down. This Margate cottage is situated on a small, busy street in Margate Old Town and enjoys the benefits of being in the heart of a thriving coastal town with restaurants, bars and shops within a few minutes' walk. Spend long days on the beach or discover the many delights of the South Coast, all easily accessible from this Margate cottage.



Accommodation Over three floors. Three bedrooms: 1 x double, 1 x 2nd floor twin, 1 x 2nd floor single. Bathroom with bath, separate shower, basin and WC. Fitted kitchen. Dining room. Sitting room with woodburning stove.

Amenities Full gas central heating with additional heating from woodburning stove in sitting room. Electric oven and hob, microwave, fridge, washing machine, TV with Freeview, selection of books, games and DVDs. Fuel, power and starter pack for woodburning stove inc. in rent. Additional wood available at cost. Bed linen and towels inc. in rent. Roadside parking available locally. Enclosed courtyard garden with furniture and BBQ. One well behaved dog welcome. Sorry, no smoking. Shops, pubs and beach 2 mins walk.



"A very comfortable house in a very good position."

Mrs Riches, Cambridgeshire

WSB OSB LMB

WSB: 269	A: 320	B: 386	C: 443
D: 443	E: 564	F: 564	G: 672
H: 719	I: 739	X: 719	NY: 719



Pebbles
Westgate-on-Sea near Margate

REF: 18360
Sleeps 4
Saturday Arrival

This stylish duplex apartment is set over the second and third floors of a converted terrace property in the town of Westgate-on-Sea on the North Kent coast. This comfortable and well-equipped apartment provides spacious accommodation for families and friends who wish to be close to sandy beaches, but within walking distance to shops, restaurants, a railway station, and lawned play areas. Set over the top two floors of a converted Edwardian terrace, it has been furnished to a high standard and the open plan living area means guests can relax in the comfy seating in the sitting area while dinner is prepared in the kitchen. Westgate-on-Sea is less well known than its neighbours of Margate and Broadstairs but with plenty to offer visitors and without being too busy, it may be the perfect mix for guests staying at this apartment. All along this part of the coast is designated a Site of Special Scientific Interest and with two sandy beaches to choose from, there is never a rush for the sun loungers! With so much on offer in this area, whatever you decide to do, you will be planning your return before you leave!



Accommodation Over second and third floors. Two bedrooms: 1 x 2nd floor king-size double, 1 x 3rd floor adult bunks. 3rd floor bathroom with bath, shower over, basin and WC. 2nd floor open plan living area with fitted kitchen, dining area and sitting area.

Amenities Gas central heating. Electric oven and gas hob, microwave, fridge/freezer, washer/dryer, TV with

Freeview, DVD, iPod dock, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot. Roadside parking available outside property on a first come, first served basis. Unrestricted roadside parking available on nearby roads. Sorry, no pets and no smoking. Shop and pub 2 mins walk. Beach 5 mins walk. Note: There is no lift in this building.



View more images and check live availability online at www.SykesCottages.co.uk

WSB OSB LMB XSB

WSB: 221	A: 265	B: 323	C: 367
D: 367	E: 439	F: 476	G: 501
H: 528	I: 565	X: 528	NY: 528



Sandsview
Ramsgate

REF: 13473
Sleeps 8
Saturday Arrival



This well-presented, superbly located terraced cottage is situated in a cul-de-sac, set back from the main road, within the seaside town of Ramsgate. Boasting stunning beach and sea views, it offers contemporary accommodation and is ideal for families and friends who wish to enjoy modern day comfort along with the elegance of a Georgian past. All the rooms at the front of the cottage boast wonderful views over the sea and marina, which provides guests with the chance to relax and unwind, listening to the sea. Whilst staying here, you're able to explore the Viking Coastal Trail and spend time on the sandy beach, plus the thriving town centre is only a few minutes away, where you will find shops, pubs and restaurants. Close by there are many coastal towns to explore, with castles, forts, museums, marinas and local restaurants serving their own 'catch of the day' all in abundance. This is an excellent base, at any time of the year.



Accommodation Over three floors. Four bedrooms (all twins are zip/link and can be super king-size double on request): 1 x ground floor king-size double with TV/Freeview and interconnecting door to 1 x ground floor twin, 1 x second floor twin with TV, 1 x second floor twin with basin and WC. Ground floor bathroom with bath, separate shower, basin and WC. First floor bathroom with bath, separate shower, basin and WC. First floor fitted kitchen with breakfast area (seats 4). First floor sitting room with dining area and French doors onto small balcony with seating.

Amenities Gas fired central heating. Electric oven and hob, microwave, fridge/freezer, washing machine, 3 x TVs (1 with Sky), DVD, iPod dock, WiFi, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Stairgate on request. Roadside parking on a first come, first served basis, additional parking nearby. Small balcony with seating. One well behaved dog welcome. Sorry, no smoking. Shops and pub 3 mins walk. Note: There are 5 stone steps up to the front door. Note: The balcony is not fully enclosed; therefore children need to be supervised at all times.

"We didn't want to leave!"

Mr Gardiner, Cheshire

WSB OSB LMB

WSB: 332	A: 390	B: 430	C: 470
D: 560	E: 630	F: 700	G: 770
H: 836	I: 893	X: 836	NY: 836



Flint Cottage
Ramsgate

REF: 12156
Sleeps 4
Friday Arrival



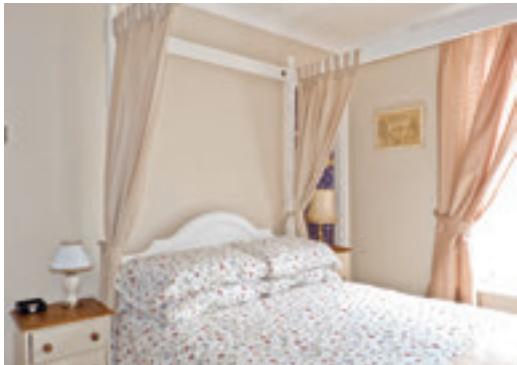
This delightful, detached coastal flint cottage is located near to Ramsgate town centre and beach. Traditionally restored and comfortably furnished, this Ramsgate cottage is ideal for families and friends looking to enjoy this part of the Kent coast. With decor in keeping with the style of this lovely flint Ramsgate cottage, and carefully chosen furnishings including a four poster bed in the master bedroom, this bright and spacious accommodation has stylish additions to maintain the romantic theme. The front of this Ramsgate cottage opens directly on to the street, as is usual for the property's period, while the rear enclosed garden is well established and you can sit under the holly tree and enjoy planning the day's activities. The historic coastal town of Ramsgate offers something for all visitors, from beach-combing to water sports, or enjoy something from the fishermen's daily catch. Connecting Ramsgate with other Cinque Ports are 11 miles of pathways for those who enjoy walking or cycling, or for those wishing to explore further the cross channel ferry operates from the port. This Ramsgate cottage can be enjoyed at any time of the year.



Accommodation Two bedrooms: 1 x four poster double, 1 x twin (zip & link, can be double by prior arrangement). Ground floor bathroom with bath, shower over, basin and WC. Fitted kitchen. Dining room. Sitting room with open fire.

Amenities Gas central heating with open fire in sitting room. Gas oven and hob, microwave, fridge/freezer, slimline dishwasher, TV with Sky+ entertainment

package, selection of books and games, WiFi. Fuel, power and starter pack for open fire inc. in rent. Bed linen and towels inc. in rent. Cot, highchair and stairgate on request. Roadside parking. Large, lockable shed ideal for bike storage. Garden with patio, furniture and BBQ to rear. Sorry, no pets and no smoking. Shop and pub 5 mins walk. Note: There are 2 steps up to the front door. Note: There are steep cottage stairs at this property and may not be suitable for the less mobile.



"The cottage was very comfortable."

Mrs Murphy, Powys

WSB OSB LMB			
WSB: 239	A: 287	B: 352	C: 400
D: 400	E: 480	F: 521	G: 548
H: 577	I: 617	X: 577	NY: 577



Koinonia
Canterbury

REF: 9281
Sleeps 2
Saturday Arrival



This modern, ground floor Canterbury apartment is set in an elevated position above Canterbury, and is just a short walk from the city centre. Stylishly furnished and decorated, this Canterbury apartment is ideal for a romantic city break, or a relaxing getaway. The double bedroom in this Canterbury apartment has views out over the seating area, while the comfortable sitting room is ideal for a peaceful night in. The fitted kitchen in this Canterbury self-catering apartment is ideal for cooking yourself a delicious dinner, or for a treat, dine out in one of Canterbury's many restaurants, just a short walk away. Spend a day seeing the sights and taking in the sounds of the city, including a visit to the cathedral, which is a must, before unwinding with a good book in the communal garden. With its history and culture, Canterbury, and this Canterbury apartment, make a great base for a fantastic holiday.



Accommodation All ground floor. One double bedroom. Bathroom with bath, shower over, basin and WC. Sitting room with dining area. Fitted kitchen.

Amenities Electric central heating throughout. Electric oven and hob, microwave, fridge/freezer, washer/dryer, dishwasher, 2 x TVs, 1 with Sky and 1 with Freeview, broadband, selection of books and DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car in allocated space. Shared use of communal garden. Sorry, no pets and no smoking. Shop and pub 5 mins walk. Note: No babies or children.

"The apartment was really nice. We liked being able to walk into town."

Mrs Tyreman, West Yorkshire

WSB OSB LMB

WSB: 197	A: 236	B: 294	C: 333
D: 333	E: 373	F: 394	G: 416
H: 438	I: 469	X: 438	NY: 438



The Byre
Smeeth near Ashford

REF: 19257
Sleeps 2/4
Friday Arrival



Situated close to the village of Smeeth, this delightful, detached byre is set a short distance from the owners' home and is nestled within 80 acres of land. Well-appointed throughout to provide spacious accommodation, this single-storey cottage offers a romantic retreat in beautiful Kent countryside. The open plan L-shaped living area has comfy seating, a fitted kitchen and a dining area with views of woods, fields and a lake. The en-suite double bedroom has an exterior door that leads out onto the rear garden where you can sit and enjoy breakfast as you plan the day ahead. With paddocks on two sides of the garden, and with pathways down to the lake, it provides a superb place to relax. Guests are welcome to enjoy the many facilities on offer by prior arrangement with the owner; these include the shared indoor swimming pool, the chance to fish in the well-stocked fishing lake, and horse riding is also available. London and Canterbury are within easy driving distance, so spend a day exploring before returning to your own tranquil retreat and the sounds of the countryside.



Accommodation All ground floor. One king-size double bedroom (zip/link - can be twin on request) with en-suite bath, shower over, basin and WC. Open plan living area with fitted kitchen, breakfast bar, dining area and sitting area with double sofa bed. Shared indoor swimming pool by arrangement with owner.

Amenities Color gas central heating, Electric oven and hob, microwave, fridge, TV with Freeview, DVD, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Lockable bike storage. Private, enclosed rear lawn garden with patio, furniture and BBQ. Shared use of the owners' land comprising of woods, fields and fishing lake. One well behaved dog welcome. Sorry, no smoking. Shop and pub 1 mile. Note: There is a fishing

lake within the grounds, children to be supervised. Note: A fishing licence is required if you wish to use the lake. Note: Dogs must be kept on a lead whilst on the owners' land. Note: Guests are welcome to bring their own horses and to use all facilities mentioned by prior arrangement with the owner. Note: Please note the only bathroom is an en-suite to the master bedroom.

WSB OSB LMB XSB

WSB: 239	A: 276	B: 332	C: 369
D: 369	E: 406	F: 426	G: 447
H: 468	I: 497	X: 468	NY: 468

Check live availability online at www.SykesCottages.co.uk



Woodside
Penshurst

REF: 19121
Sleeps 2
Friday Arrival



This immaculately presented cottage in Penshurst benefits from glorious views over the Weald of Kent, an Area of Outstanding Natural Beauty. Adjoining the owners' home and set within the owners' 7 acres of landscaped gardens, this spacious cottage offers breathtaking views over Kent from either of the large bay windows, so from the moment you wake until you laze with your night-time drink, you can gaze over the lawns and hills and lose yourself in nature. Well-appointed throughout to provide contemporary accommodation, the open plan living space allows couples to relax and enjoy each other's company in this tranquil corner of Kent. Guests are welcome to use the owners' swimming pool, hot tub and tennis court, and are allocated their own time for private use of these facilities. Penshurst is steeped in history; from its tea rooms to shops selling local produce, this Kent village offers a taste of traditional life from a bygone era. With Penshurst Place itself within walking distance, visitors with a love of history and beautiful gardens will be spoilt for choice with so many historic houses to visit in this area. This cottage is a quality and welcoming place to enjoy at any time of the year.



Accommodation All ground floor. One king-size double bedroom (zip/link, can be twin on request). Bathroom with bath, separate shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area. Shared use of swimming pool, hot tub and tennis court.

Amenities Oil central heating with underfloor heating in bathroom. Electric oven and hob, microwave, fridge, TV with Freeview, DVD, selection of books and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Use of owners' outdoor swimming pool, hot tub and tennis court by arrangement. Ample off road parking. Lawned garden to front with patio and furniture. Sorry, no pets and no smoking. Shop and pub 1 mile. Note: No infants or children under 16 years old. Note: Swimming pool heated June, July and August only.

WSB OSB LMB XSB

WSB: 206	A: 247	B: 309	C: 350
D: 350	E: 391	F: 513	G: 537
H: 560	I: 593	X: 460	NY: 460

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

★★★★★
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

Open fire

One pet welcome (check for extra pets)

No pets

No smoking



Rushmore Lodge
Knockholt near Sevenoaks

REF: 16229
Sleeps 8
Friday Arrival



An immaculately presented, luxury cottage close to Knockholt in Kent. Magnificently appointed, this cottage offers contemporary luxurious living in a rural setting but just a 30 minute journey from London. This stylish cottage has a modern kitchen on a mezzanine level overlooking the dining and sitting area, which has sumptuous seating and a surround sound TV system. The master bedroom has a window looking down onto the sitting room, and the family room is spacious. The upstairs hallway offers a high desk and stools and there is WiFi throughout. This fabulous cottage offers an array of luxuries including a steam shower room, a sauna and a fully equipped gym where you can exercise whilst watching a match on TV? The outdoor heated swimming pool is just the place to unwind or perhaps just laze in the whirlpool. With extensive outdoor seating why not dine alfresco as you watch the sun go down over the gardens? Stroll down to the village or within a short drive you can be shopping at Bluewater, enjoying Hever Castle or visiting the beautiful South coast.



Accommodation Three bedrooms: 1 x super king-size double, 1 x double, 1 x family with 2 double beds. Shower room with shower, basin and WC. Ground floor shower room with shower/steam room, basin and WC. Open plan living area with fitted kitchen, dining area, sitting area and games area. Fully equipped gym. Infrared sauna. Outdoor heated swimming pool with corner whirlpool.

Amenities Underfloor central heating. Electric oven, gas hob, microwave, fridge, washing machine, dishwasher, TV/Freeview, DVD, cinema surround sound, WiFi, books, games, DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 3 cars. Large lawned garden with patio and furniture. Heated outdoor swimming pool with whirlpool (available 1st April to 31st October). Sorry, no pets and no smoking. Shop and pub 10 mins walk. Note: No children under 12. Note: Due to swimming pool children must be supervised. Note: 4 tiled steps from sitting room up to kitchen and exterior door.



"The pool was a huge bonus!"

Mrs Sowden-Madbott, Beckenham

WSB LMB XSB			
WSB: 785	A: 1035	B: 1035	C: 1085
D: 1135	E: 1235	F: 1235	G: 1335
H: 1535	I: 1535	X: 1535	NY: 1535



The Cottage
Culverstone Green
near Chatham

REF: 6259
Sleeps 4
Saturday Arrival



A delightful detached cottage set within the attractive grounds of the owners' home, down a country lane in the village of Culverstone Green in Kent. This cosy Kent cottage has a timber-clad exterior, lending it the appearance of a Scandinavian wooden lodge, yet it remains warm and welcoming inside, with a woodburner in the sitting room. This Kent cottage has a well-equipped L-shaped kitchen/dining room, with a door leading to the unfenced garden area, ideal for relaxing and wildlife spotting. Upstairs, the two comfy Kent cottage bedrooms have sloping ceilings and Velux windows. The local area has several public houses, restaurants, takeaway outlets, and rail links to London Victoria. Nearby is Europe's largest shopping complex, Bluewater, which makes this Kent cottage attractive to those looking for shopping breaks all year round. There are many National Trust and English Heritage properties and gardens nearby, plus the castles, docks and walks of the Medway towns and estuary are bound to please. A lovely Kent cottage for exploring the 'Garden of England'.



Accommodation Two bedrooms: 1 x double, 1 x twin. Ground floor shower room with shower, basin and WC. Fitted kitchen with dining area. Sitting room with woodburner.



Amenities Electric storage heating, woodburner in sitting room. Electric oven and hob, microwave, fridge, washing machine, TV with Freeview, DVD. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Private garden area with furniture. Sorry, no smoking. One well-behaved dog welcome at £10 per pet, per week. Shop 5 mins walk, pub 3 miles.

"The Cottage was comfortable and quiet with a relaxed homely feel."

Mr Brownson, Wiltshire

WSB OSB LMB XSB			
WSB: 217	A: 273	B: 329	C: 347
D: 347	E: 416	F: 451	G: 474
H: 499	I: 533	X: 499	NY: 499



Shepherd Farmhouse
Lenham Heath near Ashford

REF: 7364
Sleeps 7
Saturday Arrival



This superbly restored detached period farmhouse in the hamlet of Lenham Heath was built around 1732 and offers a wealth of period features such as exposed beams, oak floors, a farmhouse kitchen and cosy Inglenook fireplace, all set under a traditional Kent peg roof. The farmhouse is situated amid stunning gardens and farmland with lovely views towards the North Downs. Equipped and furnished to a high standard, the farmhouse has beautiful bedrooms offering flexible family accommodation. There is a well-equipped kitchen, a separate dining room and a comfortable beamed sitting room with woodburning stove. The large grounds lead down to a small private pond with an island in the centre, and on to several paddocks where, depending on the time of year, you will find hand-reared sheep and lambs. Country walks take you into the villages of Lenham or Charing, with shops, restaurants and pubs. This lovely farmhouse offers the chance to experience period country living whilst not compromising on the benefits and comfort of modern living.



Accommodation Four bedrooms: 1 x king-size double, 1 x double, 1 x twin, 1 x ground floor single with en-suite shower, basin and WC. Family bathroom with bath, basin and WC. Fitted kitchen with breakfast area (seats 4). Utility. Dining room (seats 6). Sitting room with woodburning stove.

Amenities Full gas fired central heating, woodburning stove in sitting room. Electric range oven, gas hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD, selection of books, games and DVDs. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Off road parking for 4 cars. Double garage with bike storage. Orchard with free apples depending on season. Large rear garden with furniture and small private lake. Sorry, no pets or smoking. Pub and shop 1.5 miles. Note: Children aged 2 and above only. Note: Small partially fenced lake in the garden - please ensure children are supervised at all times.



"The house was comfortable and full of character."

Mrs Perrott, West Sussex

WSB: N/A			
A: 471	B: 522	C: 539	
D: 539	E: 687	F: 763	G: 822
H: 880	I: 943	X: 880	NY: 880

Sykes Cottages UK booking conditions

PLEASE READ THIS CAREFULLY. WHEN YOU MAKE A RESERVATION REQUEST WITH US (WHETHER BY EMAIL, TELEPHONE OR POST), THESE CONDITIONS ARE DEEMED TO HAVE BEEN ACCEPTED BY YOU.

1 DEFINITIONS

1.1 'Additional Fees' means any fees payable by the Holidaymaker other than the Rental Charge and Booking Fee, including (but not limited to) card handling fees, insurance costs, heating supplements, pet charges and linen charges.

1.2 'Agent' means Sykes Cottages Limited (Company Number 4469189) whose registered office is at Lime Tree House, Hoole Lane, Chester CH2 3EG.

1.3 'Booking' means the reservation of the Property by the Holidaymaker.

1.4 'Booking Conditions' means these terms and conditions.

1.5 'Booking Fee' means the booking fee payable by the Holidaymaker to the Agent, being £35.00 per Property per Week or £35.00 per Property per Short Break (as appropriate).

1.6 'Deposit' means:

(a) 30% of the Rental Charge; or

(b) if the holiday is due to commence within six weeks of the date of a Reservation Request, 100% of the Rental Charge.

1.7 'Holidaymaker' means the person or persons making the Booking.

1.8 'Holiday Confirmation' means the confirmation of the Booking issued by the Agent to the Holidaymaker (by email and/or post) once the Initial Payment has been processed.

1.9 'Initial Payment' means the payment of the Booking Fee, the Deposit and any applicable Additional Fees.

1.10 'Property' means the accommodation for which a Booking is made.

1.11 'Property Owner' means the owner of the Property.

1.12 'Rental Charge' means the total rental charge payable in respect of the Booking.

1.13 'Reservation Request' means a request to make a Booking in the form of a completed holiday booking form (whether submitted via the post, email, website or otherwise) or a telephone booking.

1.14 'Short Break' means a holiday for a duration of less than seven nights.

2 ROLE OF SYKES COTTAGES LIMITED

2.1 The Agent acts as agent for the Property Owner to take and arrange Bookings. The Agent does not own or manage the Property but reserves the right to refuse any Booking.

2.2 Once the Initial Payment has been made and a Holiday Confirmation has been issued by the Agent, a legally binding contract shall exist between the Holidaymaker and the Property Owner pursuant to which the Property Owner will make the Property available for the period set out in the Booking. For the avoidance of doubt, the Agent shall not be a party to such contract.

2.3 The contract shall be subject to these Booking Conditions and any other special conditions made known to the Holidaymaker at the time of the Booking.

2.4 The Agent accepts no liability for any defects or unavailability of the Property or any other problems with the holiday. The Holidaymaker's right of action (if any) shall be against the Property Owner and not the Agent.

3 BOOKINGS AND PAYMENT

3.1 Following receipt of a Reservation Request the Agent shall check the availability of the Property. If the Property is available for the Holiday, the Agent shall reserve the Property.

3.2 Upon reservation of the Property in accordance with clause 3.1, the Holidaymaker must make the Initial Payment to the Agent, unless advised otherwise. If payment is not received, the reservation will be cancelled.

3.3 Upon receipt of the Initial Payment, the Agent will issue a Holiday Confirmation to complete the Booking.

3.4 The balance of the Rental Charge (if any) must be paid by the Holidaymaker to the Agent no later than six (6) weeks prior to the commencement of the holiday (the Agent shall endeavour to inform the Holidaymaker of the due date at the time of the Booking).

3.5 Where the Agent has not received the balance by the due date, an overdue reminder letter will be issued to the Holidaymaker and a charge of £10 will be added to the balance due. If the balance is not received within four (4) days of that reminder, the Agent reserves the right to treat the Booking as cancelled by the Holidaymaker and clause 5 shall apply and the Holidaymaker shall have no claim against the Agent or the Property Owner for compensation or reimbursement whatsoever.

3.6 The prices stated on the Agent's website and in the Agent's brochure are cash prices in pounds sterling. The Agent incurs charges from credit card companies when the Holidaymaker pays by credit card, and therefore a £7.50 charge will be made for each credit card transaction. Any charges raised against the Agent by its bank for handling dishonoured cheques, bank transfers or any other payments, must be reimbursed by the Holidaymaker to the Agent within seven (7) days of the Agent's request to do so.

3.7 All payments must be made in pounds sterling.

3.8 The Agent reserves the right to correct any error in advertised and/or confirmed prices.

3.9 Please note some Property Owners may charge a good housekeeping bond (as mentioned in the individual Property details). The Owner shall liaise directly with the Holidaymaker to collect and (if appropriate) return this bond. The Agent has no control over any good housekeeping bond that may be collected.

3.10 Rental Charges in respect of Properties outside the UK are based on exchange rates at the date on which they are set. If changes in exchange rates result in an effective increase in excess of 5% of the Rental Charge the Agent reserves the right to charge a surcharge, for which an invoice shall be issued to the Holidaymaker. The surcharge must be paid with the balance of the Rental Charge or within fourteen (14) days of the date of the surcharge invoice, whichever is the later.

3.11 A surcharge will not be levied within fourteen (14) days of the commencement of the holiday.

4 BOOKING DETAILS

Immediately upon receipt of the Holiday Confirmation from the Agent, the Holidaymaker should check the details and notify the Agent of any mistakes/errors made by the Agent as soon as possible and in any event within seven (7) days; no changes can be made to the Booking after this time. The Agent reserves the right to charge a holiday booking amendment fee to administer/correct any error by the Holidaymaker.

5 CANCELLATION BY THE HOLIDAYMAKER

5.1 The Holidaymaker should notify the Agent immediately in writing if he/she wishes to cancel the Booking. The cancellation only takes effect when the Agent has received written confirmation from the Holidaymaker. If the Booking is cancelled after the balance of the Rental Charge becomes payable, such balance shall remain payable notwithstanding cancellation.

5.2 No refunds will be given on the cancellation of a Booking by the Holidaymaker.

6 OTHER CANCELLATIONS

6.1 In the event of the Agent being unable to arrange the holiday accommodation requested by the Holidaymaker, or if the Property becomes unavailable for whatever reason, the Agent will endeavour to arrange alternative accommodation for the Holidaymaker of an equivalent type and standard in a similar location.

6.2 If the Holidaymaker has paid any money in respect of a Property and that Property subsequently becomes unavailable, the Agent shall use its reasonable endeavours to obtain a refund from the Property Owner to the Holidaymaker of all monies paid by the Holidaymaker.

6.3 The Agent is not liable for any costs associated with alternative accommodation, which must be paid by the Holidaymaker.

6.4 Save as set out above, the Agent shall have no liability for the cancellation or alteration of a Booking.

7 BROCHURE ACCURACY

7.1 To the best of the Agent's knowledge the details relating to any Property described in the Agent's brochure were correct at the time of printing.

7.2 Upon becoming aware of any material inaccuracies in any published description of the Property or material changes to the Property, the Agent shall endeavour to correct them in future publications and inform the Holidaymaker. The Agent may, in its sole and absolute discretion, offer the Holidaymaker the option to treat the change as a Cancellation Event and clause 6 shall apply accordingly.

7.3 The Agent cannot accept responsibility for any changes or closures to area amenities or attractions mentioned in the brochure.

8 INSURANCE

When the Holidaymaker makes a Booking the Agent will quote a price inclusive of the Booking Fee and holiday insurance cover. This insurance is arranged through UK General Insurance Ltd (registration number 4506493) on behalf of Ageas Insurance Limited (registration number 354568). Both are registered in England, and authorised and regulated by the Financial Services Authority. The insurance page of the Agent's website contains more details of the insurance cover provided and a sample policy. If the Holidaymaker does not require insurance to be arranged by the Agent, the insurance premium will be deducted from the quotation. To minimise the financial risks associated with going on holiday it is strongly recommended that the Holidaymaker arranges travel insurance that matches their needs when booking the holiday.

9 RESPONSIBILITIES OF THE HOLIDAYMAKER

9.1 During the period of the holiday, the Holidaymaker (personally and on behalf of all other people visiting the Property) undertakes (for the benefit of the Property Owner and the Agent) as follows:

(9.1.1) that the number of people occupying the Property will not exceed the number stated on the Holiday Confirmation;

(9.1.2) that the Property will be used solely for the purpose of a holiday by the Holidaymaker and his party;

(9.1.3) to show due consideration for other parties (to include, but not be limited to, refraining from abuses of the Property and/or dangerous, offensive or rude behaviour to the Property Owner, his representative or any third parties such as neighbours);

(9.1.4) to allow the Property Owner or his representative access to the Property at any reasonable time during the period of the holiday;

(9.1.5) to keep the Property and all furniture, utensils, equipment, fixtures and fittings in or on the Property in the same state of repair and condition as at the commencement of the holiday and to ensure that at the end of the holiday the Property is left in the same state of order and cleanliness in which it was found. The Property Owner reserves the right to levy an additional charge for any extra cleaning required after the Holidaymaker's occupancy and for any consequential loss;

(9.1.6) to report as soon as possible to the Property Owner (or his representative) any breakages or damage caused by the Holidaymaker during the holiday and to reimburse the Property Owner with the cost

Sykes Cottages UK booking conditions & insurance

of replacement. The Property Owner reserves the right to make a claim against the Holidaymaker for repair or loss as a result of damage caused; (9.1.7) to arrive after 3 p.m. on the arrival day and to vacate the Property by 10 a.m. on the day of departure unless prior arrangement has been agreed with the Property Owner and/or the Holiday Confirmation states otherwise;

(9.1.8) not (without the express permission of the Property Owner) to allow any person other than guests booked and staying in the Property for their holiday to use the facilities and amenities of the Property; and (9.1.9) to notify all other members of the Holidaymaker's party of these undertakings.

9.2 In the event of a breach of any of the undertakings set out in clause 9.1 the Property Owner (or his representative) can refuse to allow the Holidaymaker to take possession of the Property or make the Holidaymaker leave the Property before the end of the Holiday. In either case the Holidaymaker shall be deemed to have cancelled the Booking and the Holidaymaker shall have no claim for compensation or reimbursement whatsoever.

10 PETS

10.1 Pets are only allowed at Properties that are advertised as allowing a pet/pets. If a Holidaymaker takes a pet to a Property that does not allow them, or exceeds the stated number/size of pet, the Property Owner (or his representative) can refuse to allow the Holidaymaker to take possession of the Property or make the Holidaymaker leave the Property before the end of the holiday. If this happens the Holidaymaker shall be deemed to have cancelled the Booking and the Holidaymaker shall have no claim for compensation or reimbursement whatsoever.

10.2 The Holidaymaker is liable for all damage caused by his/her pets. The Holidaymaker should remove all traces (inside and out) from the Property of pet occupation before final departure. The Property Owner reserves the right to levy an additional charge for any extra cleaning required after the Holidaymaker's occupancy. The Holidaymaker must not allow pets on beds or furniture within the Property and pets must not be left alone in the Property at any time. If the Holidaymaker breaches this clause the Property Owner (or his representative) may notify the Holidaymaker of the breach and if the Holidaymaker continues to breach this clause the Property Owner (or his representative) may make the Holidaymaker leave the Property before the end of the Holiday. If this happens the Holidaymaker shall be deemed to have cancelled the Booking and the Holidaymaker shall have no claim for compensation or reimbursement whatsoever.

11 LIABILITY

11.1 The Holidaymaker's (and all other members of the Holidaymaker's party's) personal belongings and vehicles (together with their contents) are left at the Property entirely at their own risk.

11.2 The Agent shall accept no liability to the Holidaymaker for any loss, damage or injury howsoever caused to the Holidaymaker or to the Holidaymaker's personal property (or to persons in the Holidaymaker's party or their personal property) during their stay at the Property except to the extent such loss, damage or injury is caused by the negligence or wilful default of the Agent.

11.3 No representative, agent or sales person (whether employed by the Agent or not):

(11.3.1) has authority to vary, amend or waive any of these Booking Conditions and no amendment or addition to any of these Booking Conditions shall be deemed to have been accepted unless accepted in writing by a senior manager of the Agent; and/or

(11.3.2) has authority to make any verbal representations or provide additional information over and above information contained in the Agent's brochures and website. The Agent cannot accept responsibility

and gives no warranty in respect of information or representations not contained in these Booking Conditions, the Agent's brochures and/or the Agent's website.

12 COMMUNICATION AND INFORMATION

12.1 For the purpose of the Data Protection Act 1998, all personal and other information and details collected by the Agent in the course of its business, belong to the Agent and will not be disclosed to any third party except to the Property Owner (and/or his representatives) in connection with a Booking.

12.2 Provided the Holidaymaker has not told the Agent otherwise, the Agent may use the Holidaymaker's personal information for marketing the Agent's services.

12.3 If the Holidaymaker or other individual wishes to be removed from the Agent's marketing lists, they should contact the Agent by phone on 01244 352282 or by email at info@sykescottages.co.uk.

12.4 Telephone calls between the Agent and the Holidaymaker may be monitored or recorded by the Agent for training and quality control purposes.

13 COMPLAINTS

13.1 In the unlikely event the Holidaymaker may have cause for dissatisfaction, the Holidaymaker should contact the Property Owner (or his representative) as soon as possible. The Agent encourages all Property Owners to take complaints from Holidaymakers seriously and to resolve them if at all possible.

13.2 If the Holidaymaker is unhappy with the Property Owner's response, the Holidaymaker should contact the Agent as soon as possible (and in any event within 28 days of the end of the holiday) and provide details of the complaint and the Property Owner's response.

13.3 Without prejudice to clause 2.2, upon receipt of details of a complaint from a Holidaymaker, the Agent may (in its absolute discretion) liaise with the Holidaymaker and the Property Owner and attempt to resolve the outstanding complaint.

13.4 This clause 13 is without prejudice to any cause of action the Holidaymaker may have against the Property Owner.

14 FORCE MAJEURE

No liability can be accepted and no compensation will be paid by the Agent or the Property Owner, where the Holidaymaker or his personal property (and/or any person in the Holidaymaker's party and/or their personal property) suffer any loss, damage, injury, disappointment, inconvenience or otherwise, or where the performance or prompt performance of any obligations by the Agent or the Property Owner are prevented or affected, by any event which the Agent or the Property Owner could not have reasonably foreseen or avoided including war, threat of war, riot, civil strife, industrial action, terrorist activity, natural or nuclear disaster, fire, adverse weather conditions, closure of international borders, disease, non availability of transport services, interruption to services/utilities and all similar events outside the control of the Agent or the Property Owner.

15 HOLIDAYS OUTSIDE THE UK

In the event that the Property is outside the UK, the Agent may be able to provide travel booking services. The provision of such services will be subject to further terms and conditions, copies of which shall be available on request.

16 LAW AND JURISDICTION

All contractual obligations arising out of these conditions shall be subject to English Law and the exclusive jurisdiction of the English Courts.

For Sykes Cottages Ireland booking conditions please see our website at www.sykescottages.co.uk/Ireland-booking-conditions or call 01244 352282.

Sykes Cottages UK holiday insurance

At Sykes Cottages we believe that arranging suitable travel insurance cover is just as important as watering the plants and locking the front door before you set off on your holiday. Sykes Cottages is an Appointed Representative of UK General Insurance Ltd. The travel insurance is arranged by UK General Insurance Ltd and underwritten by Ageas Insurance Limited. We offer comprehensive cover for up to 16 people that offers peace of mind and great value for money.

- Cancellation and Curtailment - up to £5,000 per booking
- Medical and treatment expenses - up to £2,000,000
- Personal Accident - up to £10,000
- Personal Liability - up to £2,000,000
- Personal Effects and Baggage - up to £1,000

For full details please see our website at www.SykesCottages.co.uk or call 01244 352282

Details of premiums

Holiday Price	Insurance Premium
Holidays up to £200	£10
£201 to £350	£17
£351 to £450	£21
£451 to £600	£28
£601 to £800	£37
£801 to £1,000	£46

Thereafter £4.50 for each additional £100.

Premiums include Insurance Premium Tax @ 20%

Other questions answered

Q: How do you maintain your high standards?

A: Our reputation is central to our success and we go to great lengths to protect it. That's why we strive to ensure every holiday cottage is of the highest standard and offers excellent value for money. Ultimately, we want to make sure you have a pleasurable stay and want to return for years to come.

The key to our success is in the selection and the quality of our properties. The criteria we use to select a property cannot be rigidly itemised: a farmhouse in its own grounds and a waterside apartment will each have special qualities that might not apply to the other. We try to capture the essence of each property as fully as possible in our descriptions and pictures, but it's what you think that really counts. That's why we ask you for your comments at the end of your holiday to help us ensure standards are maintained or even improved. All feedback, positive and negative, is summarised weekly and forwarded to the cottage owner. Each property also has the added benefit of being supervised personally by the owner or caretaker.

Please remember that your holiday cottage may have quirks you aren't used to. Old properties often have thick walls and small windows, and as a result may feel colder and darker than modern homes. Rural areas may have little or no reception for mobile phones or television, while properties on farms may experience animal or machinery noise. Please make sure you check with us at the time of booking if you have any specific requirements, such as mobile phone reception. If a cottage is advertised as having a 'private water supply,' it means the water will not have been processed in a water treatment facility, so we advise you to drink bottled or boiled water. On rare occasions, such as extremely hot spells, the water supply may be interrupted.

Q: Will our cottage have everything we need?

A: Every holiday cottage is unique, individually furnished and generously equipped. All our properties have everything you need for an enjoyable holiday, whether you choose a modern minimalist apartment or a farmhouse-style property with Aga and slate flooring.

All have hot water, bathrooms and flushing toilets. Kitchens will be equipped with all the utensils and appliances you'd expect for everyday use. Sitting rooms will normally have enough comfortable chairs for the maximum number of people the property accommodates and room for everyone at the dining table. There will usually be at least one colour TV.

The 'Amenities' section of each property description gives a good idea of what to expect in your property. The interior photographs will give you an accurate idea of its standard and decor.

Q: Can we take our pet with us?

A: To see if pets are allowed in your chosen cottage, and if there is a charge, please check the

'Amenities' section of the property description. Pets are welcome provided they are kept under control, exercised off the premises, kept out of bedrooms and off the furniture and that they are never left in the property unattended. You should also bear in mind that many beaches only allow guide dogs during the summer months.

Don't forget to tell us about all the pets you're taking with you when you book. Please note that even if a property has an enclosed garden, it does not necessarily mean it is totally escape-proof. We cannot accept responsibility for your pet's safety.

Q: Is linen provided?

A: In most cases linen is included in the rental price. Please check the 'Amenities' section of the cottage description to see if there is an additional charge for linen hire (usually £3.50 per person per week unless stated otherwise).

If you're bringing your own linen please check with the cottage owner or caretaker to see what you need. You should bring your own bath, tea and beach towels unless stated otherwise. If towels are provided, they must not be removed from the property. Cot linen is not provided.

Q: Are fuel and power included?

A: Most of our properties include fuel and power in the rental price. If not, this will be made clear in the 'Amenities' section of the cottage description. Some properties may charge a supplement, have a coin meter or make a charge based on a meter reading at the end of your stay. You may also have to pay extra for logs/coal for open fires and wood burning stoves.

Q: How much will our holiday cottage cost?

A: We've divided the year into a series of price periods or bands – A/B/C/D/E/F/G/H/I/X/NY. The weekly price for each band is shown in the pricing panel beneath the cottage description. Please see the calendar opposite to see which band applies.

The price is per property not per person. Any additional charges, eg linen, heating, taking your pet, will be detailed in the 'Amenities' section of the cottage description. Our Booking Fee of £35.00 per property, per week or short break, is included in the price on the pricing panel. We accept payment by debit cards (Switch/Maestro or Delta) and credit cards (Visa or Mastercard). A £7.50 charge will be made for all credit card transactions (not for Switch/Maestro or Delta cards).

Q: How do we pay for our holiday?

A: If you book well in advance, we charge a deposit of 30% of the rental plus a booking fee of £35.00 per property, per week or short break and any extras. The balance is payable 6 weeks before the start of the holiday. Within 6 weeks of the holiday start date you will need to pay in full when you book.

Q: What are the arrival and departure times?

A: Lettings start at 3pm on the first day of your holiday (usually a Friday or Saturday) and end at 10am on the day of departure, unless stated otherwise in the cottage description or holiday confirmation letter. This is to give the Owner or Housekeeper enough time to prepare the cottage for new arrivals. Please contact the owner/caretaker at least 2 days before setting off, where required to do so, to check the arrival time and arrange to collect the keys.

Q: Can we make changes to our holiday?

A: Call us to discuss your changes and we'll try to help. Changing an existing booking involves extra administration and contacting the owner of the holiday property. To cover this extra work you'll be charged an administration fee of £30. Please note that, once confirmed, bookings can only be moved to a closer date. We can't change bookings to a later date.

Q: What happens if I need to cancel my holiday?

A: We strongly recommend that you arrange holiday/travel/cancellation insurance to cover your holiday expenses, as we cannot give refunds on cancellations. A comprehensive insurance policy can be purchased from Sykes Cottages – full details are on the website. If you have your own policy which covers UK travel, this may act as a suitable alternative. You can find details of our Cancellation Policy in Section 5 of our Booking Conditions.

Q: What are your Booking Conditions?

A: When you make a booking you enter into a legal contract with the owner of the holiday property. The Booking Conditions are set out on page 54 and are shown on our website.

Q: Problems - what do we do if there's a problem?

A: At Sykes Cottages we do everything possible to ensure you have an enjoyable stay, but occasionally things go wrong. If a problem occurs, first contact the owner/caretaker responsible for the management and maintenance of the property. Any assistance we give to resolve a complaint in relation to your booking is provided on a goodwill basis and in our capacity as an Agent. Any problem must be reported immediately – complaints made after your occupancy cannot be entertained.

Q: How far ahead can I book?

A: We can provisionally hold almost any date, if the owner is happy for us to do so. Prices for the year are usually confirmed in the spring/summer of the preceding year. If the date you want hasn't been priced yet, then we'll simply hold the week for you.

Short breaks

There are four types of short break available:

WSB WINTER BREAKS	OSB OFF SEASON BREAKS	LMB LAST MINUTE BREAKS	XSB XMAS & NY BREAKS
Bookable any time. Available: Price band A (Winter). Price: 3 night WSB price quoted for each cottage in pricing panel at foot of cottage description. Extra nights charged pro rata of weekly rental.	Bookable within one calendar month of the start date. Available: 13th April – 25th May 2013 28th Sept – 26th Oct 2013 Price: 3 night price calculated as 75% of the weekly rental, or the Winter Short Break price if higher. Extra nights charged pro rata of weekly rental.	Bookable within one week of the start date. Available: Price bands B, C, D, E, F, G, H, I, X, NY i.e. all price bands except band A (Winter season). Price: 3 night price calculated as 65% of the weekly rental, or the Winter Short Break price if higher. Extra nights charged pro rata of weekly rental.	Bookable any time. Available: Christmas week and New Year week. Booking must commence on specified changeover day. Price: 5 nights calculated as 85% of the weekly rental, or the Winter Short Break price if higher. Extra nights charged pro rata of weekly rental.
SPR – SMALLER PARTY REDUCTIONS Only applicable to participating cottages, sleeping 8 or more in 4 or more bedrooms. Reductions available on weekly rental for smaller groups. Bookable all year round.		Available: Price bands D, E and F. Price: 25% off normal weekly rental where occupancy does not exceed 6 people. Note: Smaller Party Reductions do not apply to short breaks.	

Calendar & price guide

To offer you the best value whenever you book, Sykes has split the year into a series of price bands – A, B, C, D, E, F, G, H, I, X and NY. When making your reservation, follow these simple steps:

1. Use the calendar below to see which price band applies to your desired dates - usually a Friday or Saturday arrival
2. Look at the pricing panel for your chosen property to see the price per week for that price band
3. If you're happy to proceed, make your booking

2013	January	T W T F S S M T W T F S S M T W T F S S M T W T F S S M T W T	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band NY	Band A		
	February	F S S M T W T F S S M T W T F S S M T W T F S S M T W T	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28	Band B			
	March	F S S M T W T F S S M T W T F S S M T W T F S S M T W T F S S	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band A	Band E		
	April	M T W T F S S M T W T F S S M T W T F S S M T W T F S S M T	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Band F	Band E	Band C	Band D
	May	W T F S S M T W T F S S M T W T F S S M T W T F S S M T W T F	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band D	Band H		
	June	S S M T W T F S S M T W T F S S M T W T F S S M T W T F S S	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Band D			
	July	M T W T F S S M T W T F S S M T W T F S S M T W T F S S M T W	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band E	Band F	Band G	Band H
	August	T F S S M T W T F S S M T W T F S S M T W T F S S M T W T F S	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band I	Band H	Band G	
	September	S M T W T F S S M T W T F S S M T W T F S S M T W T F S S M	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Band D	Band C		
	October	T W T F S S M T W T F S S M T W T F S S M T W T F S S M T W T	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band B	Band F		
	November	F S S M T W T F S S M T W T F S S M T W T F S S M T W T F S	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Band A			
	December	S M T W T F S S M T W T F S S M T W T F S S M T W T F S S M T	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band X	NY		

Choose from over 3,500 properties across the UK & Ireland

www.SykesCottages.co.uk

We're always adding new properties.

Just visit our website for the most up-to-date selection.



Choose from over 180 holiday cottages across Norfolk, Suffolk, Cambridgeshire, Lincolnshire and Essex



Cottages start from
just £158
per week

 **tripadvisor**[®]
awarded Sykes Cottages

for quality & service

We're here to help
7 days a week
by phone and online

Return address:
Sykes Holiday Cottages, Hoole Lane, Chester CH2 3EG

All properties and prices featured in this brochure are correct at the time of going to print and are subject to availability – please ask for full details. Sykes Trip Advisor rating taken on 30/09/2012



We like our communications to have an impact on you, but not the environment. That's why this is printed on paper sourced from ethically managed forests. Please don't forget to recycle this brochure when you're finished with it.



01244 352282



www.SykesCottages.co.uk