

## Out and About

**A** stay at The Old Rectory can be as active as you want it to be.

If you are looking to recharge your batteries, our high quality comfortably furnished cottages in tranquil surroundings mean you can do

as little or as much as you want. However, we have listed below some of the activities that might tempt you out.

Within walking distance we have the Norfolk & Suffolk Aviation Museum and St Peters Brewery. The village's own Museum houses 50 aircraft, whilst the Brewery is a firm favourite with our guests—with its fine range of traditionally brewed beers, it is little wonder why!.

The picturesque market towns of Bungay, Beccles and Harleston are all within 20 minutes drive - all provide the opportunity to shop in individual shops rather than the national chains found in most towns now. Norwich offers a change from country living. It is the UK's most complete medieval city with its network of winding streets and over 1,500 historic buildings. Museums, galleries, theatres, concerts, cinema and festivals provide plenty of cultural opportunities - and all only 19 miles away.

Fancy a day at the sea? Southwold and Lowestoft are both within 20 miles.



The Old Rectory offers an excellent base for guests who wish to walk, cycle, fish or watch birds.

For walkers there are numerous footpaths including the Angles Way and Bigod Way. All of the cottages have Ordnance Survey Maps and we also have a small library of books detailing local walks.

Suffolk is one of the best areas in the UK for bird watching all year round – Dunwich Heath, Minsmere, Benacre Broad and the newly opened Hen Reedbeds are all a short drive away.

Gardeners are spoilt for choice with many interesting gardens in the area; some of the best can be found at Somerleyton, Wyken Hall and East Ruston – there are also a large number of private gardens that open under the NGS. Or why not visit Bressingham Gardens where you can enjoy a ride through the glorious gardens created by Alan and Adrian Bloom on one of the four working railways .



**P**lease contact us if you wish to enquire about availability, book a cottage or if you have any other query. We always welcome enquiries. You may contact us in any of the following ways.

Write to us at our address:

Jeannie and Keith Parker,  
The Old Rectory,  
Abbey Road,  
Flixton,  
Suffolk,  
NR35 1NL

Or Telephone us on:

**+44 (0)1986 893133**

Or email us at:

**[enquiries@oldrectorycottagesflixton.co.uk](mailto:enquiries@oldrectorycottagesflixton.co.uk)**

Further detailed information, booking and on-line availability can be seen on our website:

**[www.oldrectorycottagesflixton.co.uk](http://www.oldrectorycottagesflixton.co.uk)**

# The Old Rectory Flixton



**T**he Old Rectory at Flixton near Bungay offers four, one bedroom self catering holiday cottages. Situated on the Suffolk/ Norfolk border and laying in grounds of almost seven acres – and surrounded by farmland on three sides, the grounds are a haven for wildlife. The cottages offer accommodation which has been decorated and furnished to a very high standard and provide the opportunity to relax in the tranquil surroundings of a Victorian rectory in the rolling Suffolk countryside.

The cottages have received a 4-Star Quality Tourism Award.

The village pub is a short stroll away from The Old Rectory.

Dogs Welcome.

No smoking.

Short Breaks available from October to April.

Evening meals, picnics & catered breaks available.



# The Old Rectory Flixton

Unique holiday cottages in the beautiful Waveney Valley

## The Old Pump House

**S**ympathetically converted from domestic buildings The Old Pump House is accessed via 13 steps into a Victorian brick courtyard. The property retains parts of the original pump mechanism in the lounge/dining area.

With the well equipped integral kitchen the overall feeling is light and airy- add the large bedroom with en-suite wet room and you have the perfect bolt hole.

The Old Pump House features:

- Well equipped modern kitchen.
- Lounge/dining area with log burner.
- Romantic bedroom with a super king bed (please note this can be converted into 2 full size single beds) and a large en-suite wet room.



## The Butler's Pantry



**I**f you are a romantic then this is the cottage for you. A beautiful conversion from the servants' quarters has resulted in a stylish comfortable property which has been furnished with individually selected pieces. The Butler's Pantry is accessed via 13 steps into a Victorian brick courtyard.

Both the kitchen and the wet room have high sloping ceilings, giving the cottage the air of spaciousness. The very large bedroom has an Edwardian Satinwood suite, and atmospheric lighting - the Butler's Pantry offers a real sanctuary for couples.

The Butler's Pantry features:

- Well equipped modern galley kitchen.
- Cosy lounge/dining room with log burner.
- A large bedroom suite with a double bed and an integral seating area.
- A massive wet room.

## The Old Coach House & Sam's Stable

**T**he conversion of the Rectory's Victorian stable block has resulted in two spacious single storey properties with comfort and style evident throughout. Enjoying excellent views over the Old Rectory's newly planted fruit orchard to the surrounding farm land, The properties have high ceilings which add to the sense of spaciousness. Guests will find both The Old Coach House and Sam's Stable a perfect hideaway for two.

The Coach House and Sam's Stable both feature:

- Lounge/dining area with excellent views.
- Well equipped modern kitchen.
- Period features retained where possible.
- Bedroom with kingsize bed and en-suite wet room.
- Ideal for less mobile guests

