



Woodfarm Barns

An exceptional opportunity to acquire a highly regarded portfolio of eight luxury holiday lets set within an attractive Suffolk countryside location. Offering a unique blend of historic character, quality accommodation and sought-after guest amenities including private hot tubs, the portfolio is ideally positioned to benefit from continued demand for premium UK staycation experiences. With accommodation ranging from 2 beautiful cottages restored from a Grade II Listed farmhouse to distinctive barn conversions, with thoughtful designs and contemporary finishes.

Guide price £1,350,000

Stonham Road

Crowfield, IP6



- Established portfolio of eight luxury holiday cottages and barn conversions in the heart of the Suffolk countryside.
- Attractive landscaped setting featuring mature trees, ponds, gardens and countryside views, creating a highly desirable destination environment.
- A profitable business offered to the market at asset value
- Diverse range of character accommodation including a Grade II Listed 15th-century thatched farmhouse, converted barns and traditional cottage-style lodgings.
- Strong repeat guest potential driven by a variety of accommodation styles within a single destination, encouraging return visits and extended stays.
- Proven guest appeal with a combination of period character, modern luxury and private outdoor spaces.
- Opportunity to acquire a well-established hospitality business with multiple income streams and significant appeal to the UK staycation market.

The Properties
Woodfarm House

Sleeps 2 | One Bedroom | Private Hot Tub | Grade II Listed Thatched Farmhouse

The flagship property within the portfolio, Woodfarm House is a beautifully restored 15th-century Suffolk farmhouse blending over 500 years of character with modern luxury. Exposed timbers, original period features and a charming thatched exterior create a truly memorable guest experience, whilst the king-size bedroom, enclosed courtyard garden and substantial private hot tub ensure year-round appeal. Occupying a secluded position within the site, Woodfarm House represents one of the portfolio's most distinctive and sought-after romantic retreats.

Deben Barn

Sleeps 2 | One Bedroom | Single-Storey | Private Hot Tub

A charming coach-house style barn conversion designed specifically for couples seeking a peaceful countryside escape. Arranged entirely on one level with vaulted ceilings and an open-plan living space, Deben Barn combines practicality with character. Its private enclosed garden and hot tub have proven particularly popular with dog owners and returning guests, making it one of the portfolio's strongest-performing accommodation units.

Orwell Barn

Sleeps 2 | Mezzanine Bedroom | Private Hot Tub | Garden Room

One of the most distinctive barns within the collection, Orwell Barn features a romantic mezzanine bedroom accessed via a handmade timber staircase overlooking the living accommodation below. The property's standout feature is its unique indoor-outdoor garden room housing a luxury private hot tub, creating an all-weather retreat that appeals strongly to couples throughout the year. Set amongst mature trees, ponds and landscaped gardens, Orwell Barn offers a particularly tranquil guest experience.

Alde Barn

Sleeps 2 | Mezzanine Bedroom | Large Enclosed Garden | Private Hot Tub

Alde Barn offers a wonderful blend of rustic charm and contemporary comfort. Featuring a romantic mezzanine bedroom, generous enclosed lawned garden and substantial private hot tub, the property has been carefully designed to encourage guests to relax and reconnect with nature. Its spacious outdoor space distinguishes it from several of the other barns and broadens its appeal to both couples and dog owners.



Floor Plan

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