



## Woodfarm Barn, Holiday Lets

Woodfarm is an established hospitality and tourism business comprising a portfolio of cottages, converted barns and unique Dutch sailing barges, supported by a recognised brand, loyal customer base and proven trading history. Combining high-quality property assets with established operational infrastructure and significant growth potential, the business offers a rare opportunity to acquire both tangible asset value and a well-positioned tourism platform.

Guide price £1,750,000

# Stonham Road

Crowfield, IP6



- Portfolio of cottages, converted barns and unique Dutch sailing barges
- Proven trading history with strong repeat customer base
- Extensive digital assets, intellectual property and online audience
- On-site owner/manager accommodation, commercial laundry room, and office facilities included
- Established and highly regarded Suffolk tourism brand
- Multiple income-producing properties across complementary accommodation types
- Significant opportunities for future growth, expansion and revenue optimisation
- Distinctive accommodation assets difficult to replicate
- Established booking systems, operational infrastructure and direct booking channels
- Circa 4,564 GIA of property accommodation Excl Barges

## Distinctive Accommodation with Character

At the heart of Woodfarm is a carefully curated collection of holiday accommodation unlike anything offered by larger commercial operators.

Guests return year after year for the individuality of the properties, the quality of the experience, and the authentic sense of place that defines the Woodfarm brand.

From converted Suffolk barns and countryside cottages to beautifully restored Dutch sailing barges, every property has been carefully selected and developed to offer a distinctive and memorable guest experience. The portfolio combines character, heritage and rarity, creating accommodation that stands apart in an increasingly standardised market.

## The Cottages

### Timeless Suffolk Cottages

The two premier cottages form two halves of a beautifully preserved 500-year-old Suffolk farmhouse, offering guests a unique blend of history, character and comfort.

Rich in heritage and original features, the cottages showcase open inglenook fireplaces, exposed beams and a wealth of period charm, creating a warm and welcoming atmosphere that encourages guests to slow down, relax and reconnect with the surrounding countryside.

The accommodation offers:

- Two characterful cottages within a historic 500-year-old Suffolk farmhouse
- Open inglenook fireplaces and a wealth of original period features
- Well-equipped kitchens suited to short breaks and extended stays
- Spacious bedrooms and contemporary finishes
- Private gardens and outdoor seating areas
- Traditional Suffolk charm combined with modern comforts

More than simply holiday accommodation, these cottages provide an authentic sense of place, allowing guests to experience the rich heritage, rural character and timeless appeal that make Suffolk such a sought-after destination.



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
(92 plus) <b>A</b>	Very energy efficient - lower running costs		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
(92 plus) <b>A</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions		
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