

THE PLOUGH
COUNTRY LODGE

Offering self catering accommodation for between 10-24 Guests.
Exclusive Use - Perfect for large groups.
Set in over an acre of open countryside.

JUST OVER AN HOUR FROM LONDON

About Us



This beautifully renovated Country Lodge, is believed to be over 175 years old, starting life as the village school house. In the 1850's the first records appear of it becoming a coaching inn and later it was extended to offer accommodation.

In 2026 a complete refit and renovation took place to meet the needs of the modern traveller.



Fully self catering with fitted kitchen, plenty of dining space and lots of comfortable seating. Ideal for corporate events too.

Now offering 10 bedrooms all with en suites making it the perfect venue for friends and large family groups for weekends together or to celebrate special occasions.



Set in over 1 acre of private grounds with large patio area offering uninterrupted views across the wonderful Suffolk countryside.

A truly peaceful place where you can enjoy being away from everyday life. Inside, traditional features and original brickwork and beams sit alongside all the comforts you would hope for.

THE PLOUGH
COUNTRY LODGE

Some of the many reasons to book with us.



- Fully self catered
- Set in over an acre of grounds
- Uninterupted views over wonderful Suffolk Countryside.
- Accommodation for up to 24 guests.
- Use of extensive games room.
- Plenty of outdoor space, with garden games, giant chess and croquet.
- Gas BBQ with gas provided.
- Private decking area.
- FREE On Site parking.
- FREE Wi-Fi.
- Option to add additional activities. Assault course / bouncy castle / Archery.
- Option to add Its a Knock out Session.
- Check in from 3.00pm
- Check out 10.00am.





Exclusive use of the whole site and private grounds

ACCOMMODATION SUMMARY







The ground floor is really spacious, with kitchen, dining area, comfortable seating areas, with adjoining games room.

Upstairs there are 10 well appointed bedrooms, all with ensuites.

Outside there is a large private garden, plus patio with patio furniture with a selection of outdoor games. Chess, Rounders, Croquet and more...

Free on site parking / Free wifi

GAMES ROOM AND ON SITE FACILITES.

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

Large games room, with air hockey, football table, dart board, table tennis table, & board games. Pool table* small charge on some coin operated games.





OUTSIDE

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

Hire in an inflatable bouncy castle or an assault course for even more fun!







THE PLOUGH COUNTRY LODGE

PRICES APRIL 2027 - DECEMBER 2028

Number of Nights	1 NIGHT	2 NIGHTS	3 NIGHTS	4 NIGHTS	5 NIGHTS	6 NIGHTS	7 NIGHTS
Up to 24 guests	£2200.00	£3400.00	£4000.00	£4400.00	£5000.00	£5500.00	£6000.00

ARRIVAL 3.00PM - DEPARTURE BY 10.00AM

THE PLOUGH COUNTRY LODGE

WANT TO ADD ADDITIONAL ACTIVITIES TO ENHANCE YOUR STAY?

Ask for details, or see activities as below:









BOUNCY CASTLE HIRE	1 DAY £150.00	DURATION OF YOUR STAY £250.00
ASSAULT COURSE	1 DAY £275.00	DURATION OF YOUR STAY £375.00
BOUNCY CASTLE/ ASSAULT COURSE COMBO.	1 DAY £375.00	DURATION OF YOUR STAY £475.00
ARCHERY WITH 2 BOARDS SELF LED	1 DAY £125.00	DURATION OF YOUR STAY £200.00
9 HOLE CRAZY GOLF	1 DAY £200.00	DURATION OF YOUR STAY £250.00
KARAOKE HIRE	1 DAY £120.00	DURATION OF YOUR STAY £150.00
4 GIANT GAMES	1 DAY £ 75.00	DURATION OF YOUR STAY £125.00

GIANT GAMES INCLUDING/TWISTER/LIMBO/SNAKES & LADDERS/HOPSCOTH/DOMINOES /SPACE HOPPERS/RACE SACKS











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

THINGS TO DO NEARBY

Clare Priory, walks, cycle routes, antique centres, local village pubs - all within a short drive.

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

We are also situated near the famous maket town of Bury St Edmunds, with cathedral, abbey gardens, and an abundance of shops.

Visit Long Melford. Kentwell Hall and Melford Hall.

Newmarket race course, Nemarket Horse racing museum and Newmarket nights are just a short drive away.

Suffolk is known for its wonderful array of historic churches, with the lovely Church of St Peter and St Paul in the Parish of Kedington, within walking distance

We also have cinema, golf and horse riding nearby.

Something for all ages.

Or just sit and relax watching the sunset....









FREQUENTLY ASKED QUESTIONS

What time can we access the site?	Access to the site is from 3PM on arrival day.
What time do we have to vacate the site?	We ask that the site and grounds be vacated by 10.00am on departure day.
Is there parking on site?	There is plenty of free on site parking.
Can large vehicles access the sit?	We can accommodate large vehicles including coaches
Do you require a damages deposit?	We take a small damages deposit which is refunded within 7 days of departure.
How much deposit do I need to pay?	We require 25% of the booking value (non-refundable) to secure your dates.
When is the balance due?	The balance is not due until 10 weeks before your event date.
Are dogs allowed on site?	Sorry NO DOGS allowed.
Can we invite guests not staying, to visit?	Additional guests only allowed if booking one of our celebrations packages
Is there a minimum stay?	There is no minimum stay.
Is there a minimum age limit?	The lead person must be 18 years or over.
Can I book my own caterers?	You can book caterers, provided they have public liabiliy insurance.

ALSO SEE OUR BOOKING TERMS & CONDITIONS BELOW

Call 07947 187073 or email to book.

theploughcountrylodge@gmail.com

BOOKING TERMS AND CONDITIONS. 1/2

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

PRICING/ VAT.
ALL PRICES WILL BE HELD FOR A PERIOD OF 48 HOURS FROM THE DATE OF BOOKING TO ENABLE YOU TO SEND IN THE REQUIRED DEPOSIT PAYMENT. PRICES WILL NOT CHANGE ONCE A FIRM BOOKING IS MADE. VAT IS INCLUDED IN THE PRICE YOU HAVE BEEN QUOTED.

CANCELLATION
CANCELLATION BY YOU AT ANY TIME FOR ANY REASON WILL RESULT IN YOUR DEPOSIT BEING FORFEITED, AS ALL DEPOSITS ARE NON-REFUNDABLE.
CANCELLATION OF ANY HOLIDAY AFTER IT HAS BEEN PAID IN FULL AND AT A DATE 10 WEEKS OR MORE IN ADVANCE OF YOUR CHECK IN DATE, WILL RESULT IN FORFEITURE OF 25% OF THE BOOKING AMOUNT AND THE BALANCE BEING RETURNED TO YOU AS SET OUT BELOW.
CANCELLATION OF YOUR HOLIDAY WITHIN 10 WEEKS OF YOUR CHECK IN DATE WILL RESULT IN THE FOLLOWING AMOUNTS BEING PAYABLE.
NOTICE PERIOD GIVEN: 10 WEEKS OR MORE 20% OF BOOKING / 9 WEEKS 30% /8 WEEKS 35% / 7 WEEKS 40% 6 WEEKS 50% / 5 WEEKS 60% / 4 WEEKS 70% /3 WEEKS 80% 2 WEEKS 90% /1 WEEK OR LESS 100%
ANY BALANCES WILL BE REFUNDED WITHIN 14 DAYS OF YOUR NOTICE OF CANCELLATION.

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

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

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

THE USE OF OUTDOOR AREAS, AND ANY OTHER ACTIVITIES HELD ON THE OWNERS LAND IS THE RESPONSIBILITY OF THE GUEST AND IS DONE SO AT THEIR OWN RISK.

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

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

DUE TO OUR RURAL LOCATION - WE CANNOT 100% GUARANTEE INTERNET / WIFI CONNECTIONS, AS OCCASIONALLY SIGNAL STRENGTH MAY VARY.
SIGNA
GUESTS AND VISITORS LEAVE POSSESSION ON SITE AT THEIR OWN RISK. WE DO NOT RECOMMEND ITEMS OF VALUE ARE LEFT UNATTENDED AND ARE NOT LIABLE FOR ANY LOSS OR DAMAGE HOWSOEVER CAUSED.

PETS
PETS ARE NOT PERMITTED UNDER ANY CIRCUMSTANCES.

HEN AND STAG PARTIES.
WE ARE HAPPY TO ACCOMMODATE ALL MALE OR ALL FEMALE GROUPS BUT RESERVE THE RIGHT TO ASK TO WHOLE GROUP TO LEAVE, WITHOUT ANY REFUNDS, IF ANY ANTISOCIAL BEHAVIOUR IN ANY WAY INTERFERES WITH THE ENJOYMENT OF NEIGHBOURING PROPERTIES

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

GENERAL CONDUCT - ALL GUESTS
NO OTHER PERSONS OTHER THAN THOSE DETAILED ON THE BOOKING FORM NUMBERS, ARE PERMITTED IN THE HOLIDAY LET, OR GROUNDS, AT ANY TIME, WITHOUT PRIOR PERMISSION.

GUESTS UNDERTAKE TO BEHAVE IN A PROPER APPROPRIATE AND LEGAL MANNER, WITH DUE RESPECT TO THE OWNER, THE PROPERTY AND NEIGHBOURS. IF ANY GUESTS BEHAVES IMPROPERLY OR ILLEGALLY, THE OWNER RESERVES THE RIGHT TO ASK THE GUEST AND THEIR PARTY TO LEAVE BEFORE THE END OF THE HOLIDAY PERIOD. IN SUCH CIRCUMSTANCES NO REFUNDS WILL BE ISSUED. ABUSIVE BEHAVIOUR TOWARDS THE OWNER OR STAFF WILL NOT BE TOLERATED.

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

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

ALL KEYS TO BE HANDED BACK PRIOR TO DEPARTURE.

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

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

THE PROPERTY IS FULLY SELF CATERING AND IT IS THEREFORE PERFECTLY ACCEPTABLE FOR GUESTS TO BRING IN THEIR OWN FOOD DURING THEIR STAY. A LIST OF LOCAL SHOPS CAN ALSO BE PROVIDED ON ARRIVAL.

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

WE OPERATE A NO SMOKING POLICY INSIDE ANY OF THE BUILDINGS. THERE IS AN OUTDOOR SMOKING SHELTER

THE USE OF PARTY CANNONS OR SIMILAR IS STRICTLY PROHIBITED. IF USED THERE WILL BE AN AUTOMATIC CLEANING CHARGE OF £75.00.

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

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

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

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

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

THE PLOUGH COUNTRY LODGE RESERVES THE RIGHT TO REFUSE A BOOKING WITHOUT EXPLANATION.