Thorpeness,
Suffolk

ARC THORPENESS

Sleeps 20
8 x ensuite bedrooms
Superking beds with luxury toiletries

Outdoor pool
Hot tub
Cinema room
Outdoor kitchen with pizza oven

Concierge service via ARC Concierge
Housekeeping & Chef on request
Dedicated House Manager
Curated local activities



ARC Thorpeness

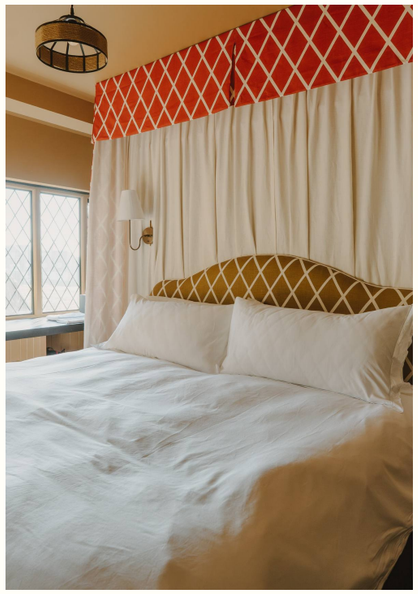
Sandy dunes, fisherman huts and smuggler’s coves. Let your imagination run wild in whimsical Thorpeness.

Converted from a Grade II listed former water tower, ARC Thorpeness is a bold reimagining of one of Suffolk’s most distinctive coastal buildings. Sleeping 20, it’s perfect for large groups of family or friends, corporate stays or retreats. With an astonishing living room boasting panoramic views on all sides, a large garden, wood-fired hot tub and outdoor pool, the house is sure to wow.

The expansive fifth floor living room with 360° views across the coast and country



Bedrooms include canopied Superking beds and floods of natural light



The garden with a heated pool, hot tub and outdoor kitchen with pizza oven



Thorpeness

Set on the Suffolk Heritage Coast and developed as a fairytale holiday village in Edwardian times, Thorpeness is just a few miles from Aldeburgh and Leiston.

The house is positioned remarkably well in the centre of the village. Just minutes beyond the gates lie the beach, tennis courts and rowing boats on the Meare.





Thorpeness

Distance from

London - 2 hours 20 minutes / 113 miles

Nearest airport

London Stansted - 2 hours / 78 miles

Nearest train station

Saxmundham - 15 minutes / 7 miles
(London - 2 hours)

STAY



Choosing ARC ensures a luxury stay for all guests. Each of our bedrooms is designed to offer comfort worthy of a boutique hotel, with below as standard:

- Superking beds (available as twins)
- Ensuite bathrooms
- 1,000 pocket spring luxury mattress
- Egyptian cotton bedding
- Bespoke ARC welcome jumpers
- LA-EVA organic toiletries
- Pool and bath towels







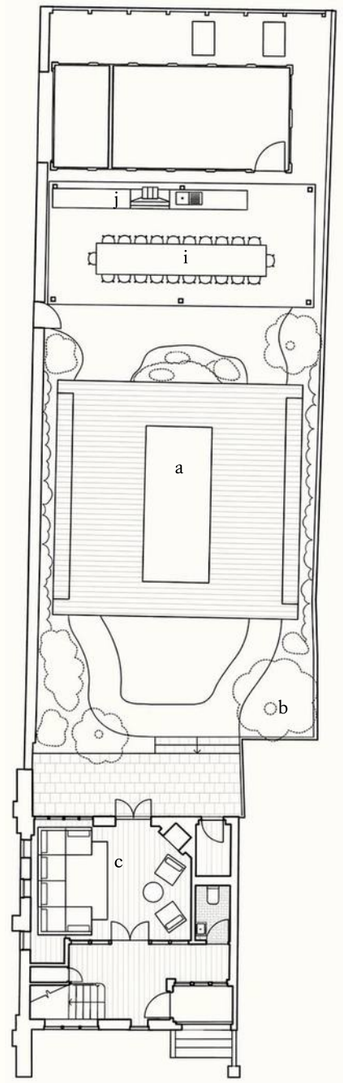

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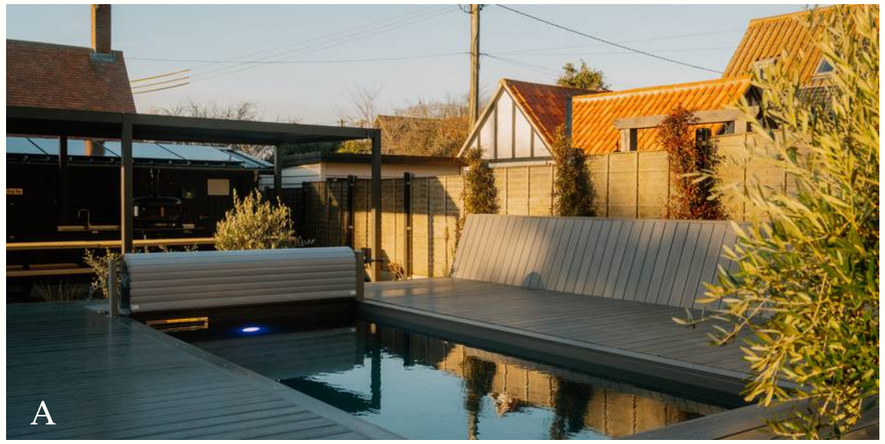
Ground Floor

Spread across all five floors, there's plenty to discover both inside and out of this former water tower. A majestic living room spans the entirety of the top floor, providing a unique space for all 20 guests to gather and enjoy panoramic views in all directions.

Outside, a private, landscaped garden wraps around a heated pool, wood-fired sauna and outdoor kitchen—complete with pizza oven, grill, and a long dining table beneath a modern pergola. Whether you're gathering for firelit feasts, swimming under wide Suffolk skies, or finding quiet in a deck chair, this space is designed for rest and reconnection.

GROUND FLOOR	
A	Heated pool with sun deck
B	Hot tub
C	Snug/cinema room
I	Outdoor table
J	Pizza oven & Braai
FOURTH FLOOR	
D	Open plan kitchen/dining
E	Kitchen
F	Dining table for 20
FIFTH FLOOR	
G	Lounge with 360° rooms
H	Yoga studio set-up



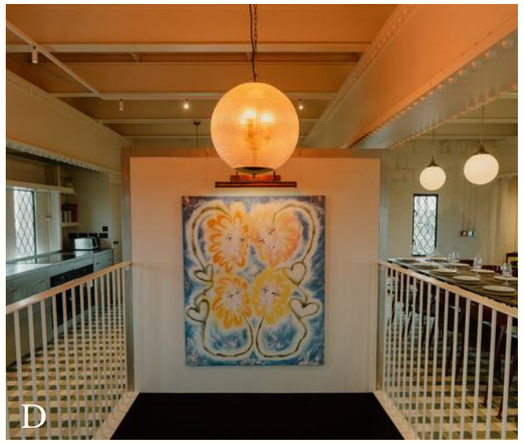














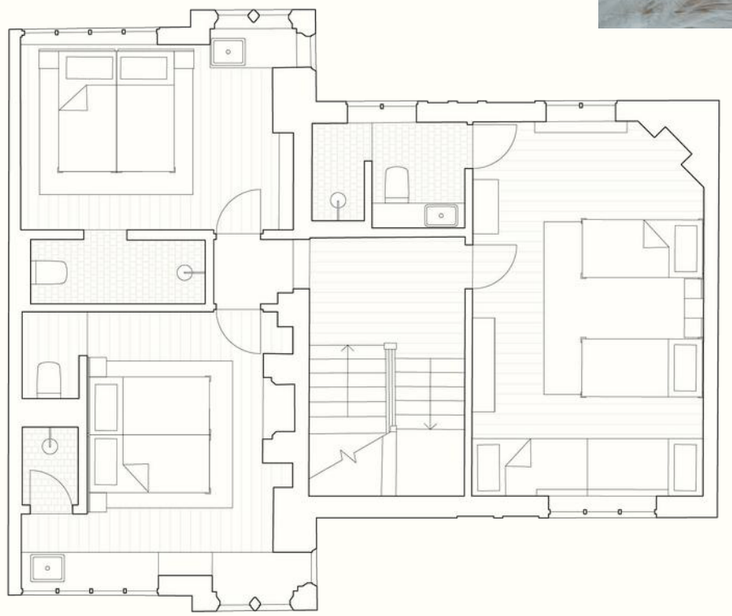


First Floor

1	Superking ensuite
2	Superking ensuite
3	Superking ensuite + 2 singles





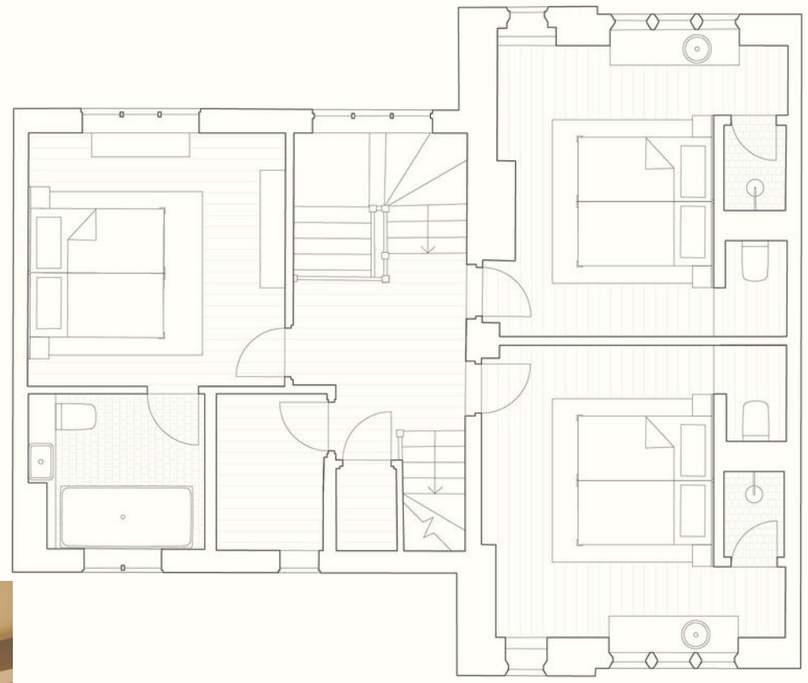






Second Floor

1	Superking ensuite
2	Superking ensuite
3	Superking ensuite







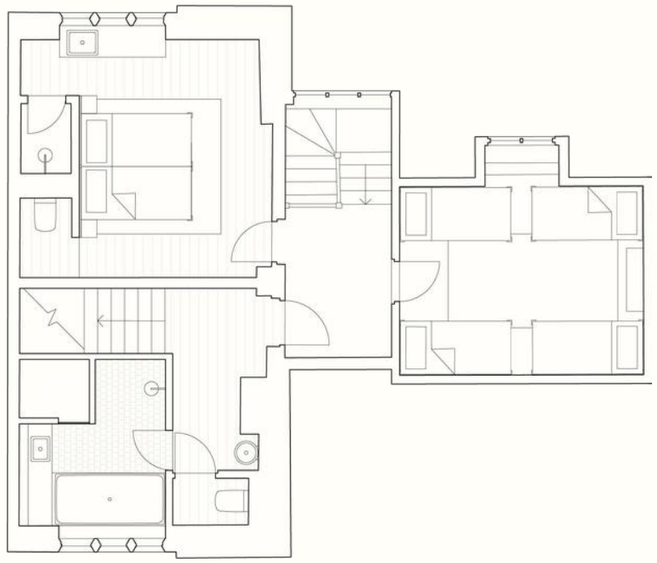
Third floor

1	Superking ensuite
2	4 x singles with private bathroom













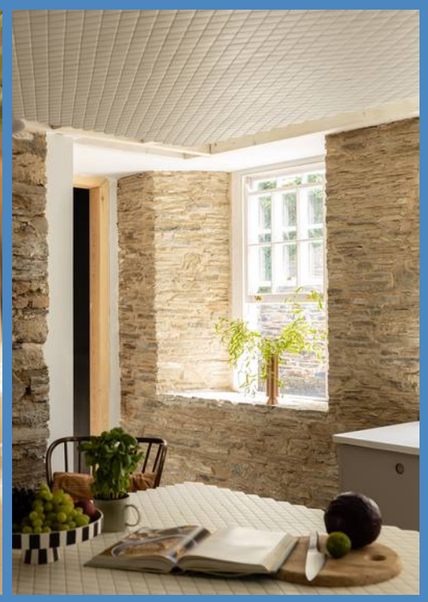


EAT

A state-of-the-art kitchen with Miele appliances and communal island is the heart of the home. Or, if the weather is nice, take the cooking outside to the alfresco kitchen with its premium pizza oven and South African-style Braai.

Huge dining tables, both indoor and outdoor, invite guests to linger – sharing food, stories and wine.









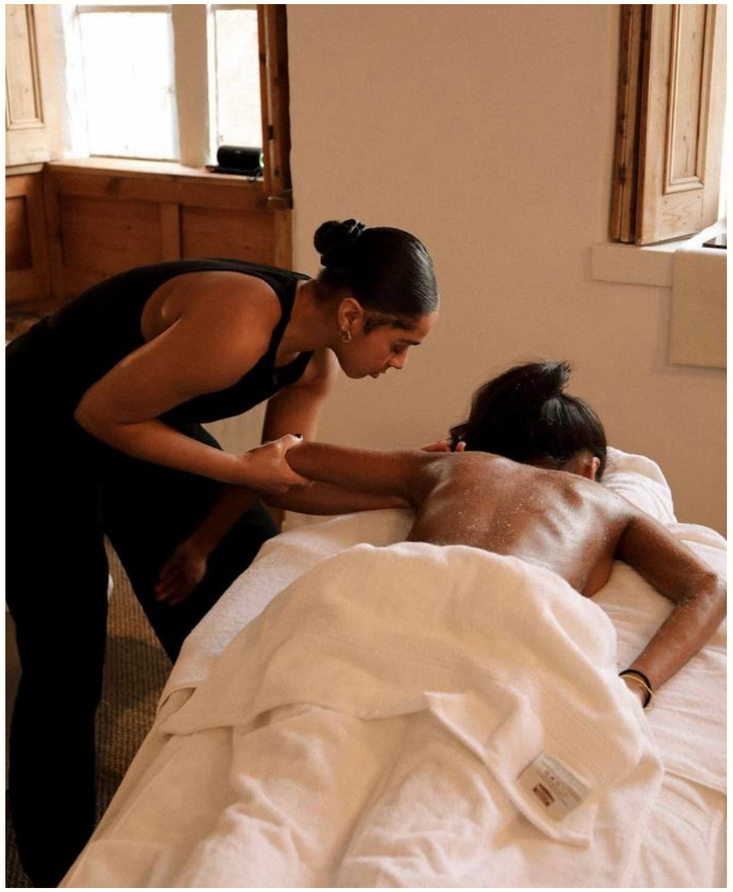
ARC CONCIERGE

Curate your stay, effortlessly.

ARC offers our exclusive digital concierge free to all guests. Explore and book from a curated selection of trusted local partners — from private chefs and yoga instructors to outdoor guides and artisan makers — all handpicked by ARC and seamlessly integrated into your booking.

Alternatively, get in touch for a fully hosted stay.

Take your pick from yoga or sound baths, cocktail workshops or wine tasting, flower arranging or life drawing and much more. There's something for everyone on ARC Concierge.





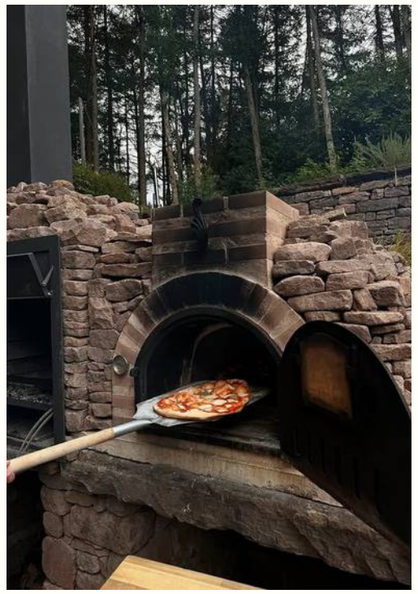
Creative

Flower arranging, art classes, vision boards and more



Gastronomic

Pizza-making, wild foraging, wine tasting and more



Wellness

Sound healing, yoga, pilates, skincare workshops and more

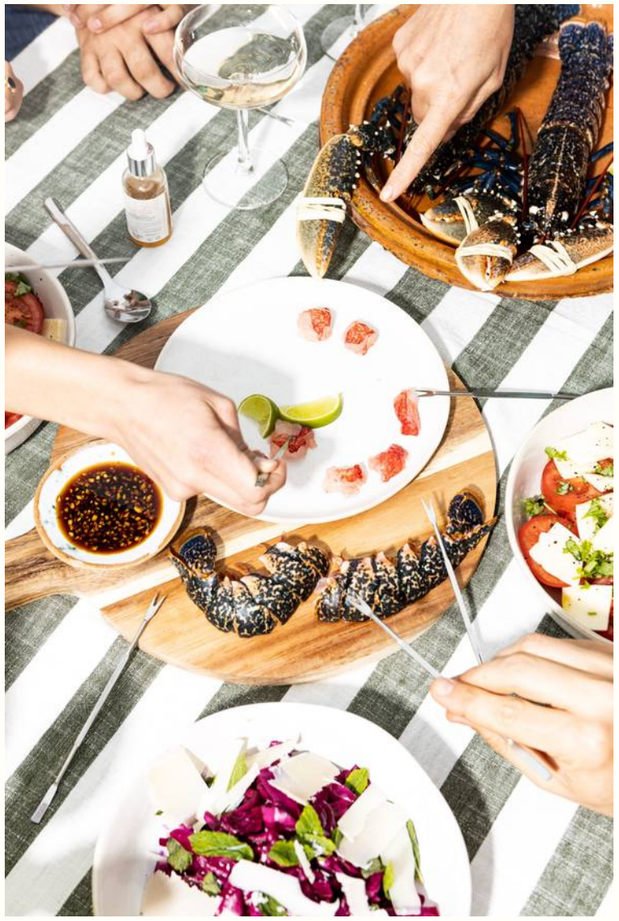




Private Chefs.

All ARCs offer a roster of hand-picked chefs via the ARC Concierge. Choose from a wealth of seasonal menus, cuisines and speciality cooking – whether family-style suppers, street food fiestas, gala dinners, sharing feasts or more.

Expect a clear pricing structure, a range of menu choices and the reassurance that our tried-and-tested chefs know the kitchen and have been loved by our past guests. Just sit back and enjoy!











EXPLORE

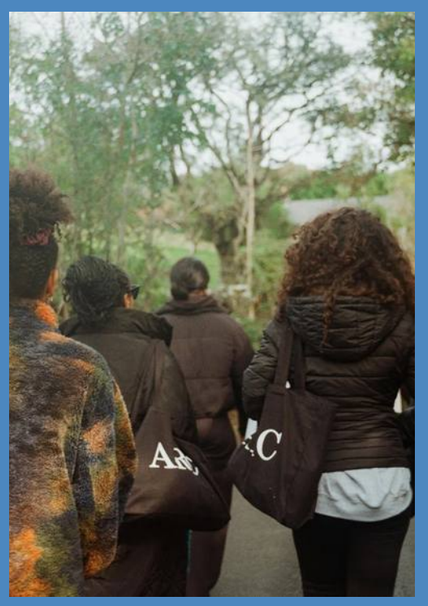


Developed as an exclusive resort in the early 20th century, Thorpeness has all the facilities you'd expect from a fantasy holiday destination plus plenty more surprises. Delight in the mock tudor village and fairytale 'house in the clouds', or boat on the 60-acre manmade lake and indulge your literary side exploring islands named from the Peter Pan stories.

Find a huge array of pre-planned adventures via ARC Concierge.











We've partnered with hundreds of local businesses to guarantee fantastic experiences, even when you venture out of the house.

All available on demand via ARC Concierge.







Reimagining the country house.

ARC is a collection of beautifully reimagined country houses across the UK designed to reflect how travel is changing:

EXCLUSIVE HOUSES

Enjoy the complete freedom and intimacy of a private country house. Feel utterly at home, away from it all.

HOTEL-WORTHY STAYS

Expect the comfort of a boutique hotel with luxury accommodation, exceptional facilities and a dedicated house manager.

CURATED EXPERIENCES

Make your stay unforgettable with ARC Concierge. Pick from hundreds of tried-and-tested local experiences and activities.

DESIGN-LED

Each house is designed by award-winning architecture studio Parti and features a private rotating art collection.

“Their offering is unmatched in the UK and more akin to a luxury hotel than your traditional self-catering accommodation.”
Alistair, Founder of Luxury Cottages



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