



LIST OF ROOMS AT VENNLANE HOUSE, DEVON

[Vennlane House](#) is the perfect place for a wonderful family break, a special celebration, a company getaway or for some time together with old friends. Where should we start? The tennis court? The indoor swimming pool? The outdoor swimming pool? How about the games/cinema room?

Here is a list of all the main rooms in the house:

LIVING & ENTERTAINMENT SPACES

The Pool Room: an indoor heated swimming pool (13 metres x 5 metres) with a changing room and shower and a sound system so you can swim to the sounds of your favourite tunes.

Moroccan Hammam: this is a rather special feature just off the pool room. This fabulous steam room with starlit ceiling seats 12.

The Bar: a fabulous place to party! This large room has a superb sound system, lots of comfortable seating and an open fire for the winter months.

Games/Games room: with a choice of over 1500 films, this is the place to catch up on some of your favourite Blockbusters. The entertainment continues, with a pool table and table tennis table.

Open-Plan Sitting Room and Breakfast Room: the sociable hub of the house is this wonderful room with plenty of comfortable seating, a breakfast table and a kitchen. The perfect place to rustle up some breakfast (includes an Italian coffee maker) and enjoy the beautiful outlook.

KITCHEN AND DINING

Dining Room: with a large wooden table suitable for up to 20 guests, and large doors leading out onto the terrace.

Kitchen: you know you're in a big house when there are two kitchens! This is a very well-equipped stainless-steel catering kitchen, just off the dining room. Ideal for a private chef.



BEDROOMS – sleeps 16 (+4) in 8 bedrooms

- indicates a choice of bed configuration

Bedroom	Beds	Sleeps	Features
Bedroom 1 (Second Floor)	Super king, can be divided into two single beds ●	2	<p>Stunning views across the valley. The en-suite has a toilet, spacious shower cubicle, twin sinks and a luxury freestanding bath.</p> <p>It can fit a travel cot in but not a pull-out bed.</p>
Bedroom 2 (Second Floor)	Super king, can be divided into two single beds ●	2	<p>This is one of the largest rooms (usually taken by the host/ special occasions person etc.),</p> <p>The en-suite has a toilet, spacious shower cubicle, single sink and a luxury freestanding bath, and has its own private balcony.</p> <p>It has enough room for a cot only as it has a sofa in here too.</p>
Bedroom 3 (Second Floor)	Super king, can be divided into two single beds ●	2	<p>The en-suite has a toilet, single sink and an over bath shower.</p> <p>It can fit a travel cot in but not a pull-out bed.</p>
Bedroom 4 (Second Floor)	Super king, can be divided into two single beds ●	2	<p>The en-suite has a toilet, single sink, shower cubicle and a luxury freestanding bath.</p> <p>It can fit a travel cot in but not a pull-out bed.</p>
Bedroom 5 (Second Floor, and bathroom on the first floor)	Super king, can be divided into two single beds ●	2-4	<p>This room works well as a family room. It has its own patio area with views to the side of the house and some of the valley.</p> <p>The en-suite (accessed only through the bedroom) is located downstairs. It contains a toilet, twin sinks, walk in shower and a luxury freestanding bath.</p> <p>It can have either twin or super king beds and it is possible to fit an additional 1-2 pull out beds in here as well (sleeping a max of 4 people).</p>
Bedroom 6 (Second Floor, and bathroom on the first floor)	Super king, can be divided into two single beds ●	2-4	<p>Again, this room lends itself as a family room. It also has its own patio area with views across the valley and garden.</p> <p>The en-suite (accessed only through the bedroom) is located downstairs. It</p>



			<p>contains a toilet, single sink, walk in shower and a luxury freestanding bath.</p> <p>It is possible to fit an additional 1-2 pull out beds in here as well (sleeping a max of 4 people).</p>
Bedroom 7 (First Floor)	Super king, can be divided into two single beds ●	2	<p>This bedroom is located on the first floor of the annex (or cider barn). It is a very spacious suite with stunning views across the valley and doors opening onto a small balcony so you can really take in the country air.</p> <p>The wet room is located downstairs (there is an open area over the bath that can be viewed from the bedroom; so ensure all parties are close). The wet room consists of wet room shower, twin sinks, a luxury freestanding bath and separate enclosed WC.</p> <p>Also has a single sofa bed.</p>
Bedroom 8 (Ground Floor)	Super king, can be divided into two single beds ●	2	<p>This bedroom is located on the ground floor of the annex or cider barn. It has stunning views across the valley and doors which open onto steps leading down to the outdoor pool (May-Sept) and hot tub area.</p> <p>The en-suite contains a toilet, single sink, walk in shower and a luxury freestanding bath.</p> <p>It can fit a travel cot in but not a pull-out bed.</p>
Total		16-20	

Overall capacity:

- If each guest wants a private bedroom, the total capacity is 8.
- If each guest would like their own bed, the total capacity is 16 or 20 with the 4 pull-out beds.

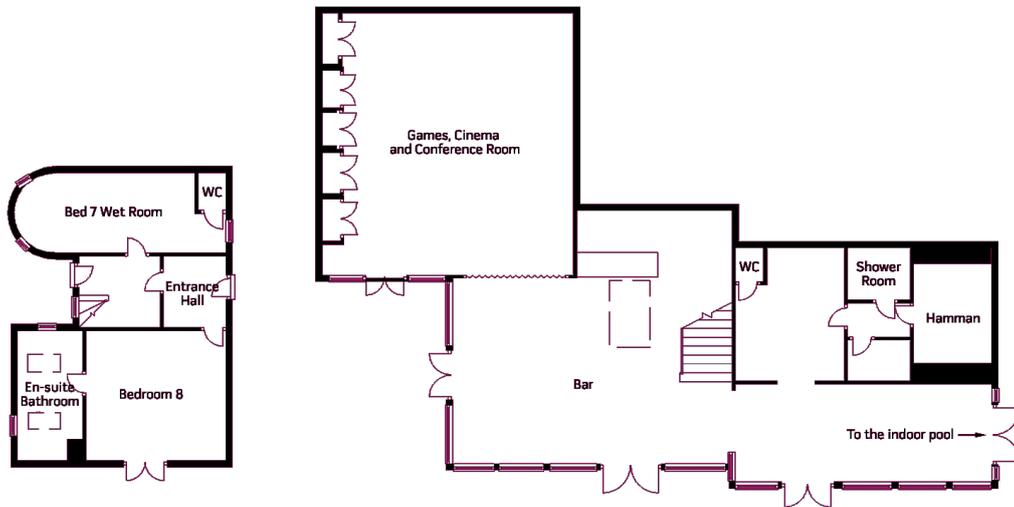
THE GROUNDS

Vennlane House is set within 35 acres of stunning grounds, overlooking a valley. Within the grounds you'll find:

- **The Barn (additional costs apply):** a wonderful setting for a party or wedding. Here you can invite up to 50 guests for a very special event.
- **Outdoor Swimming Pool:** open from May-September, this large (15 metres x 6 metres) pool is heated to a lovely temperature.
- **Sun Terrace:** The sun terrace is the perfect spot for al fresco dining for up to 20. It's heated, meaning you can stay out even when the sun goes down.
- **Hot tub:** there is a lovely Canadian cedar-wood hot tub which seats 10 guests.
- **Tennis court:** an astro-turf court with its own Pavillion.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

