



## LIST OF ROOMS & FLOOR PLANS AT BAILLIE HALL & OAST, KENT

Baillie Hall provides a wonderfully luxurious escape to the countryside, with the added benefit of access to all the estate has to offer.

Here's a list of all available rooms:

### LIVING SPACES

- **Galleried Entrance Hall:** The galleried hall is tastefully decorated with console tables, lamps and antique furnishings providing opulent luxury with comfort. The period features such as a unique medieval laver, stone carved basin, make for an extraordinary first impression. An accessible cloakroom on the ground floor is ideally situated adjacent to the hall and morning room.
- **Drawing Room/Library:** The drawing room/library offers sumptuous velvet and leather sofas, soft lighting and beautifully woven rugs. There is an open fireplace and warm parquet flooring.
- **Morning Room:** The morning room features exceptional hand painted De Gournay wallpaper in a colourful palate of yellows and creams. Sunshine floods through doors which open out to the terrace wrapping around the rear of the house.

### KITCHEN AND DINING

- **Kitchen and Pantry:** The kitchen features a black and white traditional tiled floor and granite work surfaces in keeping with the English country house feel. A range cooker, double-fronted fridge freezer and dual zone wine cooler make the kitchen a wonderful space, whether cooking a kitchen supper for yourself or appointing a private chef for a dinner party. A Boot Room featuring washing machine and drier adds to the convenience of longer stays.
- **Dining Room:** This mellow room features elegant oak panelling, which originally came from the Castle. A welcoming open fire and bespoke oak dining table seats up to 14 guests. Carefully chosen china and glassware complete the look.



## BEDROOMS – sleeps 14 in 7 bedrooms

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- 5 bedrooms are in the main Hall and 2 bedrooms are in the Oast.
- The Oast: Adjacent to the main Hall is a delightful two double bedroom, self-contained family annex. This is ideal for young families.

● indicates a choice of bed configuration

Bedroom	Beds	Sleeps	Features
Wisteria Suite (main house)	King-sized bed	2	En suite bathroom.
Larkspur Bedroom (main house)	King-sized bed	2	En suite bathroom.
Hellebore Bedroom (main house)	Super king-sized bed, can be divided into two single beds ●	2	En-suite with shower.
Peony Bedroom (main house)	King-sized bed	2	En suite bathroom.
Myrtle Bedroom (main house)	King-sized bed, can be divided into two single beds ●	2	En suite bathroom with separate WC.
Bedroom 1 (in the Oast)	Double bed	2	Shared family bathroom.
Bedroom 2 (in the Oast)	Double bed	2	Shared family bathroom.
<b>Total</b>		<b>14</b>	

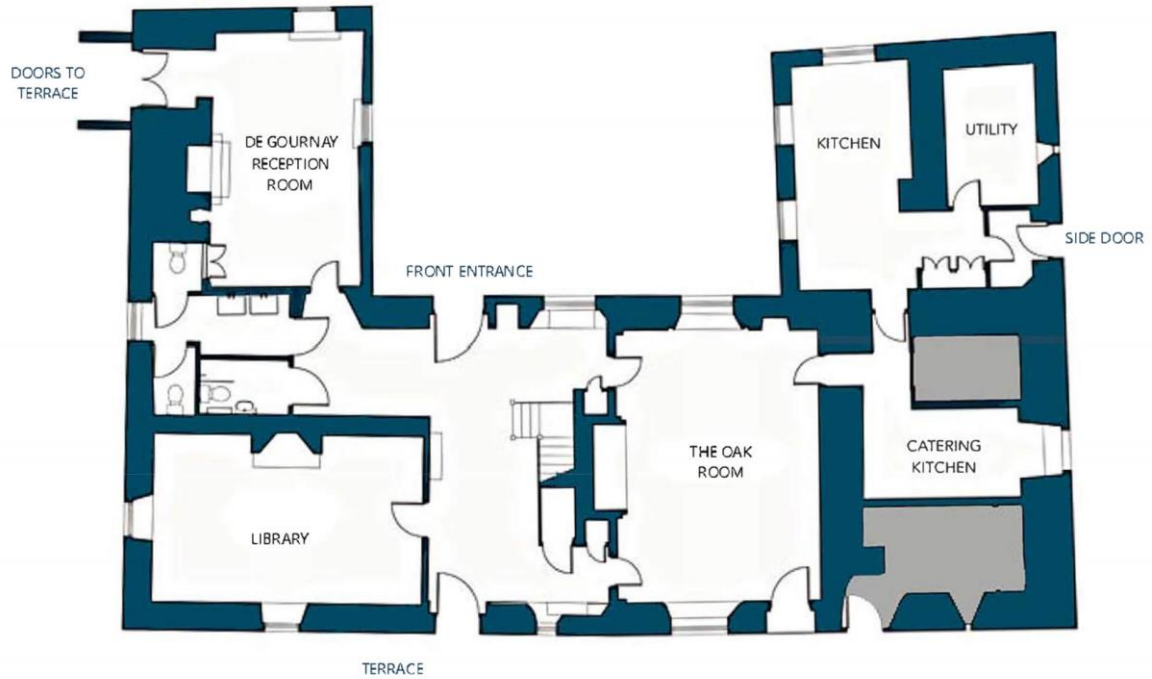
### Overall capacity:

- If each guest wants a private bedroom, the total capacity is 5-7.
- If each guest would like their own bed, the total capacity is 9.



# FLOOR PLANS

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GROUND FLOOR



FIRST FLOOR

