



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 everything the estate has to offer.

Main Hall

Here's a list of all available rooms in the main Hall:

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 palette 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 dryer adds to the convenience of longer stays.
- **Dining Room:** This mellow room features elegant oak panelling, which originally came from Leeds Castle. A welcoming open fire and bespoke oak dining table seats up to 14 guests. Carefully chosen china and glassware complete the look.

The Oast

Adjacent to the main Hall, The Oast is a delightful two-bedroom, self-contained family annex. The accommodation is arranged on a single level, accessed via an external, open-tread staircase. The living room has 2 x two-seater sofas, a Smart TV and an electric log burner. The well-equipped kitchen has an oven, hob, microwave, fridge, dishwasher, washing machine and a dining table seating four guests.



BEDROOMS – sleeps 14 in 7 bedrooms

Five bedrooms are in the main Hall and two bedrooms are in the Oast.

● indicates a choice of bed configuration

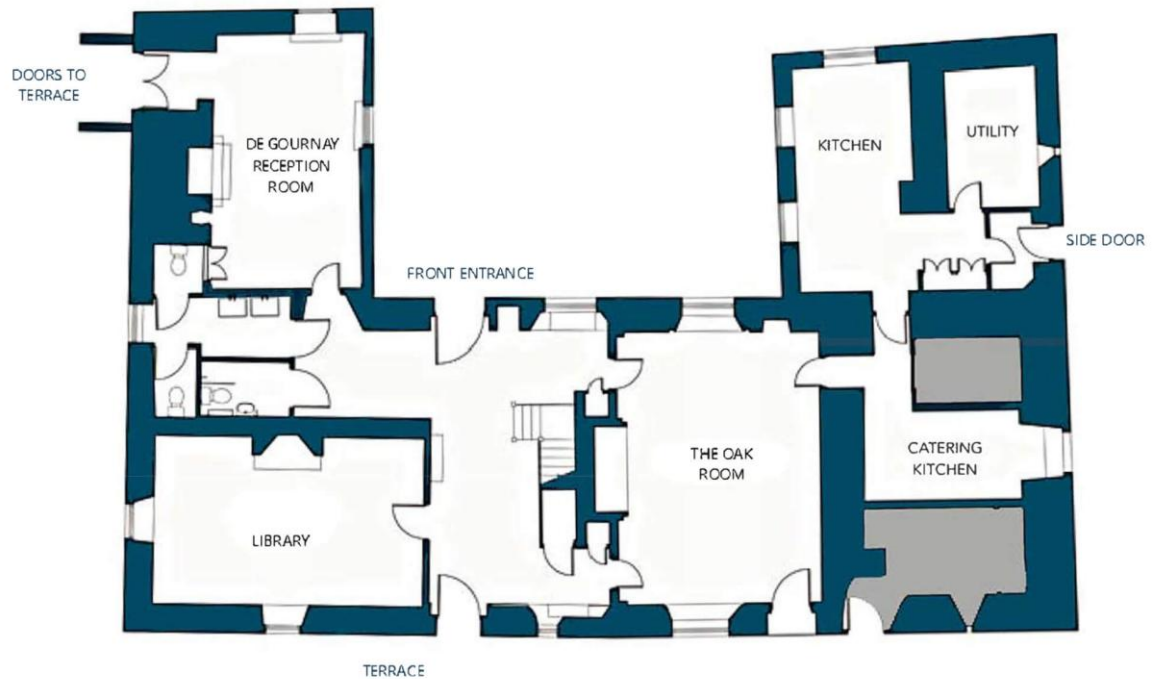
Bedroom	Beds	Sleeps	Features
Main Hall			
Wisteria Suite (first floor)	King size bed	2	Ensuite bathroom.
Larkspur Bedroom (first floor)	King size bed	2	Ensuite bathroom.
Hellebore Bedroom (first floor)	Super king size bed, can be divided into two single beds ●	2	Ensuite with shower.
Peony Bedroom (first floor)	King size bed	2	Ensuite bathroom.
Myrtle Bedroom (first floor)	King size bed, can be divided into two single beds ●	2	Ensuite bathroom with separate WC.
The Oast			
Bedroom 1 (first floor)	Double bed	2	Shared family bathroom.
Bedroom 2 (first floor)	Twin beds	2	Shared family bathroom.
Total		14	

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 10.



FLOOR PLANS (Main Hall)



GROUND FLOOR



FIRST FLOOR



BIG HOUSE EXPERIENCE