



LIST OF ROOMS & FLOOR PLANS AT ROYD MOOR MANOR

From that magnificent hall, perfect for dancing, through to the grand kitchen, complete with two American style fridge freezers and four ovens, and on into the large, comfortable living rooms, Royd Moor Manor is made for people to fill it. Below is a list of all the main rooms available for you in the property.

LIVING ROOMS

- **The Hall:** Royd Moor Manor's centrepiece is a stunning curved oak bifurcated staircase with spectacular drop lighting. A Chesterfield sofa and wing chairs offer seating for up to 11 guests, and there is a large fireplace with ornamental log burner. During celebrations, this area provides another communal space, situated between the lounge bar, sitting room and kitchen. A WC is next to the staircase.
- **Lounge Bar:** If you're planning a special birthday party and want to let your hair down, the large lounge bar has everything you need. The room is lined with large sofas offering seating for 18 people, three coffee tables, a large 4K flat-screen TV and a spectacular marble-topped cocktail bar.

With its own wine fridge, and a range of glassware for gin, champagne, beer, wine and cocktails, this is the place to celebrate a birthday, anniversary or wedding. The coffee tables and/or sofas can also be removed on request if guests would like to turn this room into a dance floor.

- **Games Room:** Located at the top of the house, the games room is the perfect place to escape for the young, and the young at heart, providing hours of fun. There are sofas at each end of the room which seat up to six people.
 - Pool table
 - Air hockey
 - Table tennis
 - Table football
- **Cinema Room:** No expense has been spared to provide state-of-the-art entertainment at Royd Moor Manor. The cinema room retains period features with high-level wooden beams and exposed stonework at the far end.

As well as providing entertainment for large family gatherings, the cinema is also useful for corporate meetings and away days, with access to the screen for presentations.

- Specially-designed cinema chairs provide seating for 22 people
- Adjustable high and low-level lighting



- Ultra HD 3-metre cinema screen with fully-automated Dolby Atmos and 5.2.2 surround sound mirrors for full-size cinema quality
- Powered by an Epson projector with Sony 4k Blu-ray player, you can also benefit from Smart services including Netflix (account provided), BBC iPlayer, YouTube, Amazon Prime, as well as HDMI and USB connectivity.

COOKING AND DINING

- **Kitchen:** In the kitchen there is a large island with bar stools which provides seating for 11 guests. There is enough kitchen equipment to serve 80 guests at once, including extra-large pans and bowls to use when cooking for large groups. If you would like to organise your own outside catering, we can recommend a chef nearby – please contact us for our recommendations in advance of your booking.

In this room there is also a generous living area which seats 8-12 guests, with a Yorkshire Range fireplace and a large Smart TV with Blu-ray player.

- **Utility Room:** The utility provides an additional tall fridge and freezer, along with two washing machines and a tumble dryer.
- **Dining Room:** The dining room/orangery has seating for 36 guests on adjoining oak tables. The room benefits from natural light by day, and by night, a set of beautifully hand-crafted pendant globe lights suspended above the table light up the room.

There is seating at the far end of the room, with views of the private courtyard and water fountain. The room has bi-folding doors which open out onto the courtyard. Doors also lead to the lounge bar, kitchen and hall.

THE GROUNDS

- **Grounds:** The gardens and patio provide the perfect place to relax in beautiful surroundings. The lawn area to the front of the house provides opportunities for summer picnics and ball games, with far-reaching views to the north. To the rear of the house there is a private south west-facing courtyard area, perfect for entertaining. Bi-folding doors open out from the orangery to this stunning outside space.
 - 5 outdoor tables, providing seating for 30 people
 - 2 hot tubs
 - Barbecue
 - Water feature
 - Secure electric gates and parking for at least 25 vehicles (more if double-parked)



- Fields for guest use
- Picnic tables for 36 guests
- A range of outdoor games including gigantic Jenga and boules for use on the fields and front lawn

BEDROOMS – sleeps 34 in 15 bedrooms

● indicates a choice of bed configuration

Bedroom	Beds	Sleeps	Features
1. Hellebore (first floor)	Super king bed (can be split into two single beds) ●	2	Walk-through wardrobe area. En-suite bathroom with walk-in shower.
2. Peony (first floor)	Super king bed (can be split into two single beds) ● plus an additional single bed	3	En-suite bathroom with bath and walk-in shower.
3. Sweet Pea (first floor)	Super king bed (can be split into two single beds) ●	2	En-suite bathroom with walk-in shower.
4. Buttercup (first floor)	Super king bed (can be split into two single beds) ●	2	En-suite bathroom with walk-in shower.
5. Cornflower (first floor)	Super king bed (can be split into two single beds) ● plus an additional single bed	3	En-suite bathroom with walk-in shower.
6. Bluebell (first floor)	Super king bed (can be split into two single beds) ● plus an additional single bed	3	Large en-suite bathroom with double walk-in shower, two vanity units with sinks plus a separate bath.
7. Iris (second floor)	Super king bed (can be split into two single beds) ●	2	Bathroom on first floor with walk-in shower.
8. Cow Parsley (second floor)	Super king bed (can be split into two single beds) ●	2	Feature bath and vanity unit in bedroom.
9. Agapanthus (ground floor)	Super king bed (can be split into two single beds) ●	2	En-suite bathroom with walk-in shower.



Bedroom	Beds	Sleeps	Features
10. Lavender (ground floor)	Super king bed (can be split into two single beds) ●	2	En-suite bathroom with walk-in shower.
11. Forget-Me-Not (ground floor)	Super king bed (can be split into two single beds) ●	2	Sofa. En-suite bathroom with feature bath and walk-in shower.
12. Honeysuckle (first floor)	Super king bed (can be split into two single beds) ●	2	En-suite bathroom with walk-in shower.
13. Globe Thistle (second floor)	Super king bed (can be split into two single beds) ●	2	En-suite bathroom with walk-in shower.
14. Wild Orchid (second floor)	Super king bed (can be split into two single beds) ●	2	En-suite bathroom with walk-in shower.
15. Wild Garlic (ground floor)	Super king bed (can be split into two single beds) ● plus an additional single bed	3	Accessible room. En-suite wet room that can also be accessed through a door into the hall. Walk-in shower with fixed and hand-held shower heads, plus a seat in the shower. Separate bath and two vanity sinks.
Total		34	



GROUND FLOOR – ROYD MOOR MANOR



FIRST FLOOR – ROYD MOOR MANOR



BIG HOUSE EXPERIENCE

SECOND FLOOR – ROYD MOOR MANOR

