



## ROOMS AND LAYOUT OF RIVER VALLEY HOUSE, DORSET

River Valley House is nestled in a beautiful valley just outside the Dorset seaside town of Bridport. Set in 14 acres, the house offers elegant accommodation for up to 20 people. Here is a list of all the main rooms available for you to enjoy:

### LIVING & ENTERTAINMENT SPACES

**Sitting Room:** rich with bespoke fabrics and wallpaper, two impressive fireplaces and set out to facilitate convivial conversation.

**Study:** perfect for a bit of quiet time. Curl up with a good book!

**Kitchen and Dining Room:** the heart of the house. This open-plan kitchen and dining area is the social hub. Get together for big special meals! Cook yourself or hire in a private chef to do all the hard work for you.

**Back Hall and Kitchen:** the perfect place for preparation.

**Gym:** well equipped with professional Life Fitness equipment. The equipment includes treadmill, exercise bike, x-trainer, multi-gym, free weights, kettle bells and medicine balls.

**Indoor Heated Swimming Pool:** measuring 10m x 5m and heated like the rest of the house by a combination of wood (from the grounds), air and sun. The infinity edge overlooks the kitchen garden and the hills that frame the River Valley House view. There is also an 8-person steam room.

**Conference Centre/Media Room:** the Barn attached to the pool and gym has been converted to provide facilities for a small conference or away day retreat. There is a fully connected 60-inch plasma, Sonos music system, a soft seating area and a boardroom table with seating for up to 16 people.

### IN THE GROUNDS

**Natural Swimming Pool:** fed by a natural spring, swimming here, surrounded by nature, is a real treat! There are three access points...a little 'beach', a jetty and a diving rock. Carved into the hill below the pool is a changing room and shower.

**Kitchen Garden:** with pizzeria oven and BBQ and amazing vegetable and fruit gardens where you are welcome to pick your own (when in season). There are also garden hens (collect your own eggs).

**Tee Pee Island:** down by the river you'll find an area for kids to explore and make camp...there's a Tee Pee on the island (an ox bow lake for those that remember their geography lessons), and rope bridges, swings and trampolines as well as a campfire area under cover of a parachute suspended from the trees.



## BEDROOMS – sleeps 16-20 in 10 bedrooms

● indicates a choice of bed configuration

Bedroom	Beds	Sleeps	Features
Bedroom 1	Super king bed	2	Master bedroom. En-suite shower room and stand-alone bath.
Bedroom 2	King bed	2	En-suite shower room.
Bedroom 3	Twin beds	2	En-suite shower room.
Bedroom 4	King bed	2	En-suite shower room.
Bedroom 5	King bed	2	En-suite shower room.
Bedroom 6	King bed	2	Family bathroom next door to bedroom.
Bedroom 7 (Apartment)	King bed	2	En-suite shower room shared with Bedroom 8. Stairs leading to Bedroom 8.
Bedroom 8 (Apartment)	Twin beds	2	Shower room shared with Bedroom 7.
Bedroom 9 (Pool Barn)	King bed	2	En-suite shower room.
Bedroom 10 (Pool Barn)	King bed ● can be divided into two single beds	2-4	En-suite shower room. 2 extra single beds can be set up in this bedroom.
<b>Total</b>		<b>20</b>	

### Overall capacity:

- If each guest wants a private bedroom, the total capacity is 10.
- If each guest would like their own bed, the total capacity is 13.



# FLOOR PLANS - main house

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GROUND FLOOR



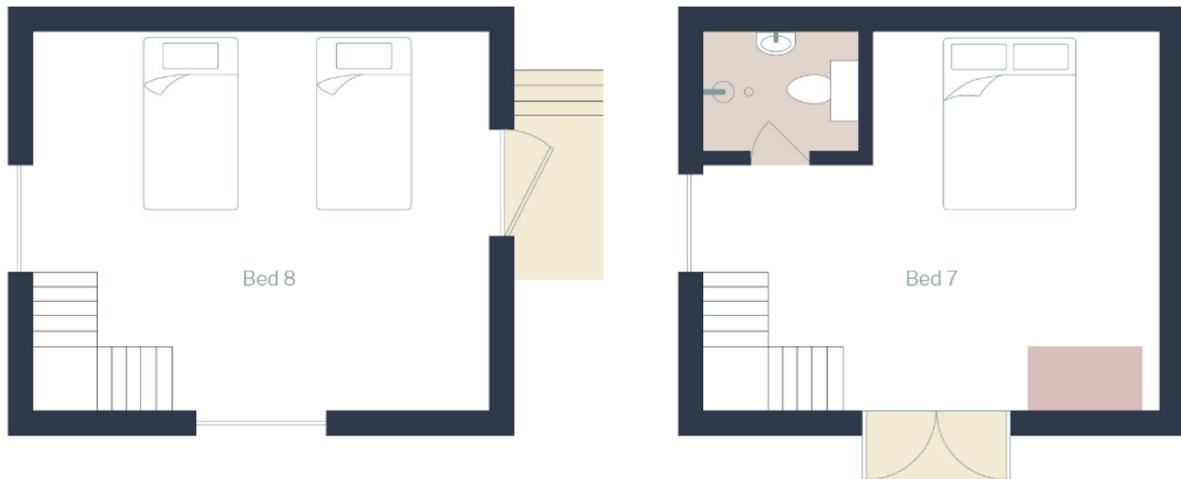
FIRST FLOOR



## FLOOR PLANS - apartment

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### GROUND AND FIRST FLOOR



## FLOOR PLANS - the barn

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### GROUND FLOOR



FIRST FLOOR

