BARTON COURT BEDS, BATHS AND ROOM LAYOUT

FIRST FLOOR

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| ROOM | BEDS | BATH | NOTES |
|  |  |  |  |
| MASTER BEDROOM  FRONT OF HOUSE | King sized bed | Ensuite bathroom suite with separate WC with wash basin. Bathroom proper with Cast Iron Bath Company bateau bath; 2 metre walk in shower with 2 showers including rain shower heads; further pedestal wash basin |  |
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| BEDROOM 2  FRONT OF HOUSE | King bed  OR  2 singles | Ensuite bathroom **down a short flight of stairs.**  Has loo, basin, walk in shower and slipper bath |  |
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| BEDROOM 3  FRONT OF HOUSE | King plus 1 single bed  OR  3 singles | Ensuite bathroom with walk in shower; bath; loo and basin |  |
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| BEDROOM 4  FRONT OF HOUSE | King plus 2 trundle single beds  OR  4 singles | Ensuite shower room with walk in shower, twin wash basins and loo |  |
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| BEDROOM 5  REAR OF HOUSE | King plus 2 singles | Ensuite bathroom with bath; shower over bath, loo and basin |  |
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| BEDROOM 6  REAR OF HOUSE | Superkng  OR  2 singles | Ensuite shower room with shower, loo and basin |  |
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| BEDROOM 7  REAR OF HOUSE | King plus a sofabed  OR  3 singles | Separate shower room across the landing with shower, loo and basin |  |
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| BEDROOM 8  REAR OF HOUSE | King  OR  2 singles | Ensuite bathroom with shower, loo and basin |  |

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| SEPARATE CLOAKROOM | WC and basin | On the landing |  |

GROUND FLOOR

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| CLOAKROOM 1 | WC and basin | Near the library and reception |  |
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| CLOAKROOM 2 | WC and basin | Near the kitchen |  |
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| BEDROOM 9 | King  OR  2 singles | Separate WC and basin  Shower behind a partition at the rear of the bedroom | N.B. I’m afraid that although this is great for people who don’t like stairs it is not wheelchair friendly |
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| BEDROOM 10 | Sofabed that can be a king or | Guests would use the separate shower room on the first floor rear landing |  |
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LIVING ROOMS

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| RECEPTION | Seats 24 plus |  |  |
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| LIBRARY | Comfy seating for 8/10 |  |  |
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| DINING ROOM | Seats 24 |  |  |
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| KITCHEN | Fully equipped with induction hob, 2 ovens, under counter fridge, dish drawers, fridge freezer. Also has a pantry, a still room and a utility room |  | There is a kitchen table in the wide corridor outside the kitchen for breakfast etc when you don’t want to use the dining room |

STAIRCASES AND OTHER NOTES

There are 2 staircases: the cantilevered one from the main entrance hall up to the bedrooms marked as being at the front of the house. The rear is joined by a doorway and a few steps where there are 4 further bedrooms marked as being at the rear. Bedrooms 5 and 6 are off their own short corridor which can be closed off to make a ‘suite’. This would be useful for anyone with children, especially toddlers, who they wanted to have close by