



LYMORE NEW FOREST



# ROOM GUIDE DURNS



# DURNS

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## GROUND FLOOR

Entrance Hall. Kitchen, Pantry, Boot Room, Cloakroom.  
Dining Room Sitting Room, WC and Garage

## FIRST FLOOR

1 x Super King Bedroom, Family Room, Ensuite.  
2 x Super King Bedroom, Ensuite

## SECOND FLOOR

Dorm Bedroom. 6 x Single Beds. 1 x King Size Bed.  
Snug.  
Full Size Bathroom

## CABIN

King Size Bed. Lounge Area. Bathroom

## POOL HOUSE

Bar. Games Room. Copper Spa Bath, Outdoor Kitchen,  
Heated Year Round Swimming Pool, Sauna and Hot  
Tub





# KITCHEN

Farmhouse kitchen with flagstone flooring and underfloor heating.

Large duel fuel LaCanche Range, open fire for cooking.  
American fridge freezer with ice maker.

Pantry of essentials.  
Dishwasher, Microwave.  
Fully stocked utensils, crockery, cutlery, pots and pans.  
Farmhouse kitchen table and chairs

# BOOT ROOM

Off the kitchen, our boot room is stocked with Hunter Wellies, ranging in sizes from Children to Adult.

Cool bags, beach bag of toys, picnic essentials.

Dog toys and treats

Ample hanging space for your coats.



# ENTRANCE HALL

OPEN FIRE PLACE, SEATING AND  
STAIRCASE LEADING TO THE FIRST FLOOR





# DINING ROOM

Panelled formal dining room with fireplace.





# SITTING ROOM

LARGE CORNER SOFA  
SNUGGLER CHAIRS  
LOG BURNER  
SMART TV WITH  
NETFLIX ACCOUNT



# WASH ROOM

Ground floor WC with Basin.





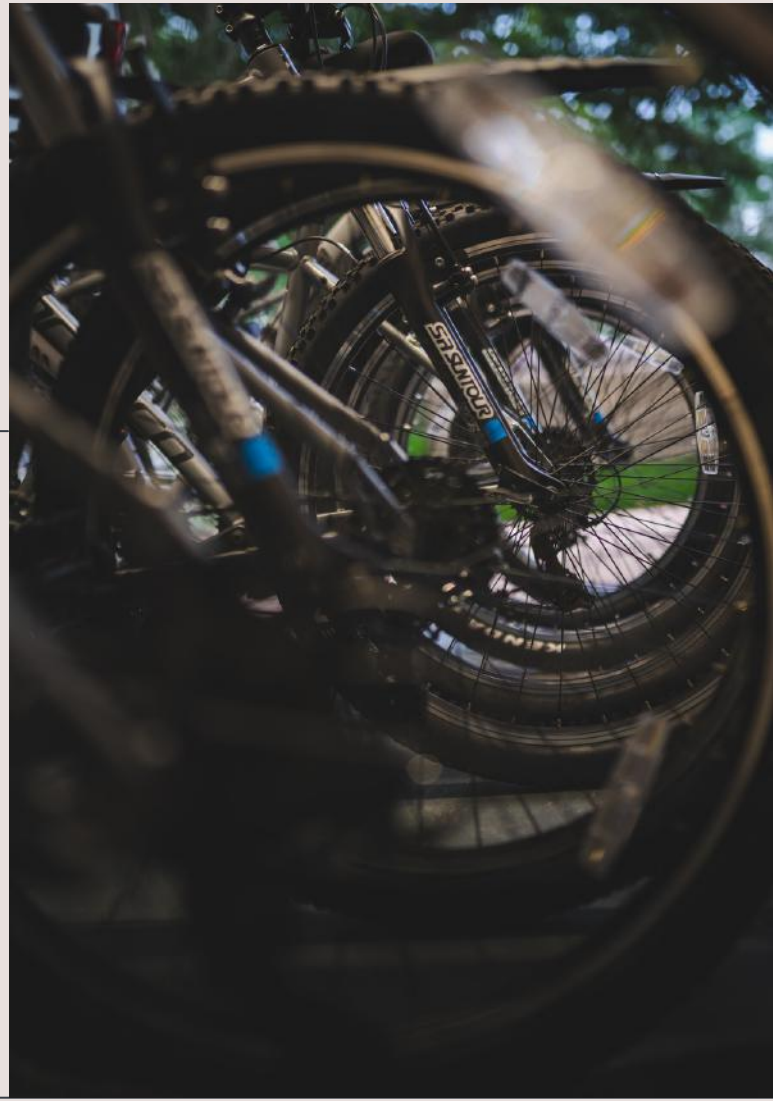
# GARAGE



ADULT CARRERA  
MOUNTAIN BIKES.

BURLEY BUGGY.

WASHING MACHINE  
WITH TUMBLE DRYER.



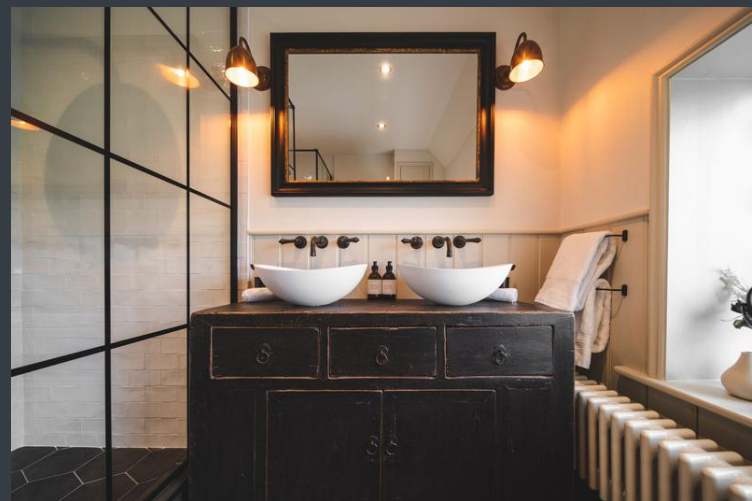




# BEDROOM ONE

Super King bedroom, en-suite with double shower and double sink.

Attached dressing room for cot or two single beds creating a family room.







## BEDROOM TWO

Super King Bedroom with ensuite bathroom.  
Large rolltop bath, shower and double sink.

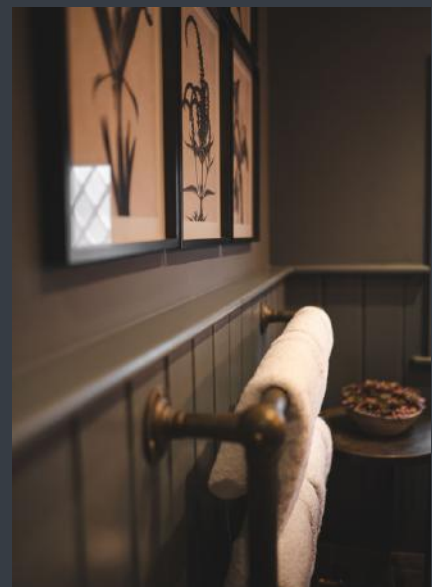




# BEDROOM THREE



Super King Bedroom with ensuite bathroom and shower.





# TOP FLOOR



King size bed, 6 full size single beds.  
Attached snug with games, Smart TV, Xbox with game pass. Large bathroom with two freestanding sink units, shower and free standing rolltop bath.





# THE CABIN

IN THE GROUNDS, FOR YOUR SOLE USE.  
KING SIZE BED, LOUNGE AREA WITH DESK,  
BATHROOM WITH SHOWER





# THE SHACK

Pool House Bar, Games Room with Pool Table, Dart Board, Table Tennis, plus garden games.

Outdoor Kitchen with BBQ & Gozney Dome Pizza Oven.  
Heated Year Round Swimming Pool, Sauna, Hot Tub and Outdoor Copper Spa Bath.





# OUTDOOR CINEMA & TREEHOUSE



PROJECTOR SCREEN WITH WIRELESS HEADPHONES. WITH BUILT IN NETFLIX.  
UNDERNEATH THE TREE HOUSE, NESTLED IN THE TREES.







LYMORE NEW FOREST



DURNS

PERFECTLY CURATED FOR ALL AGES TO ENJOY



[WWW.LYMORENEWFOREST.CO.UK](http://WWW.LYMORENEWFOREST.CO.UK)

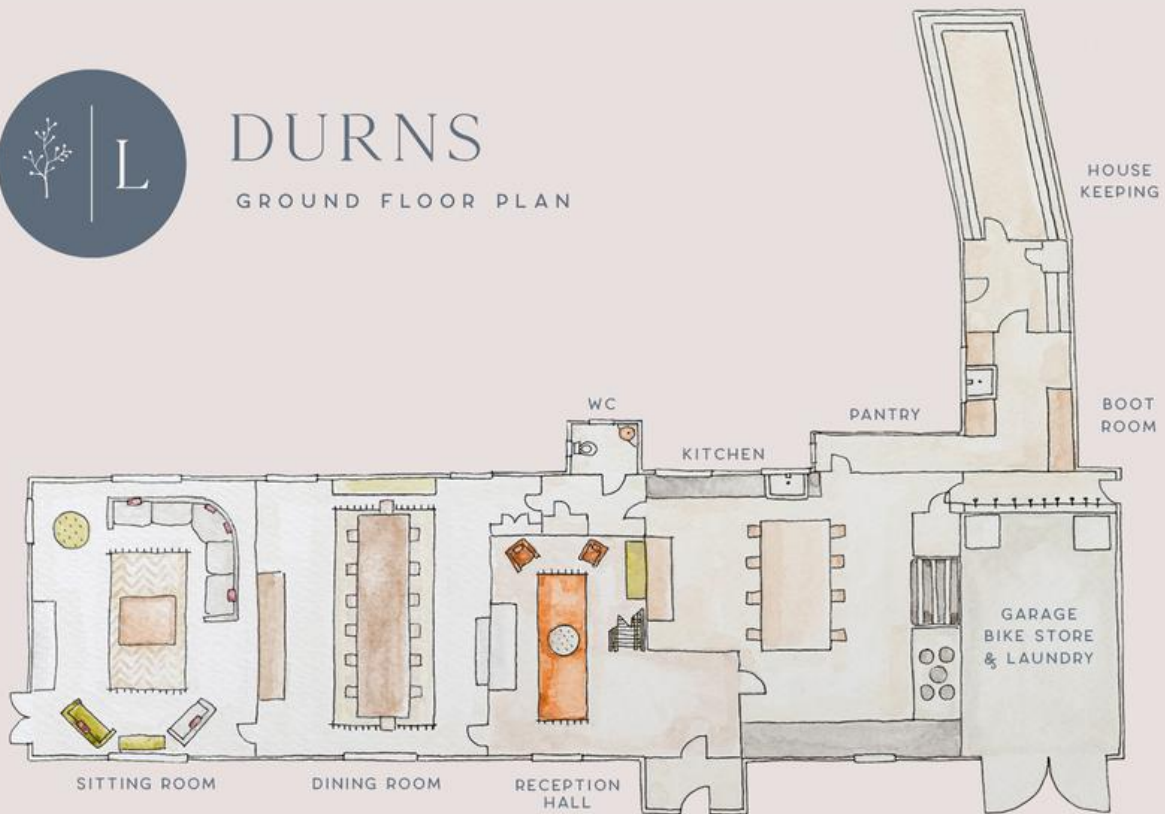


# FLOOR PLANS



DURNS

GROUND FLOOR PLAN



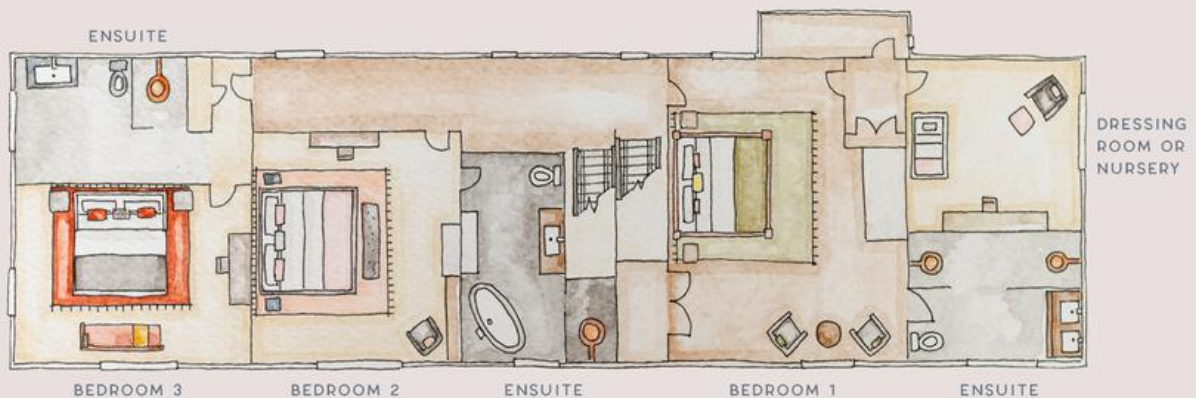
DURNS

FIRST FLOOR PLAN

**BEDROOM ONE** ~ Super King Bed, Double Shower En-Suite Dressing Room or Childs Nursery/Bedroom.

**BEDROOM TWO** ~ Super King Bed, En-suite with Freestanding roll top bath and separate shower.

**BEDROOM THREE** ~ Super King Bed & En-suite with Shower.





# FLOOR PLANS

## SECOND FLOOR AND CABIN



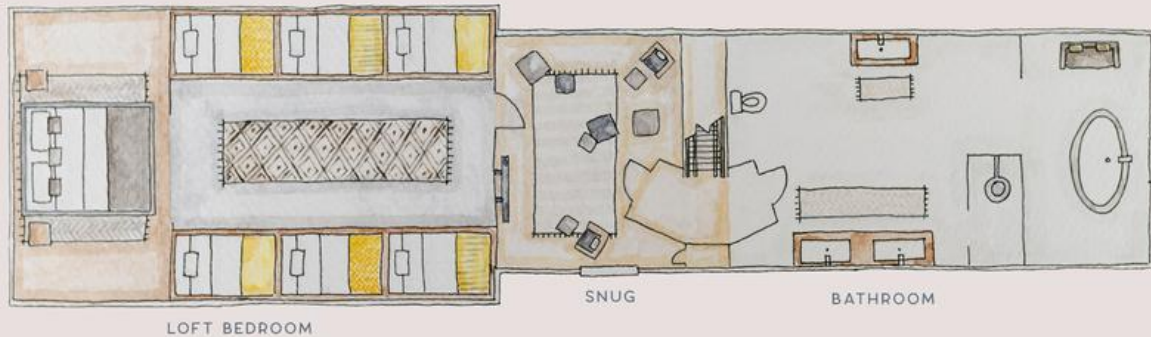
### DURNS

#### SECOND FLOOR PLAN

**LOFT BEDROOM** ~ Sleeping 8 at full capacity. 6 single beds in the eaves & king sized bed. Can be used as dorm style bedroom or close the curtains to the single beds and it becomes a large couples bedroom.

**SNUG** ~ TV room with games console, chairs and beanbags.

**BATHROOM** ~ Double sink, shower and free standing roll top bath.



### DURNS

#### SHEPHERDS HUT

In the grounds we have our shepherds hut, It can be used for guests to sleep in or as a treatment hut.

**HUT** ~ King size bed, lounge or treatment space & bathroom with shower.

