



LIST OF ROOMS AT THE HACIENDA, NORFOLK

All on one level, with floor to ceiling fold-back windows, vaulted ceilings and quirky design details. It's easy to see why The Hacienda was once described by the Sunday Times as "one of the top ten places to stay in the world."

Here's a list of all key rooms in the house:

LIVING SPACES

- **Living Room:** The living room feels like a movie set, vast with vaulted ceilings, a river-rock fireplace and floor to ceiling fold back picture windows. Enjoy breakfast on the serene terrace in warm weather or relax any time of year on the comfy sofas and snug chairs.
- **Lounge Area:** The cosy end of the dining room makes the perfect place for lounging in front of a roaring fire with a cup of tea and the papers. In the summer the breeze from the open French windows as the sound of the tinkling fountain soothes and relaxes...
- **Boot Room:** The first stop for fun, this corridor from the drive is home to our fancy dress wall displaying all kinds of crazy outfits. The boot room is also home to our Royal Loo bedecked with vintage royal memorabilia straight from Sandringham!

KITCHEN

- **Dining Room:** With seating for everyone (several configurations are possible), this is a really versatile space. A huge sideboard with over mirror perfectly complements twinkling candles and our extraordinary Black Forest eagle sculpture sets a dramatic mood for anytime dining.
- **Kitchen:** The kitchen is a delight to work in; looking over the lawned garden and farmland through picture windows to glorious sunset views, it is fully equipped with all the professional equipment you need to live out those Nigella or Gordon fantasies.

BEDROOMS – sleeps 18 (+2) in 8 bedrooms

● indicates a choice of bed configuration

Bedroom	Beds	Sleeps	Features
Bedroom 1 – The Cabana	Double bed	2	Antique roll-top bath in bedroom as well as an en-suite bathroom. Looking out onto the courtyard and with double doors leading to the sun terrace.
Bedroom 2 – Scottish Cabin Room	Impressive Caledonian bed, can	2	Adjacent to the Family Bathroom.



	be set up as a double or divided into two single beds ●		With clashing tartan prints and striking stag's head mounted on exposed brick walls, you could almost be in the Highlands!
Bedroom 3 – The Corral Room	Double bed	2	Filled with original Tretchikoff prints and Gazzini lamps its 1970's contemporary twist sits perfectly with the Carstone walls and exposed gabled ceiling.
Bedroom 4 – The Prairie Room	Super-king sized bed (7 ft)	2	En suite wet-room.
Bedroom 5 – The Bunk Room	Twin beds, can be made into a double ●	2	Families love to share this twin room with the bunk house next door, the adjacent bathroom with its giant plunge slate bath and rain-shower makes for the ultimate bathing experience.
Bedroom 6 – The Bunk House	4 full-sized sing beds (bunks)	4	Evoking the berths on a long-distance train the Bunk House has 4 full sized beds with a reading light each. The vintage luggage on top of the wardrobe sets the scene and the sturdy ladders and wooden sided bunks complete this quirky setting.
Bedroom 7 - Hacienda	King size bed	2	En suite wet-room. With dancing prince bedside lamps, original vintage David Hicks wallpaper, a crystal chandelier, the Hacienda is a thoroughly charming room – all this with views over the strawberry fields.
Bedroom 8 – Frontier Room	Four posted bed	2	Often cited as the benchmark for barn-style in the press, and original Little Red Riding Hood prints, the Frontier is a romantic room and its luxurious bathroom.
Total		18(+2)	

NOTE: Two guest 'z-beds' can be added to bring the total capacity to 20 guests.

Overall capacity:

- If each guest wants a private bedroom, the total capacity is 8.
- If each guest would like their own bed, the total capacity is 15 (including the use of 2 guest beds)



BIG HOUSE EXPERIENCE

THE GROUNDS

Spanish Garden: Completely secluded and enclosed, the Spanish Garden courtyard is a safe space for kids, and comes with barbeque and outside dining area; the western end is a real suntrap in summer so take to a lounge and soak up the atmosphere.

Hot Tub: A truly decadent, but we feel, essential garden feature is the large hot tub. Looking over the Spanish courtyard garden and under an all-weather canopy it's just waiting for you to climb in, open a bottle of bubbly and enjoy!

Fire Pit: Great for family and friends to toast marshmallows, warm toes and share mulled wine – throughout each season.

FLOOR PLAN

