

**First Floor:** Total area 72.8 sq m (784 sq ft)

**Plot 3**  
£469,000



**Ground Floor:** Total area 122.1 sq m (1314 sq ft)



## 4 - Bedroom Steading Conversion

### Ground Floor

Kitchen/Dining/Lounge  
11.15 x 5.12 Metres  
36' 7" x 16' 10"

Bedroom 1  
4.37 x 3.18 Metres  
14' 4" x 10' 5"

En Suite  
1.88 x 1.92 Metres  
6' 2" x 6' 4"

W.C.  
2.78 x 1.2 Metres  
9' 1" x 3' 11"

### First Floor

Bedroom 2  
4.38 x 5.13 Metres  
14' 4" x 16' 10"

Bedroom 3  
3.13 x 3.10 Metres  
10' 3" x 10' 2"

Bedroom 4  
3.07 x 5.13 Metres  
10' 1" x 16' 10"

Bathroom  
2.02 x 3.10 Metres  
6' 7" x 10' 2"

## Entrance Vestibule

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This spacious and welcoming vestibule is accessed to the north west side of the steading development and has a window affording natural light. There is a quality exterior door with opaque multi-pane detail and access to:

## Utility Room

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A window to the side draws natural light into the utility room which is fitted with white base units with brush chrome handles, co-ordinating worktops and a stainless steel sink with drainer and mixer tap. The central heating boiler is located here and there is space for a washing machine and tumble dryer.

## Hall

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The hall enjoys excellent built-in cupboards and a lovely 'Oak' staircase rises to the upper floor.

## Cloakroom

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**9'1" x 3'11" [2.78m x 1.20m] approx.**

The cloakroom is fitted with a w.c. with concealed cistern and wash hand basin with mixer tap built into a white high gloss vanity unit. Air extractor.

## Lounge/Dining Room/Kitchen

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**36'7" x 16'10" [11.15m x 5.12m] approx.**

The lovely lounge/dining area has ample space for soft furnishings and a dining table and chairs as required. Towards the gable, the lounge has tall feature window panes. Enjoying a high ceiling of over 4m, the purchaser will have a choice of wood burning stove to be installed along the same specification as that of the Contura wood burning stove in the show home. The purchaser will have a choice of kitchen units by Thistle and this can be tailored to their needs, along with integrated Siemens appliances. From the kitchen area, French doors opens to a flagstone patio for dining al fresco.

## Bedroom 1 with En Suite

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**14'4" x 10'5" [4.37m x 3.18m] approx.**

With two windows enjoying a pleasant outlook, this good sized double bedroom has a large walk-in wardrobe which can be fitted with shelving and a hanging rail to the specification of the purchaser. Door to En Suite (6'4" x 6'2" [1.92m x 1.88m] approx.) fitted with a corner shower unit with mains thermostatic shower and aqua panelling. There are quality vanity units in a white high gloss finish providing cupboard storage and housing the w.c. with concealed cistern and wash hand basin with mixer tap. Air extractor.

## Upper Hall

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The staircase with Oak balustrade and handrail rises to the upper hall with a roof window providing natural light.

## Bedroom 2

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**14'4" x 16'10" [5.13m x 4.38m] approx.**

Full of character with a combed ceiling, this double bedroom has three roof windows and ample space for bedroom furniture.

## Bedroom 3

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**10'3" x 10'2" [3.13m x 3.10m] approx.**

Central to the hallway and with a roof window drawing in natural light.

## Bedroom 4

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**16'10" x 10'1" [5.13m x 3.07m] approx.**

A further great sized double bedroom with two roof windows.

## Bathroom

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**10'2" x 6'7" [3.10m x 2.02m] approx.**

Fitted with quality white high gloss vanity unit incorporating a w.c. with concealed cistern and wash hand basin with vanity unit. There is a bath with mixer tap and separate shower unit with a 1200mm shower unit with mains thermostatic shower with drench and detachable shower heads. There is attractive aqua panelling to the shower area which co-ordinates with splashback and an opaque deep silled window affords natural light. Shaver point.

## Outside

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With an exclusive area landscaped and laid to grass, there is a flagstone patio for dining al fresco and the three exclusive parking spaces are adjacent to the property. The oil tank is adjacent to the boundary wall and easily accessible and there is a large store constructed of larch and slate tiles.

## Notes

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Oil fired central heating. Quality Thistle windows and external doors. High specification well fitted Thistle kitchen with Siemens integrated appliances. Quality white high gloss vanity units and sanitary wear by Thistle. Quality Oak veneer interior doors. Oak fascia and skirting. Carbon monoxide and mains wired smoke detectors. Ample TV and telephone points. The purchaser will have the choice to tailor all built-in cupboards and wardrobes to their needs with shelving and hanging rail as required. Drainage to a Treatment Tank shared with 8 other properties and a monthly factoring fee of approximately £59.62 exclusive of VAT is payable which includes communal gardening, communal electricity and checks of the Treatment Tank, along with general development maintenance. This provision means there is no sewage charge within the Council Tax fee.

## Viewing

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Please telephone 01224 706555 or visit [www.thistlehomes.co.uk](http://www.thistlehomes.co.uk) to arrange a viewing.