

THE OLD FARMSTEAD *at Bulcote*



Plot C15

The Farmstead *3 Bedroom Conversion*

- ❖ **Exceptional two-storey three-bedroom heritage conversion**
- ❖ **Striking entrance hallway with feature door**
- ❖ **Expansive open-plan living with triple rear aspect windows**
- ❖ **Contemporary German-designed kitchen with built-in NEFF appliances and premium finishes**
- ❖ **Underfloor heating throughout**
- ❖ **Two generous double bedrooms and one additional well-proportioned single bedroom on the first floor**
- ❖ **Principal bedroom with private en-suite shower room**
- ❖ **Beautifully restored rural setting with access to exclusive courtyard and wider communal landscaped areas**
- ❖ **Allocated parking spaces adjacent to the plot entrance**
- ❖ **Electric vehicle charging point**

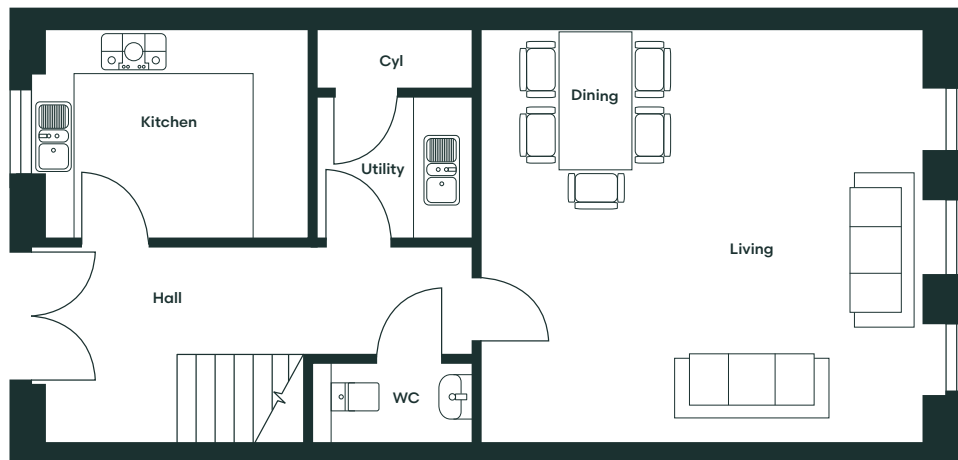
The Farmstead is a beautifully considered three-bedroom, two-storey terrace conversion, combining original agricultural character with contemporary open-plan living and sophisticated modern finishes.

A striking entrance door welcomes you into a spacious reception hall, where a convenient WC is thoughtfully positioned. From here, the home leads into a contemporary German-designed kitchen, complete with a separate utility room. Finished to an exceptional specification, the kitchen features integrated NEFF appliances, premium cabinetry and high-quality work surfaces. Beyond, the home opens into an impressive open-plan living and dining area, creating a bright and inviting space that's perfectly suited to both everyday family life and entertaining.

The first floor offers two generous double bedrooms alongside a well-proportioned single bedroom. The principal bedroom enjoys a stylish en-suite shower room, while a beautifully appointed family bathroom serves the remainder of the house. Both bathrooms are finished with elegant Porcelanosa tiling and contemporary chrome fittings.

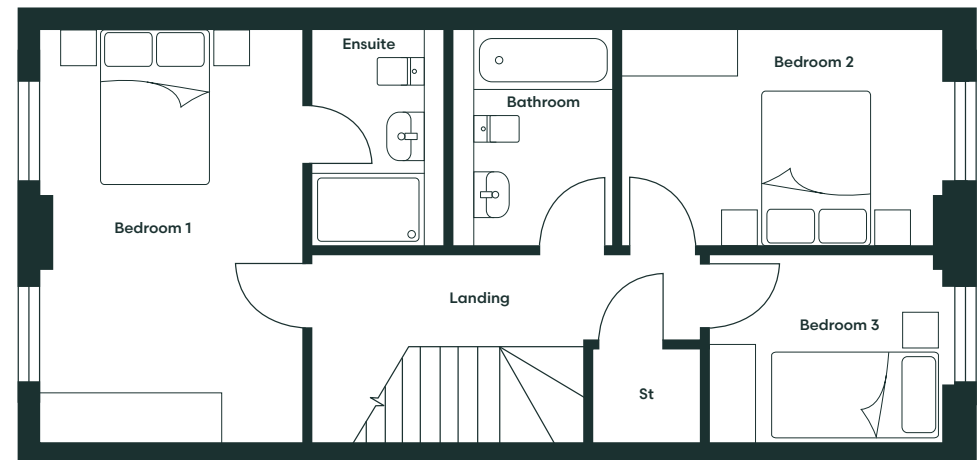
The Farmstead offers a rare balance of character architecture, modern comfort, and countryside living within the sought-after Bulcote setting with access to the exclusive central courtyard and wider communal landscaped areas.

The Farmstead *Floor Plan*



Ground Floor

Kitchen	3393 x 2434	11'2" x 7'12"
Living/Dining	5398 x 4826	17'9" x 15'10"
WC	1959 x 800	6'5" x 2'7"
Utility	1629 x 1527	5'4" x 5'



First Floor

Bedroom 1	4775 x 3085	15'8" x 10'1"
Bedroom 2	3901 x 2610	12'10" x 8'7"
Bedroom 3	3191 x 2100	10'6" x 6'11"
Ensuite	2610 x 1615	8'7" x 5'4"
Bathroom	2610 x 1950	8'7" x 6'5"



To discover more, contact our Sales Team

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