

THE OLD FARMSTEAD *at Bulcote*



Plot C13

The Fieldgate *3 Bedroom Conversion*

- ❖ **Exceptional three-bedroom ground-floor heritage conversion occupying a prime corner position within the development**
- ❖ **Impressive feature entrance doors opening into a welcoming entrance hall**
- ❖ **Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring**
- ❖ **Underfloor heating throughout**
- ❖ **Three double bedrooms**
- ❖ **High ceilings, exposed structural columns, and tall, elegant character windows throughout**
- ❖ **Access to exclusive courtyard and wider communal landscaped areas**
- ❖ **Allocated parking spaces adjacent to the plot entrance**
- ❖ **Electric vehicle charging point**

The Fieldgate is a distinguished three-bedroom ground-floor conversion occupying a prime corner position within the development.

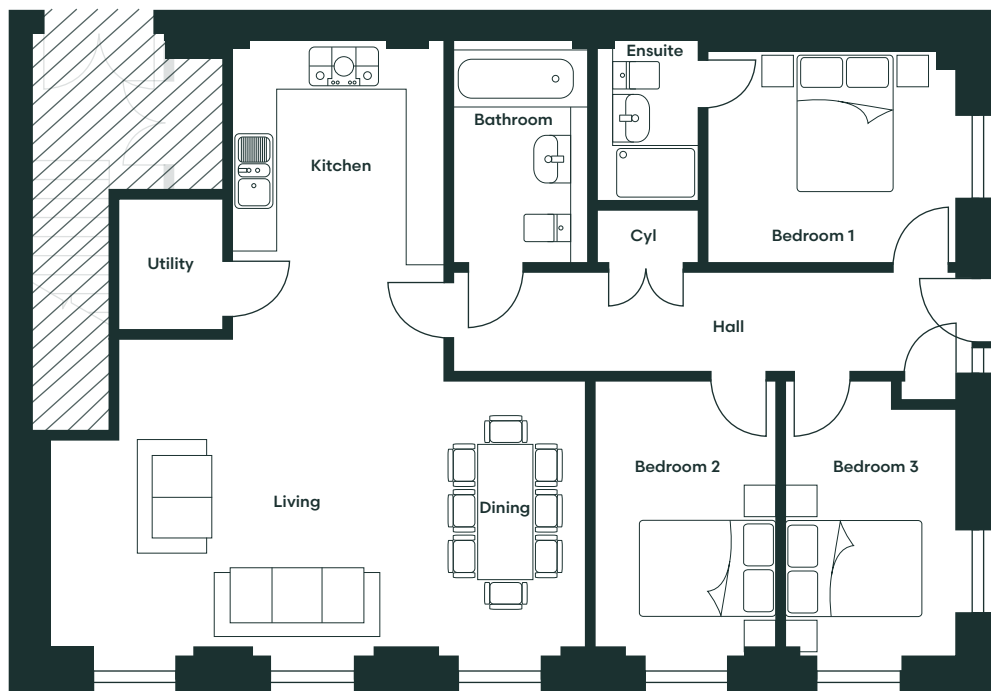
An impressive entrance door welcomes you into a spacious hallway, leading directly into the heart of the home. The substantial open-plan kitchen, dining and living area is filled with natural light through large character windows, creating a bright and inviting space for everyday living and entertaining. The contemporary German-designed kitchen features integrated NEFF appliances, elegant Porcelanosa tiled flooring and high-quality finishes throughout.

An inner hallway also leads to three generous double bedrooms, with the principal bedroom benefitting from a private en-suite finished with Porcelanosa tiling and premium fixtures, while a stylish family bathroom serves the remaining bedrooms.

The Fieldgate retains an abundance of original heritage features, including high ceilings, elegant tall windows and conserved structural columns. These carefully preserved details celebrate the building's history while complementing its refined contemporary interior.

Residents can also enjoy access to the shared central courtyard and wider landscaped communal surroundings, beautifully completing this exceptional countryside residence.

The Fieldgate *Floor Plan*



Ground Floor

Kitchen	4334 x 3122	14'3" x 10'3"
Living/Dining	7902 x 4550	25'11" x 14'11"
Utility	1877 x 1485	6'2" x 4'10"

Bedroom 1	3675 x 3074	12'1" x 10'1"
Bedroom 2	4059 x 2520	13'4" x 8'3"
Bedroom 3	3949 x 2687	12'11" x 8'10"

Ensuite	2307 x 1500	7'7" x 4'11"
Bathroom	2889 x 1950	9'6" x 6'5"



To discover more, contact our Sales Team

Sales Telephone: 07301 087729 | Office Telephone: 01246 575 744 | Email: sales@woodallhomes.co.uk

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