

THE OLD FARMSTEAD *at Bulcote*



- ❖ **Exceptional three-bedroom, two-storey heritage conversion**
- ❖ **Impressive entrance hallway with feature door**
- ❖ **Expansive open-plan living and dining space**
- ❖ **Underfloor heating throughout**
- ❖ **Three double bedrooms with the principal bedroom having an en-suite bathroom**
- ❖ **High and vaulted ceilings with exposed original rafters**
- ❖ **Tall, elegant character windows and exposed structural column**
- ❖ **Access to exclusive courtyard and wider communal landscaped areas**
- ❖ **Allocated parking spaces adjacent to the plot entrance**
- ❖ **Electric vehicle charging point**

The Grain Barn is a striking three-bedroom, two-storey heritage conversion that combines impressive proportions with original agricultural character and contemporary open-plan living.

A feature entrance door welcomes you into a spacious hallway, complete with a convenient WC. From here, you'll find a contemporary German-designed kitchen featuring integrated NEFF appliances, elegant Porcelanosa tiled flooring and high-quality finishes throughout. The kitchen also benefits from a separate utility room. Leading from the hallway is an open plan living/dining area where large character windows fill the space with natural light, enhancing the sense of openness and volume.

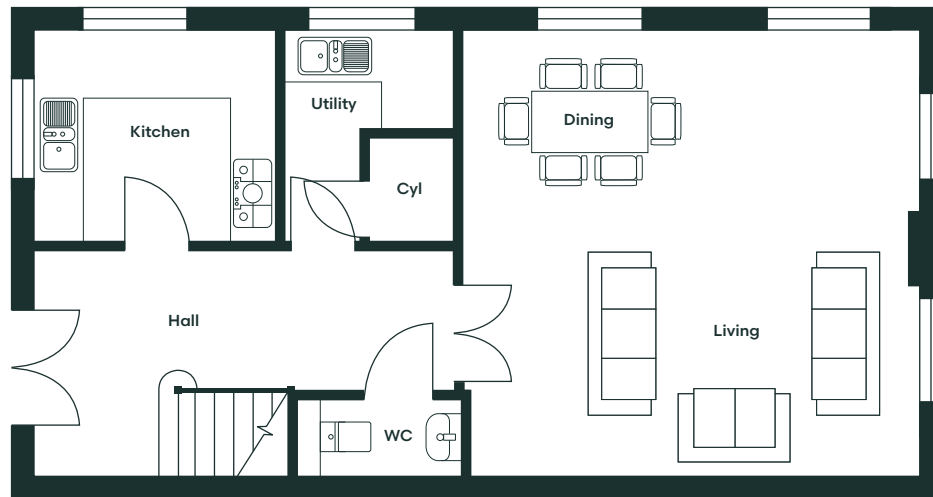
The first floor offers three generous double bedrooms. The principal bedroom benefits from a stylish en-suite shower room finished with Porcelanosa tiling and premium fittings, while a beautifully appointed family bathroom serves the remaining accommodation and is completed to the same exceptional specification.

The Grain Barn retains an abundance of original architectural features, including exposed rafters, impressive, vaulted ceilings, elegant character windows and retained structural column. These carefully preserved details celebrate the building's agricultural heritage while blending with its elegant contemporary interior.

Residents can also enjoy access to the private central courtyard and surrounding wider communal landscaped areas, offering a rare blend of rural character and modern living.

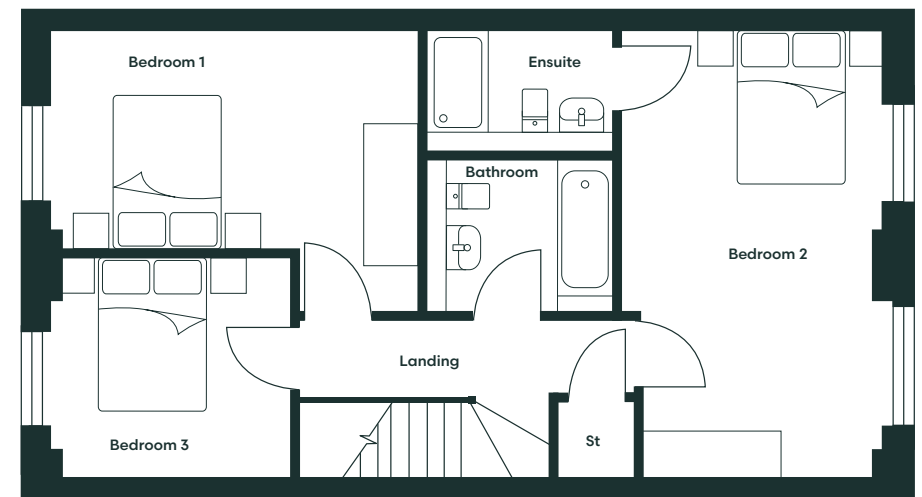
The Grain Barn *3 Bedroom Conversion*

The Grain Barn *Floor Plan*



Ground Floor

Kitchen	3074 x 2539	10'1" x 8'4"
Living/Dining	5484 x 5310	17'12" x 17'5"
WC	1959 x 800	6'5" x 2'7"
Utility	2539 x 1862	8'4" x 6'1"



First Floor

Bedroom 1	5679 x 3457	18'8" x 11'4"
Bedroom 2	4846 x 2767	15'11" x 9'1"
Bedroom 3	3200 x 2800	10'6" x 9'2"
Ensuite	2388 x 1500	7'10" x 4'11"
Bathroom	2138 x 1950	7' x 6'5"



To discover more, contact our Sales Team

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

Disclaimer: All information and images provided are intended for illustrative purposes only and may be subject to change for reasons beyond our control. Wall and roof finishes vary. Handing may vary and some plots have integrated garages. Ask a member of our sales team for a finishes schedule to clarify queries on a specific plot. Floor plans are not to scale and each property shown may not include the features as described in the illustrations. As a consequence, this should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a warranty, contract or part thereof.

THE
OLD FARMSTEAD
at Bulcote