

THE OLD FARMSTEAD *at Bulcote*



Plots 14, 27, 28, 41

The Granary *4 Bedroom*

- ❖ **Exceptional four-bedroom new-build home**
- ❖ **Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring**
- ❖ **Spacious rear living room with large bi-fold doors opening onto a private garden**
- ❖ **Principal bedroom with open-plan space and private en-suite shower room**
- ❖ **Designed to complement the surrounding heritage setting**
- ❖ **Open-plan kitchen and dining area**
- ❖ **Allocated driveway parking spaces**
- ❖ **Electric vehicle charging point**

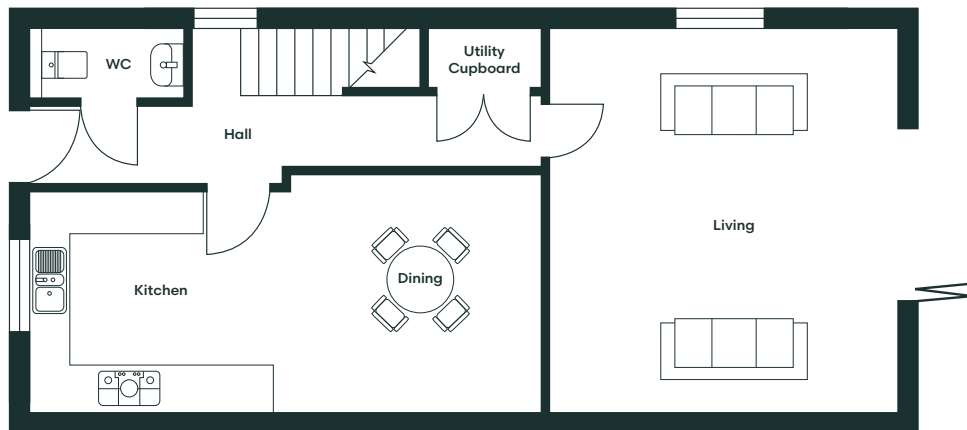
The Granary is a substantial four-bedroom new-build home arranged over two floors. The home is designed to complement the heritage character of the surrounding conversion properties, harmoniously joining contemporary designs with generous family living and a high-quality specification throughout.

A welcoming entrance hall introduces the home and includes a convenient WC and useful utility cupboard. To the front of the property is a contemporary German-designed kitchen and dining area featuring integrated NEFF appliances and elegant Porcelanosa tiled flooring. Designed to be both practical and stylish, it creates the perfect setting for everyday family life and entertaining. To the rear, a spacious living room features large bi-fold doors which open onto the private rear garden, creating a seamless flow between indoor and outdoor living while filling the space with natural light.

The first floor offers four well-proportioned bedrooms, including two generous double bedrooms and two comfortable single bedrooms. The principal bedroom benefits from a dressing area and a stylish en-suite shower room finished with Porcelanosa tiling and premium fittings. A luxurious family bathroom serves the remaining accommodation and is completed to the same exceptional specification.

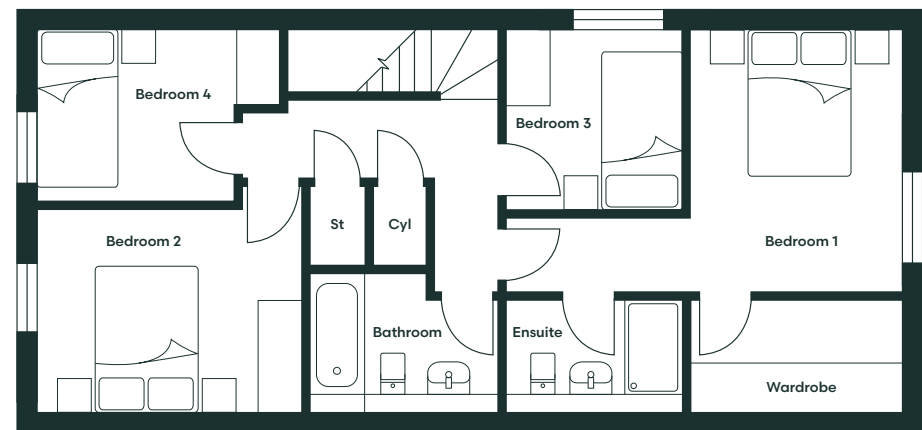
Externally, The Granary benefits from a private driveway, rear garden and access to the surrounding shared open areas, reinforcing its connection in the wider farmstead community.

The Granary *Floor Plan*



Ground Floor

Kitchen	3664 x 3000	12' x 9'10"
Dining	3491 x 3267	11'5" x 10'9"
Living	5252 x 4833	17'3" x 15'10"
Utility Cupboard	1746 x 755	5'9" x 2'6"
WC	2161 x 902	7'1" x 3'



First Floor

Bedroom 1	3619 x 2975	11'10" x 9'9"
Wardrobe	2975 x 1518	11'10" x 5'
Bedroom 2	3677 x 2780	12'1" x 9'1"
Bedroom 3	2504 x 2450	8'3" x 8'
Bedroom 4	3379 x 2358	11'1" x 7'9"
Ensuite	2450 x 1518	8' x 5'
Bathroom	2656 x 1897	8'9" x 6'3"



To discover more, contact our Sales Team

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