

THE OLD FARMSTEAD *at Bulcote*



The Millhouse *3 Bedroom Conversion*

- ❖ **Exceptional three-bedroom first-floor heritage conversion with countryside views**
- ❖ **Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring**
- ❖ **Underfloor heating throughout**
- ❖ **High and vaulted ceilings with exposed original rafters**
- ❖ **Retained glazed opening and original winch artefact celebrating the building's heritage**
- ❖ **Access to exclusive courtyard and wider communal landscaped areas**
- ❖ **Allocated parking spaces adjacent to the entrance**
- ❖ **Electric vehicle charging point**

The Millhouse is a remarkable first-floor heritage conversion occupying a prominent corner position within the development. Commanding far-reaching countryside views and beautifully preserved architectural character, it offers an exceptional blend of heritage charm and contemporary living.

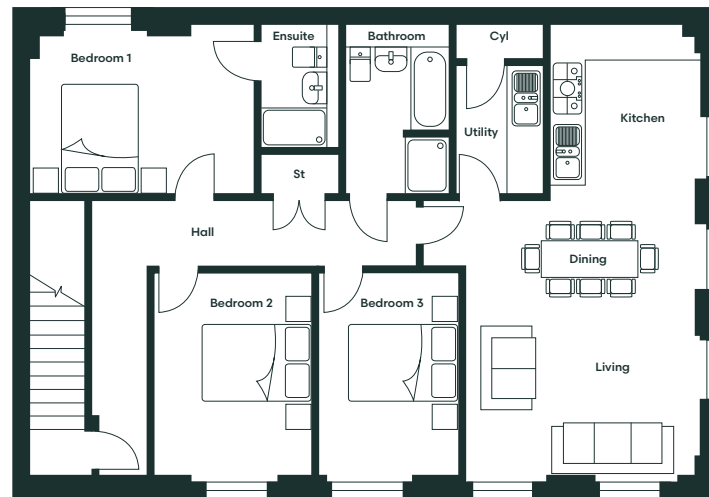
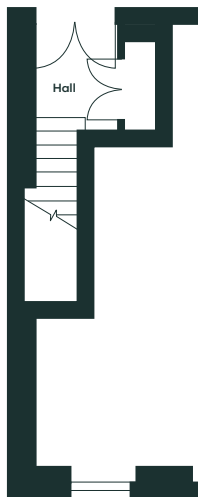
Accessed via its own private entrance lobby, the home opens into a spacious central hallway that connects to the rest of the property. Three generous double bedrooms are considerably arranged, including a principal bedroom with a stylish en-suite shower room finished with Porcelanosa tiling and premium fittings. The third bedroom is enhanced by a large feature window, while a beautiful family bathroom includes both a bath and separate shower enclosure.

The hallway leads into an impressive open-plan kitchen, dining and living area where five feature windows fill the space with natural light. The contemporary German-designed kitchen features integrated NEFF appliances, elegant Porcelanosa tiled flooring and high-quality finishes. A separate utility room provides additional practicality while maintaining the open and spacious feel of the home.

Throughout the property, original heritage features have been carefully preserved, including high, vaulted ceilings, exposed original rafters, a retained glazed opening, and an original winch artefact, all contributing to the property's unique character and sense of scale.

Residents can also enjoy access to the private central courtyard and beautifully landscaped communal grounds, creating a peaceful setting within the sought-after The Old Farmstead Bulcote development.

The Millhouse *Floor Plan*



Ground Floor

Hall	2475 x 1793	8'1" x 5'11"
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First Floor

Kitchen	3445 x 3086	11'4" x 10'1"
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Living/Dining	5573 x 4803	18'3" x 15'9"
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Utility	3331 x 1800	10'11" x 5'11"
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Bedroom 1	4482 x 3191	14'8" x 10'6"
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Bedroom 2	4111 x 3233	13'6" x 10'7"
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Bedroom 3	4111 x 2886	13'6" x 9'6"
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Ensuite	2350 x 1615	7'9" x 5'4"
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Bathroom	3009 x 2138	9'10" x 7'
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