

THE OLD FARMSTEAD *at Bulcote*



Plot C21

The Millstone *3 Bedroom Conversion*

- ❖ **Exceptional three-bedroom heritage conversion**
- ❖ **Feature entrance door with generous top light flooding the hallway with natural light**
- ❖ **Contemporary German-designed kitchen with built-in NEFF appliances and Porcelanosa tiled flooring**
- ❖ **Underfloor heating throughout**
- ❖ **Three double bedrooms**
- ❖ **High and vaulted ceilings with exposed original rafters**
- ❖ **Tall, elegant character windows and exposed structural columns**
- ❖ **Access to exclusive courtyard and wider communal landscaped areas**
- ❖ **Allocated parking spaces adjacent to the entrance**
- ❖ **Electric vehicle charging point**

The Millstone is an elegant three-bedroom heritage conversion that combines generous proportions, original agricultural character and sophisticated modern living.

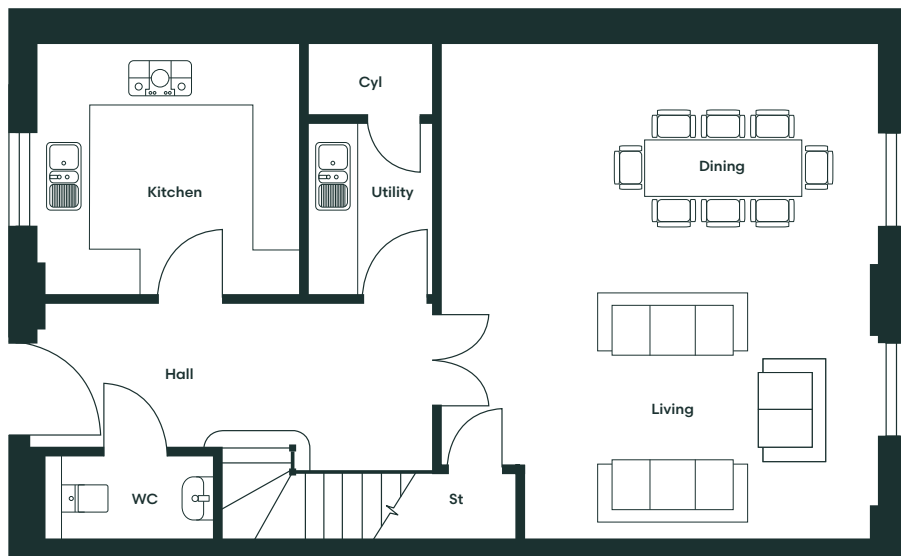
A striking entrance door with a feature glazed top light welcomes you into a bright and spacious hallway, creating an immediate sense of openness. The hallway also features a convenient WC. From here, you'll find a generously sized contemporary German-designed kitchen, featuring integrated NEFF appliances, elegant Porcelanosa tiled flooring and high-quality finishes, delivering the perfect balance of style and practicality. The kitchen also benefits from a separate utility room, while useful under-stairs storage adds further practicality. The hallway leads into an impressive open-plan living and dining area, where large dual rear windows flood the space with natural light, creating an inviting setting for both everyday family life and entertaining.

The first floor offers three generous double bedrooms. The principal bedroom benefits from a luxurious en-suite featuring dual wash basins, Porcelanosa tiling and premium fittings, while a beautiful family bathroom serves the remaining property and is completed to the same exceptional standard.

The Millstone retains a wealth of original architectural features, including high vaulted ceilings, exposed rafters, tall character windows, and conserved structural columns, reinforcing the building's heritage identity.

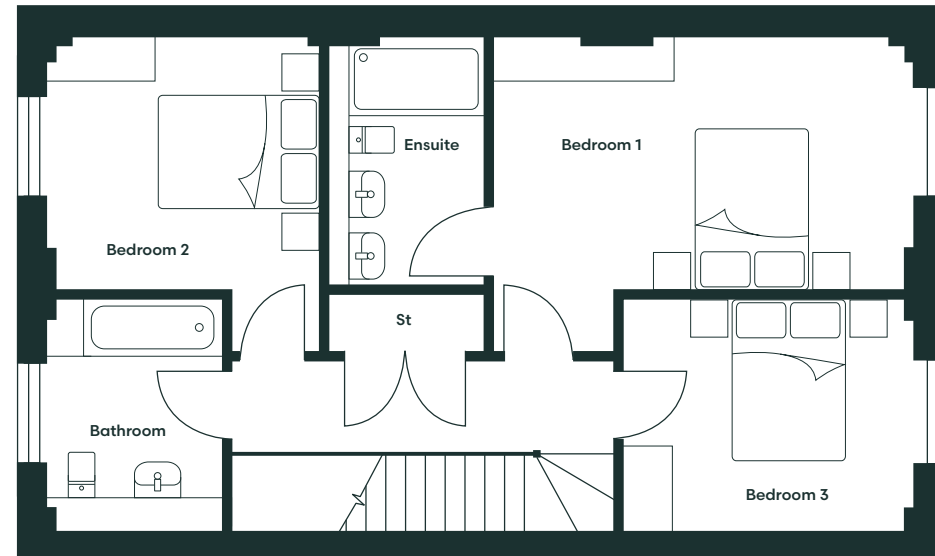
Residents can also enjoy access to the exclusive central courtyard and wider communal landscaped areas, offering a rare balance of rural character and contemporary living.

The Millstone *Floor Plan*



Ground Floor

Kitchen	3264 x 3036	10'9" x 9'12"
Living/Dining	5541 x 6182	18'2" x 20'3"
WC	1959 x 1015	6'5" x 3'4"
Utility	2180 x 1616	7'2" x 5'4"



First Floor

Bedroom 1	5326 x 3215	17'5" x 10'5"
Bedroom 2	3384 x 3215	11'1" x 10'7"
Bedroom 3	3743 x 2853	12'3" x 9'4"
Ensuite	3043 x 1950	9'12" x 6'5"
Bathroom	2680 x 2189	8'10" x 7'2"



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