

THE OLD FARMSTEAD *at Bulcote*



Plots 15, 17, 19, 20-22, 24, 26

The Paddock *3 Bedroom with outbuilding*

- ⌘ **Exceptional three-bedroom new-build home**
- ⌘ **Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring**
- ⌘ **Private rear garden**
- ⌘ **Principal bedroom with a private en-suite shower room**
- ⌘ **Designed to complement surrounding heritage setting**
- ⌘ **Retained original piggery outbuildings, providing flexible home office or storage space**
- ⌘ **Allocated parking adjacent to the entrance**
- ⌘ **Electric vehicle charging point**

The Paddock is a beautifully designed three-bedroom new-build home arranged over two floors. Designed to complement the surrounding heritage conversion properties, it combines contemporary family living with traditional architectural detailing that reflects the character of the wider development.

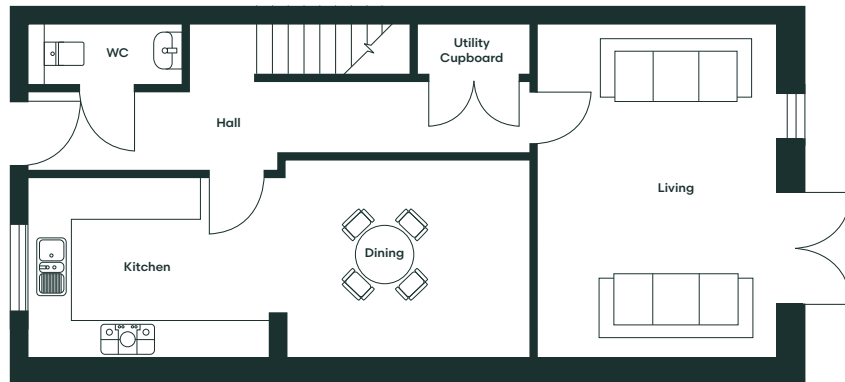
A welcoming entrance hall introduces the home and includes a convenient WC and useful utility cupboard. To the front of the property is a contemporary kitchen and dining area, while to the rear, a spacious living room opens through double doors onto the private rear garden, creating a seamless flow between indoor and outdoor living.

The rear garden is further enhanced by original piggery outbuildings that have been retained and incorporated to provide flexible additional space. Ideal as a home office or creative workspace, they preserve their original character while adding a unique feature to the property.

The first floor creates a practical and well-balanced layout, with two generous double bedrooms and a well-proportioned single bedroom. The principal bedroom benefits from a stylish en-suite shower room finished to a high standard, while a luxury family bathroom serves the remaining home, both finished with Porcelanosa tiling and premium chrome fittings.

Externally, The Paddock also benefits from access to the surrounding shared open space areas, reinforcing its connection to the wider farmstead community.

The Paddock *Floor Plan*

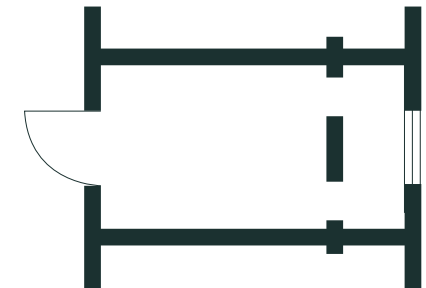


Ground Floor

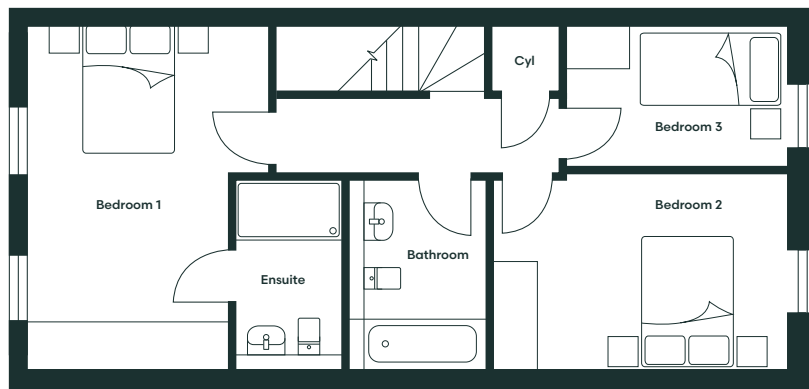
Kitchen	3664 x 2561	12' x 8'5"
Dining	3491 x 2829	11'5" x 9'3"
Living	4814 x 3483	15'10" x 11'5"
Utility Cupboard	1746 x 755	5'9" x 2'6"
WC	2161 x 902	7'1" x 3'

Single Outbuilding

Sizes vary depending on plot



Plots 20, 22, 26

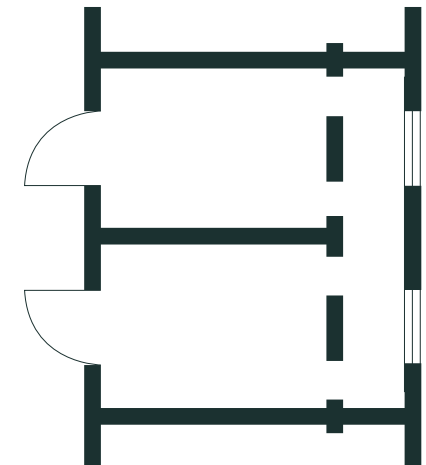


First Floor

Bedroom 1	4814 x 3379	15'10" x 11'1"
Bedroom 2	4190 x 2738	13'9" x 9'
Bedroom 3	3142 x 1960	10'4" x 6'5"
Ensuite	2664 x 1503	8'9" x 4'11"
Bathroom	2664 x 1910	8'9" x 6'3"

Double Outbuilding

Sizes vary depending on plot



Plots 15, 17, 19, 21, 24

To discover more, contact our Sales Team

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