

# THE OLD FARMSTEAD *at Bulcote*



- ❖ **Exceptional three-bedroom, two-storey heritage conversion**
- ❖ **Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring**
- ❖ **Underfloor heating throughout**
- ❖ **Three double bedrooms on the first floor**
- ❖ **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**
- ❖ **Electric vehicle charging point**
- ❖ **Allocated parking spaces adjacent to the entrance**

The Stoneacre is a refined three-bedroom, two-storey heritage conversion that combines original agricultural character with generous modern living spaces and high-quality contemporary finishes.

The home opens directly into an impressive open-plan dining and living area, creating an immediate sense of space and natural light. This central living space flows seamlessly into a contemporary German-designed kitchen featuring integrated NEFF appliances, elegant Porcelanosa tiled flooring and high-quality finishes. A separate utility room provides additional practicality while a ground floor WC completes the lower level.

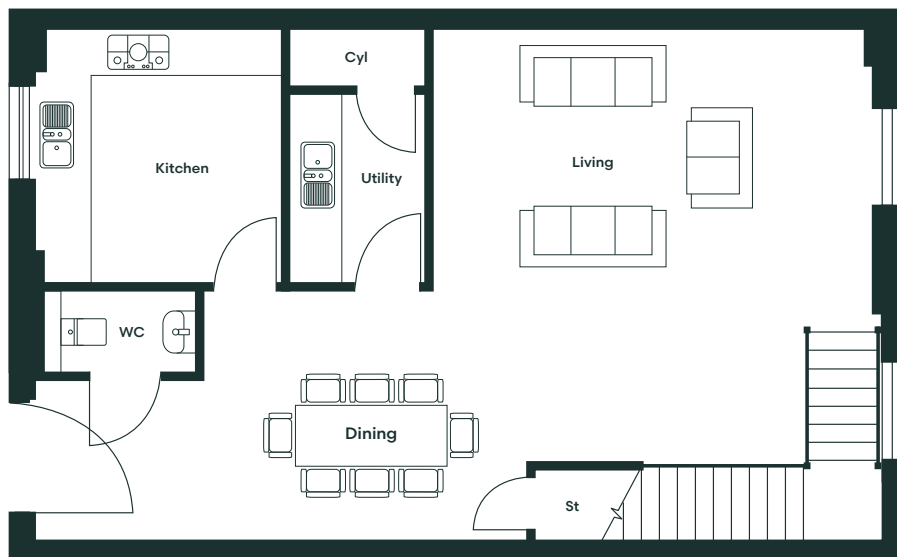
The first floor offers three generous double bedrooms. The principal bedroom benefits from a stylish en-suite featuring dual wash basins, Porcelanosa tiling and premium fittings, while a luxurious family bathroom serves the remaining property and is completed to the same exceptional standard.

The Stoneacre retains an abundance of original architectural features, including impressive high vaulted ceilings, exposed timber rafters, elegant character windows and retained structural columns. These carefully preserved details celebrate the building's agricultural heritage while complementing its stylish contemporary interior.

Residents also benefit from access to the exclusive central courtyard and surrounding communal landscaped areas, offering a rare blend of rural charm and modern living.

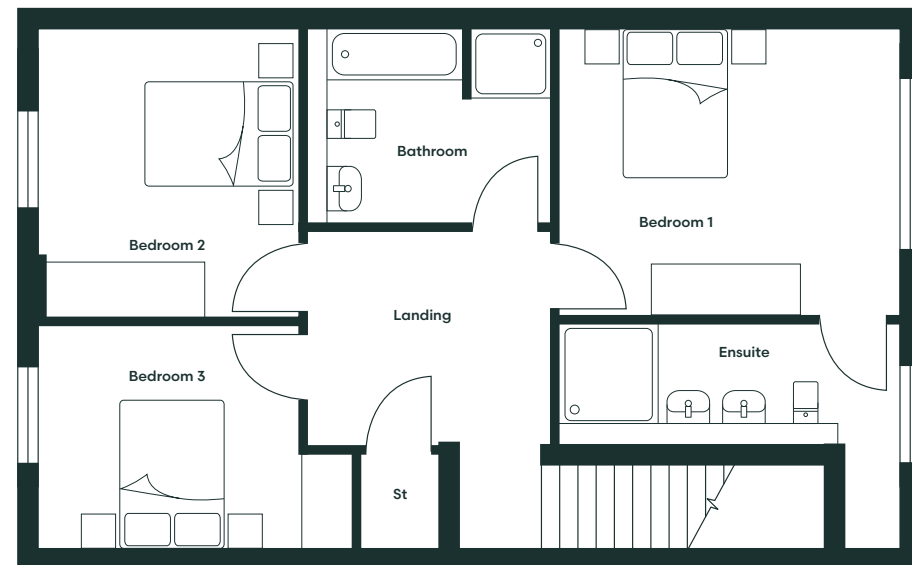
## The Stoneacre *3 Bedroom Conversion*

# The Stoneacre *Floor Plan*



## Ground Floor

|               |             |               |
|---------------|-------------|---------------|
| Kitchen       | 3224 x 3185 | 10'7" x 10'5" |
| Living/Dining | 5541 x 5505 | 18'2" x 18'1" |
| WC            | 1959 x 1016 | 6'5" x 3'4"   |
| Utility       | 2368 x 1710 | 7'9" x 5'7"   |



## First Floor

|           |             |                |
|-----------|-------------|----------------|
| Bedroom 1 | 4210 x 3566 | 13'10" x 11'8" |
| Bedroom 2 | 3633 x 3279 | 11'11" x 11'9" |
| Bedroom 3 | 3959 x 2694 | 12'2" x 8'10"  |
| Ensuite   | 4320 x 1500 | 14'2" x 4'11"  |
| Bathroom  | 3064 x 2445 | 10'1" x 8'     |



### To discover more, contact our Sales Team

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