

THE OLD FARMSTEAD *at Bulcote*



Plots 30, 32, 37, 39

The Willow *3 Bedroom*

- ❖ **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**
- ❖ **Stylish family bathroom finished to a high specification**
- ❖ **Allocated parking spaces adjacent to the property entrance**
- ❖ **Electric vehicle charging point**

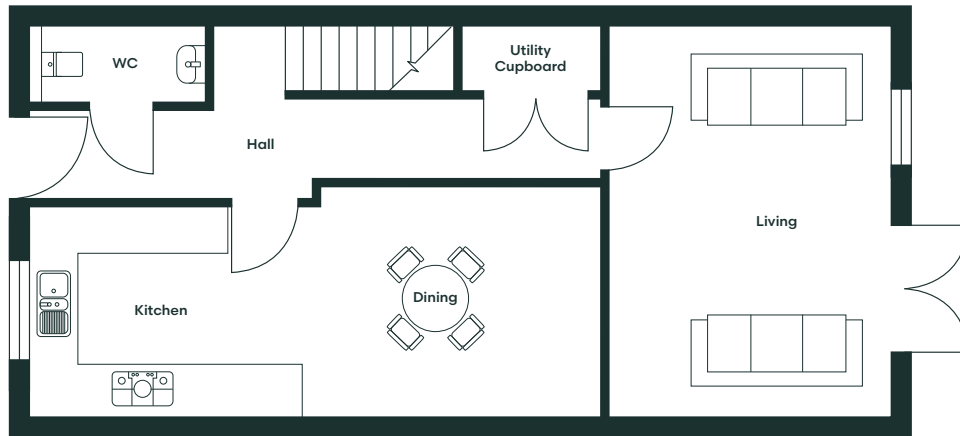
The Willow is an elegant three-bedroom mid-terrace new-build home arranged over two floors. Beautifully designed to complement the surrounding heritage conversion properties, it combines contemporary family living with traditional architectural detailing that reflects the character of the wider farmstead setting.

A welcoming entrance hall introduces the home and includes a ground-floor WC and useful utility cupboard. At the front of the property is a modern kitchen and dining area, creating a functional and sociable heart of the home. To the rear, a spacious living room opens through French doors onto the private rear garden, creating a seamless connection between indoor and outdoor living.

The first floor offers 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 specification, while a luxurious family bathroom serves the remaining home, creating a practical and well-balanced layout for modern family living. Residents can also enjoy access to the surrounding shared open spaces, creating a welcoming setting within the wider farmstead community.

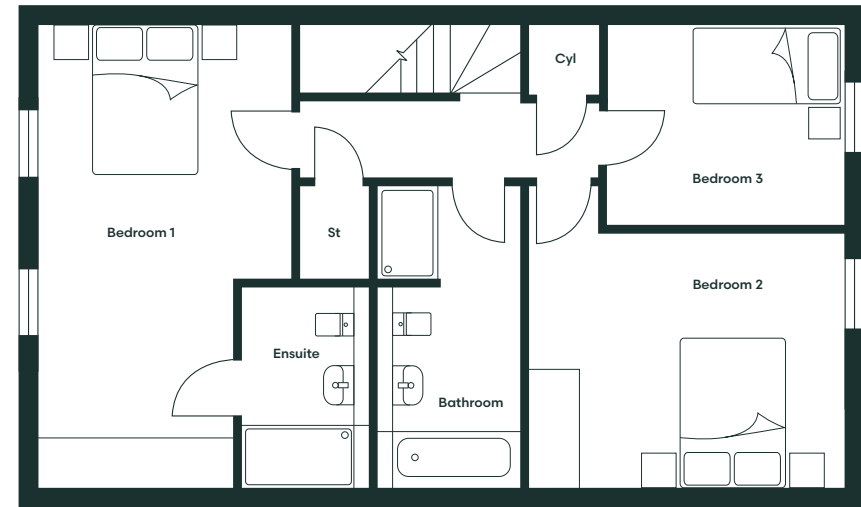
Combining contemporary design with practical family living, The Willow offers an outstanding opportunity to enjoy a stylish new home within the unique setting of The Old Farmstead Bulcote development.

The Willow *Floor Plan*



Ground Floor

Kitchen	3664 x 2561	12' x 8'5"
Dining	3491 x 2823	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'



First Floor

Bedroom 1	6161 x 3379	20'3" x 11'1"
Bedroom 2	4190 x 3377	13'9" x 11'1"
Bedroom 3	3142 x 2669	10'4" x 8'9"
Ensuite	2639 x 1713	8'8" x 5'7"
Bathroom	4012 x 1910	13'2" x 6'3"



To discover more, contact our Sales Team

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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.

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