

# THE OLD FARMSTEAD *at Bulcote*



Plots 16, 18, 23, 25

## The Willow *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**
- ❖ **Stylish family bathroom finished to a high specification**
- ❖ **Allocated parking spaces adjacent to the property entrance**
- ❖ **Electric vehicle charging point**
- ❖ **Retained original piggery outbuildings providing a flexible home office or storage space**

The Willow is a stylish 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.

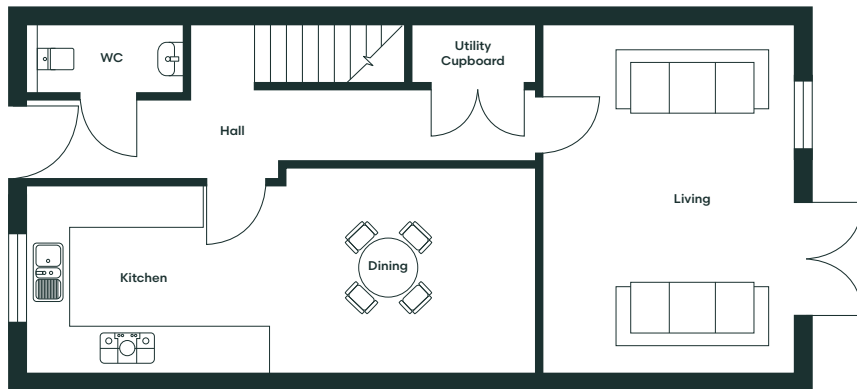
A welcoming entrance hall introduces the home and includes a ground-floor WC and useful utility cupboard. At the front of the property is a modern kitchen and dining area, creating a functional and sociable heart of the home. To the rear, a spacious living room opens through French doors onto the private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

The rear garden is further enhanced by the original piggery outbuildings that have been thoughtfully 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.

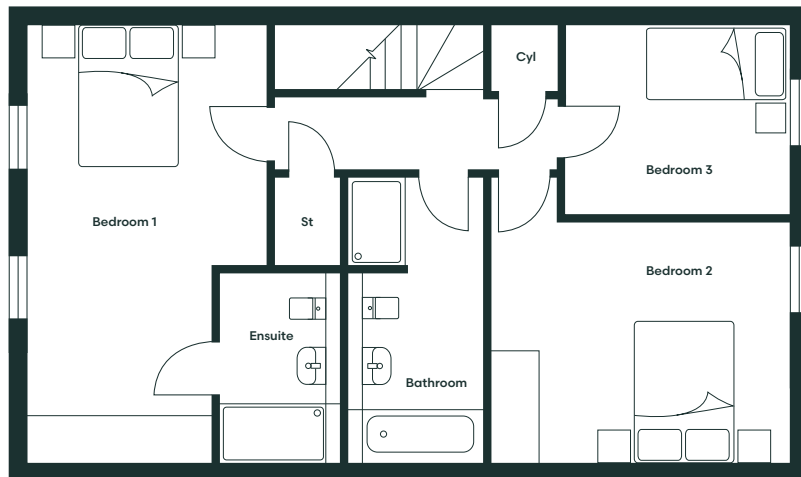
Residents can also enjoy access to the surrounding shared open spaces, creating a welcoming setting within the wider farmstead community.

# 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'      |

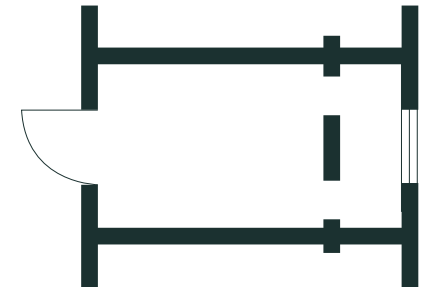


## First Floor

|           |             |               |
|-----------|-------------|---------------|
| 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"  |

## Single Outbuilding

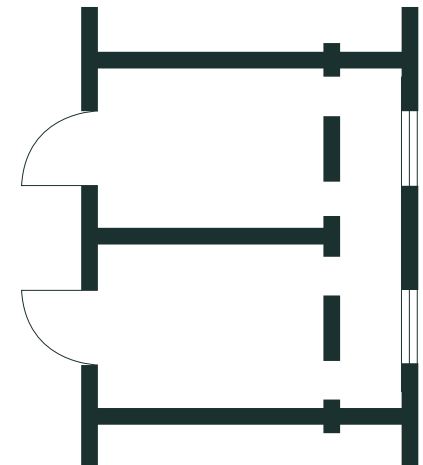
Sizes vary depending on plot



Plots 16, 25

## Double Outbuilding

Sizes vary depending on plot



Plots 18, 23



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