

THE OLD FARMSTEAD *at Bulcote*



Plot C22

The Sawmill *2 Bedroom Conversion*

- ❖ **Exceptional two-bedroom bungalow heritage conversion**
- ❖ **Spacious open-plan living and dining area**
- ❖ **Contemporary German-designed kitchen with built-in NEFF appliances and Porcelanosa tiled flooring**
- ❖ **Underfloor heating throughout**
- ❖ **Two well-proportioned double bedrooms**
- ❖ **Luxurious Porcelanosa tiling and premium fittings**
- ❖ **High, vaulted ceilings with exposed original rafters**
- ❖ **Tall character windows**
- ❖ **Access to wider communal landscaped areas**
- ❖ **Private parking and landscaped garden with patio area**
- ❖ **Electric vehicle charging point**

The Sawmill is a beautifully composed two-bedroom heritage bungalow conversion offering elegant single-level living defined by light, space and beautifully preserved architectural character.

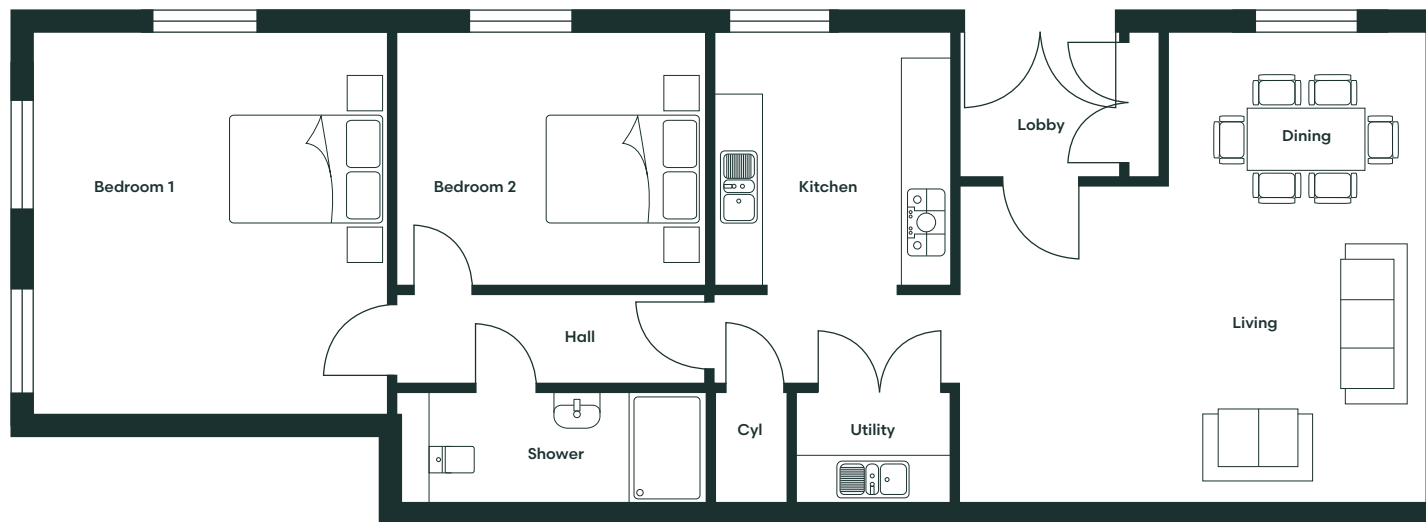
A striking entrance door welcomes you into a spacious entrance lobby before leading into a generous open-plan living and dining area where a large front-aspect window fills the space with natural light.

A central hallway leads through the home to 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 maintaining the clean and organised feel of the living spaces.

The accommodation includes two generous double bedrooms, including an impressive principal bedroom. A beautifully appointed shower room completes the home and is finished with Porcelanosa tiling and premium fittings. The Sawmill retains an abundance of original architectural features, including impressive high vaulted ceilings, exposed timber rafters and elegant character windows. These carefully preserved details celebrate the building's heritage while complementing its elegant modern interior.

Externally, the property benefits from private parking with a landscaped garden and patio, creating an ideal space to relax and enjoy the peaceful surroundings.

The Sawmill *Floor Plan*



Ground Floor

Kitchen	2778 x 2769	9'1" x 9'1"	Shower	3521 x 1200	11'7" x 3'11"
Living/Dining	5594 x 5247	18'4" x 17'3"	Bedroom 1	4180 x 3937	13'9" x 12'11"
Lobby	1971 x 1477	6'6" x 4'10"	Bedroom 2	3571 x 2769	11'9" x 9'1"
Utility	1813 x 1200	5'11" x 3'11"			



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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