

THE OLD FARMSTEAD *at Bulcote*



The Stables *3 Bedroom Conversion*

- ❖ **Exceptional three-bedroom, two-storey heritage conversion**
- ❖ **Living and dining area featuring exposed brick feature wall**
- ❖ **Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring**
- ❖ **Underfloor heating throughout**
- ❖ **Three double bedrooms**
- ❖ **High and vaulted ceilings with exposed original rafters**
- ❖ **Access to exclusive courtyard and wider communal landscaped areas**
- ❖ **Allocated parking spaces adjacent to the entrance**
- ❖ **Electric vehicle charging point**

The Stables is a beautifully restored three-bedroom, two-storey heritage conversion that combines original agricultural character with beautifully designed contemporary living.

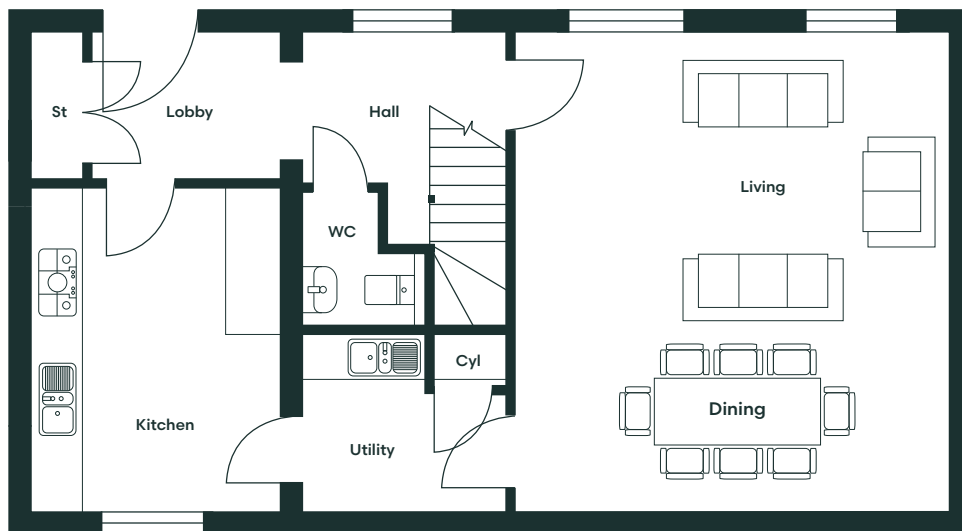
An inviting entrance opens into a private lobby with useful storage before leading to a light-filled inner hallway. The spacious living and dining area is enhanced by an original feature window overlooking the front elevation, while an exposed brick feature wall adds warmth and character, celebrating the building's heritage.

Positioned off the lobby, the contemporary German-designed kitchen features integrated NEFF appliances, elegant Porcelanosa tiled flooring and high-quality finishes. A separate utility room and ground-floor WC provide additional practicality while maintaining the clean flow of the main accommodation.

The first floor offers a generous principal bedroom with a stylish en-suite shower room finished with Porcelanosa tiling and premium fittings. Two further double bedrooms provide flexible accommodation for family living or guests and are served by a stylish Jack and Jill family bathroom completed to the same luxury standard.

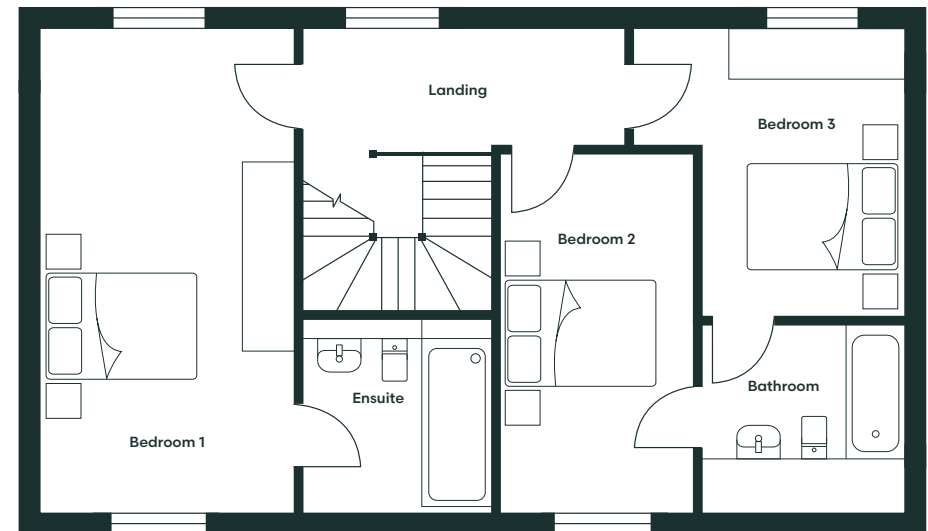
Original architectural features have been carefully preserved throughout, including high vaulted ceilings, exposed original rafters, and characterful heritage detailing. Residents can also benefit from access to the private central courtyard and surrounding landscaped communal grounds.

The Stables *Floor Plan*



Ground Floor

Kitchen	3809 x 2950	12'6" x 9'8"
Living/Dining	5470 x 5295	17'11" x 17'4"
WC	1464 x 900	4'10" x 2'11"
Lobby	2335 x 1547	7'8" x 5'1"
Utility	2483 x 2000	8'2" x 6'7"



First Floor

Bedroom 1	5470 x 3217	17'11" x 10'7"
Bedroom 2	4206 x 2525	13'10" x 8'3"
Bedroom 3	3406 x 2581	11'2" x 8'6"
Ensuite	2506 x 2000	8'3" x 6'7"
Jack n Jill Ensuite	2581 x 1966	8'6" x 6'5"

To discover more, contact our Sales Team

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