



THE
OLD FARMSTEAD
at Bulcote

Exceptional,
without exception

THE OLD FARMSTEAD *at Bulcote*

A truly exceptional development, The Old Farmstead at Bulcote is a former Grade II Listed model farm, thoughtfully transformed into a luxurious and stylish residential community. Rich in heritage and character, this unique enclave blends timeless architecture with contemporary finishes, offering breathtaking countryside views and a lifestyle of refined comfort.

Every detail has been carefully considered to preserve the original charm while introducing modern elegance. The development is thoughtfully divided into two distinct sections: The Contemporary Collection, comprising 41 beautifully designed new build homes, and The Heritage Collection, featuring 24 characterful residences within the converted farm buildings.



Images for illustration purposes only

About the development

The Old Farmstead is an exceptional collection of 65 homes, bringing together sensitively restored farm buildings and thoughtfully designed new-build properties within the peaceful Nottinghamshire countryside.

At the heart of the development is The Heritage Collection: 24 bespoke conversions that celebrate the character and craftsmanship of the former Grade II Listed model farm. Homes such as The Millhouse, The Oasthouse, The Stables and The Grain Barn each offer a distinctive connection to the site’s agricultural past. High-vaulted ceilings, exposed timber rafters, tall heritage windows, original brickwork, and retained structural details give every property its own unique identity. These historic features are complemented by contemporary German-designed kitchens, integrated NEFF appliances, luxurious Porcelanosa finishes and well-considered living spaces.

Many of the Heritage homes are arranged around an impressive landscaped central courtyard, creating an inviting focal point for the collection. Residents can also enjoy beautifully designed communal grounds and wildflower meadows, strengthening the connection between the farmstead and its rural surroundings.

The Contemporary Collection comprises 41 stylish new-build homes created for modern family life, including The Barleycroft, The Granary, The Willow and The Paddock. Private gardens, patios and allocated parking complement bright, generous interiors, flexible layouts and premium finishes. Selected homes also feature bi-fold or French doors, utility rooms and additional outbuildings, while energy-efficient features such as Air Source Heat Pumps and EV charging points provide greater comfort and convenience.

Together, the two collections form a distinctive and cohesive community, united by a high-quality specification and an exceptional countryside setting.

The proposals have been carefully designed to enhance the character and setting of the Conservation Area while preserving the openness of the surrounding landscape. The sensitive conversion of the historic farm buildings will secure their long-term future and support continued investment in the heritage of the site.

A new community building within the Old Dairy will complete the development, providing a welcoming place where residents and local groups can meet, connect and build a strong sense of community.

About the location

The location offers an idyllic countryside landscape, whereby residents will enjoy far-reaching views, abundant country walks and cycle route options, areas of amenity space and the tranquillity of village life, all within a short commute to Nottingham city centre.

Set within a picturesque village conservation area, The Old Farmstead Development offers a rare harmony of historic character and contemporary elegance.

- 24 unique one-to-four-bedroom homes in the Heritage Collection
- 41 new-build three-to-five bedroom homes in The Contemporary Collection





 Countryside on your doorstep

Discover Bulcote village

Nestled in the heart of the Nottinghamshire countryside, Bulcote is the perfect place to call home. This picturesque village offers a peaceful retreat with the convenience of nearby amenities. Whether you're seeking a cosy local pub, scenic countryside walks, cycle routes, or indulgent fine dining for a special occasion, Bulcote delivers it all—right on your doorstep.

Just over a mile away, Burton Joyce Train Station provides easy rail access to Nottingham and beyond, making commuting or weekend escapes effortless. For those who enjoy dining out, the acclaimed Old Vol gastropub in Caythorpe—only 2 miles away—offers award-winning cuisine in a stylish setting.



Burton Joyce Train Station

Local amenities

Families will appreciate the excellent local primary schools and nurseries, including Burton Joyce Primary and Rivendell Flying High Academy, both rated highly by Ofsted. The area also boasts a village park, local nature reserves such as Lambley Reed Pond and Langford Lowfields, and an abundance of charming country pubs, including The Wheatsheaf Inn, The Cross Keys, and The Railway Inn.

Whether you’re after a relaxed pint, a long countryside walk, or luxury dining for a special occasion, Bulcote offers a truly idyllic village lifestyle—hidden amongst nature, yet wonderfully connected.

Local Schools

0.9 miles	1 mile	1 mile	1.5 miles	1.6 miles
Carlton le Willows Academy	Burton Joyce Primary School	The Honey Pot Nursery	Lowdham CofE Primary School	Gunthorpe CofE Primary School

Connectivity Guide

0.7 miles	0.8 miles	0.8 miles	1.2 miles	2.2 miles	3 miles	3.5 miles	8.3 miles
Burton Joyce Library	Co-op Food Supermarket	Minister Veterinary	Burton Joyce Station	The Old Vol Restaurant	Gunthorpe Nature Reserve	Leisure Centre	Nottingham City Centre

About the Old Farmstead

Bulcote Farm formed an important part of Nottingham's sanitary development and stands as an example of a very late model farm within the English Model Farm movement (1700–1914). The Grade II listed buildings' architectural style is functional yet elegant, with their significance lying in their pivotal role in the development of British cities and the innovative approach to agricultural and civic planning.

Originally designed by City Engineer Arthur Brown and operational from 1904, these remarkable structures—including former stables, granaries, and dairies—are arranged in a distinctive quadrangle within the Bulcote Conservation Area.



Part of The Old Farmstead

Welcome to the Heritage Collection

Set within the beautifully restored setting of The Old Farmstead Development, The Heritage Collection offers a truly exceptional selection of homes that marry historic charm with refined contemporary living.

Each home within The Heritage Collection seamlessly marries the timeless character and craftsmanship of the original farmstead buildings with individually designed, often one-of-a-kind layouts that celebrate the site's architectural heritage while offering the elegance, comfort, and modern conveniences of contemporary living.

At the heart of the Heritage Collection lies a shared courtyard, fostering a sense of community and connection among residents.

The Old Farmstead offers more than just homes - it offers a lifestyle rooted in history, comfort, and community.



*on selected plots

// Retained historic architectural features throughout each dwelling

// Vaulted ceilings with exposed rafters*, celebrating the original farm building structures

// A considered blend of restored materials and modern finishes for timeless appeal

// Tall, elegant, character windows throughout

// Access to exclusive courtyard and wider communal landscaped area*

// Exposed brick feature walls, and original structural columns*



Keeping the Character

Authentic character & craftsmanship

The proposals will enhance the character and setting of the Conservation Area and preserve the openness of the surrounding Countryside. Changing the use of these historic farm buildings will secure their long-term viability, ensuring continued investment in the historic core of the site without compromising their heritage value.

As part of the development, a new community building located in the Old Dairy will also be delivered, providing a welcoming space for residents and local groups to gather, connect, and build a strong sense of community.

Set within an idyllic countryside landscape, residents will enjoy far-reaching views, abundant country walks, areas of amenity space and the tranquillity of village life, all within a short commute to Nottingham city centre.

 **The Meadowview** 4 bed, 2 bath



 **The Meadowcroft** 4 bed, 2 bath



Authentic character Conversions

 **The Stables** 3 bed, 2 bath



 **The Farrier** 3 bed, 2 bath



THE OLD FARMSTEAD *at Bulcote*

 **The Millstone** 3 bed, 2 bath



 **The Wheatstone** 3 bed, 2 bath



 **The Stoneacre** 3 bed, 2 bath



 **The Longbarn** 3 bed, 2 bath



 **The Cloverfield** 2 bed, 1 bath



 **The Oasthouse** 2 bed, 1 bath



 **The Sawmill** 2 bed, 1 bath



 **The Dairy** 2 bed, 2 bath



 **The Grain Barn** 3 bed, 2 bath



 **The Farmstead** 3 bed, 2 bath



 **The Millhouse** 3 bed, 2 bath



 **The Fieldgate** 3 bed, 1 bath



 **The Gatehouse** 2 bed, 2 bath



 **The Hayloft** 2 bed, 2 bath



 **The Tack Room** 2 bed, 1 bath



 **The Stall** 1 bed, 1 bath



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Plot C25

The Meadowview *4 Bedroom Conversion*

- Exceptional four-bedroom large heritage bungalow conversion
- Vast open-plan living, dining and kitchen space
- Contemporary German-designed kitchen with central island, integrated NEFF appliances and Porcelanosa tiled flooring
- Underfloor heating throughout
- Three double bedrooms and one well-proportioned single bedroom
- High and vaulted ceilings with exposed original rafters
- Tall, elegant character windows
- Private 360-degree landscaped garden with patio area
- Plot has 3 adjacent car parking spaces
- Access to wider communal landscaped areas
- Electric vehicle charging point
- Single-level executive bungalow living in a countryside setting

The Meadowview is a distinguished four-bedroom heritage bungalow conversion offering expansive single-level living defined by light, space and beautifully preserved architectural character.

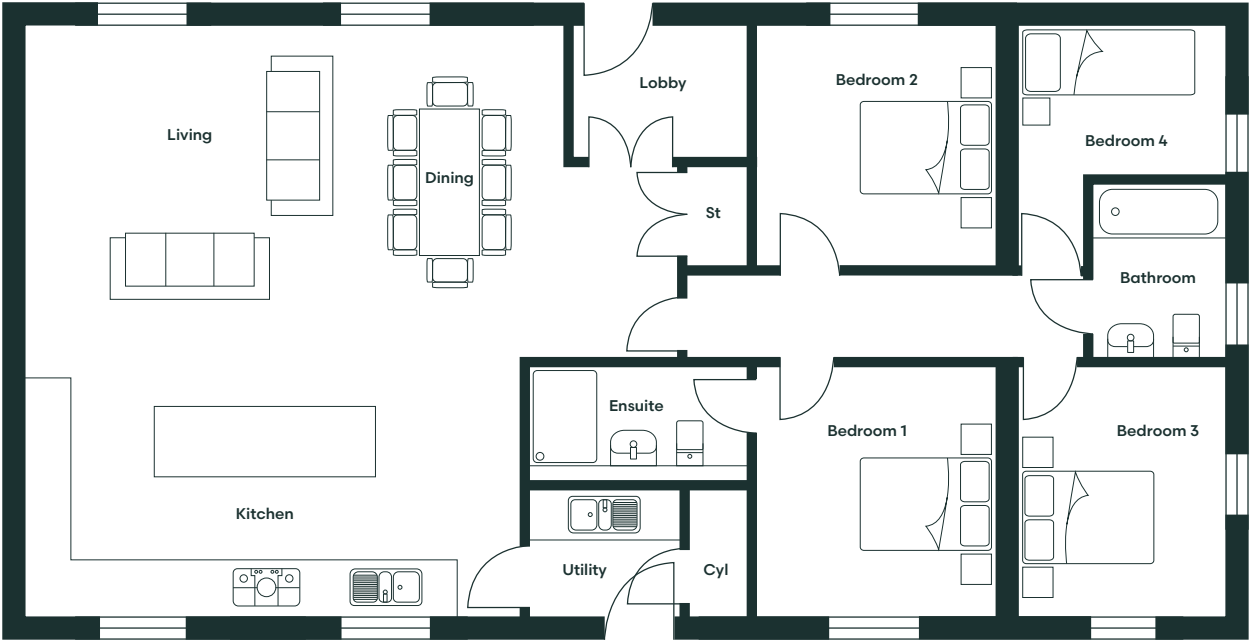
The striking entrance door opens into a spacious entrance lobby, introducing the home’s generous proportions and premium specification. At the heart of the property is an expansive open-plan kitchen, dining and living area centred around a stylish island. The contemporary German-designed kitchen features integrated NEFF appliances, elegant Porcelanosa tiled flooring and high-quality finishes. A separate utility room provides additional practicality while maintaining the clean, open feel of the living space.

The accommodation comprises three generous double bedrooms and a well-proportioned single bedroom, arranged to maximise comfort and flexibility. The principal bedroom benefits from a stylish en-suite shower room finished with Porcelanosa tiling and premium fittings, while a modern family bathroom serves the remaining accommodation and is completed to the same exceptional standard.

The Meadowview retains a strong sense of character throughout, with high, vaulted ceilings, exposed original rafters and tall, elegant windows, reinforcing its heritage identity.

Externally, the property is surrounded by a private 360-degree garden with landscaped areas and a patio to enjoy. Also benefitting from 3 on plot parking spaces.

The Meadowview *Floor Plan*



Ground Floor

Kitchen/Living	7941 x 7351	26'1" x 24'1"	Bedroom 1	3350 x 3293	10'12" x 10'10"	Bedroom 4	2705 x 2067	8'10" x 6'9"
Lobby	2360 x 1800	7'9" x 5'11"	Bedroom 2	3350 x 3293	10'12" x 10'10"	Ensuite	2985 x 1579	9'10" x 5'2"
Utility	2985 x 1600	9'10" x 5'3"	Bedroom 3	3294 x 2705	10'10" x 8'10"	Bathroom	2352 x 1695	7'9" x 5'7"



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The Meadowcroft *4 Bedroom Conversion*

- ⌘ Exceptional four-bedroom, two-storey heritage conversion
- ⌘ Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring
- ⌘ Underfloor heating throughout
- ⌘ Principal bedroom with private en-suite finished with Porcelanosa tiling
- ⌘ High and vaulted ceilings with exposed original rafters
- ⌘ Tall, elegant character windows and exposed structural column
- ⌘ Access to exclusive courtyard and wider communal landscaped areas
- ⌘ Allocated parking spaces adjacent to the entrance
- ⌘ Electric vehicle charging point

Meadowcroft is a substantial four-bedroom, two-storey heritage conversion offering generous family living defined by light, space and beautifully preserved architectural character.

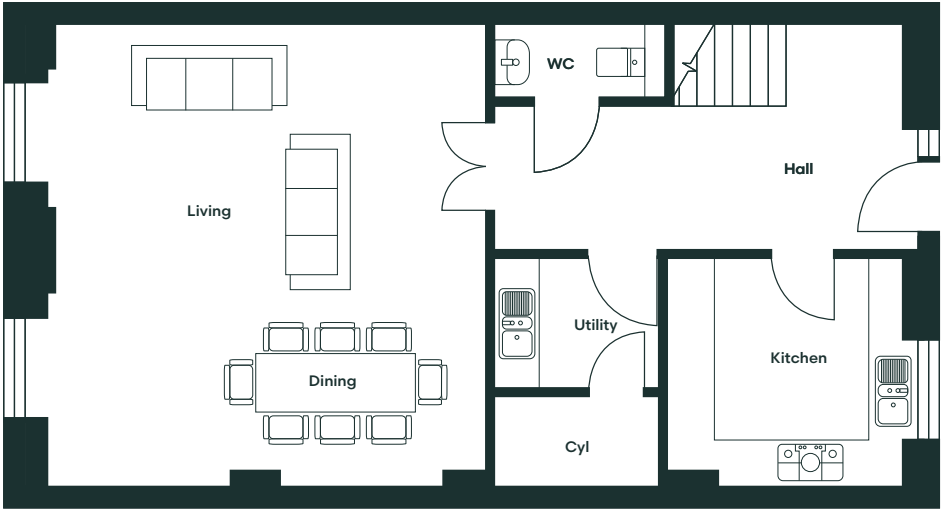
Impressive entrance doors welcome you into a spacious hallway, complete with a convenient WC. From here, you'll find a generously sized kitchen featuring contemporary German-designed units, integrated NEFF appliances, elegant Porcelanosa tiled flooring and high-quality finishes throughout. The kitchen also benefits from a separate utility room. The hallway continues into an impressive open-plan living and dining area, beautifully designed as the heart of the home, creating the perfect setting for both entertaining and everyday family living.

The first floor offers four spacious double bedrooms. The principal bedroom benefits from a stylish en-suite bathroom finished with Porcelanosa tiling and premium fittings, while a beautifully appointed family bathroom serves the remaining property and is completed to the same exceptional specification.

Meadowcroft retains an abundance of original architectural features, including impressive high vaulted ceilings, exposed timber rafters, elegant character windows and a conserved structural column. These carefully preserved details celebrate the building's heritage while complementing its elegant contemporary interior.

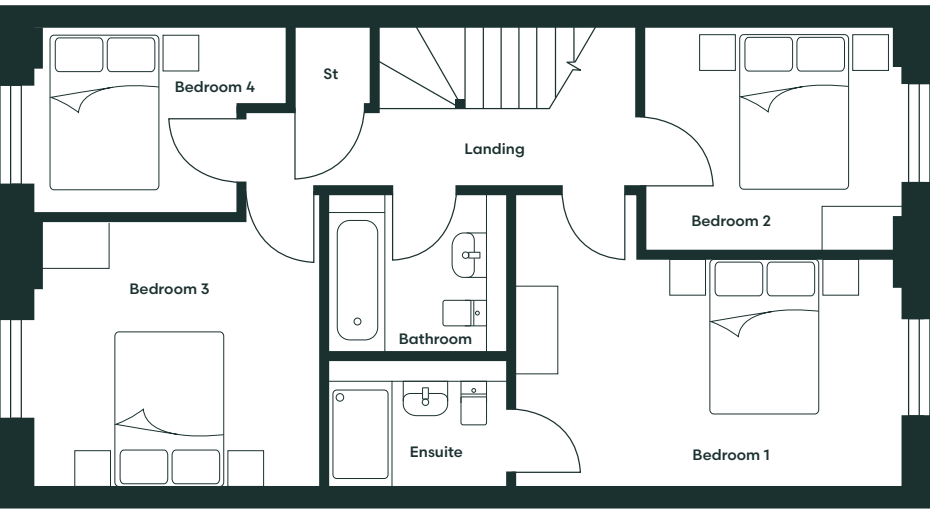
Residents can also enjoy access to the exclusive private central courtyard and the wider communal landscaped areas, offering a rare combination of rural character and modern living.

The Meadowcroft *Floor Plan*



Ground Floor

Kitchen	3180 x 2621	10'5" x 8'7"
Living/Dining	5532 x 5508	18'2" x 18'1"
WC	2108 x 800	6'11" x 2'7"
Utility	1732 x 1653	5'8" x 5'5"



First Floor

Bedroom 1	4815 x 2737	15'10" x 8'12"
Bedroom 2	3648 x 3231	11'12" x 10'7"
Bedroom 3	3200 x 2799	10'6" x 9'2"
Bedroom 4	3217 x 2305	10'7" x 7'7"
Ensuite	2214 x 1500	7'3" x 4'11"
Bathroom	1964 x 1950	6'5" x 6'5"



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The Millstone *3 Bedroom Conversion*

- ⌘ Exceptional three-bedroom heritage conversion
- ⌘ Feature entrance door with generous top light flooding the hallway with natural light
- ⌘ Contemporary German-designed kitchen with built-in NEFF appliances and Porcelanosa tiled flooring
- ⌘ Underfloor heating throughout
- ⌘ Three double bedrooms
- ⌘ 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
- ⌘ Allocated parking spaces adjacent to the entrance
- ⌘ Electric vehicle charging point

The Millstone is an elegant three-bedroom heritage conversion that combines generous proportions, original agricultural character and sophisticated modern living.

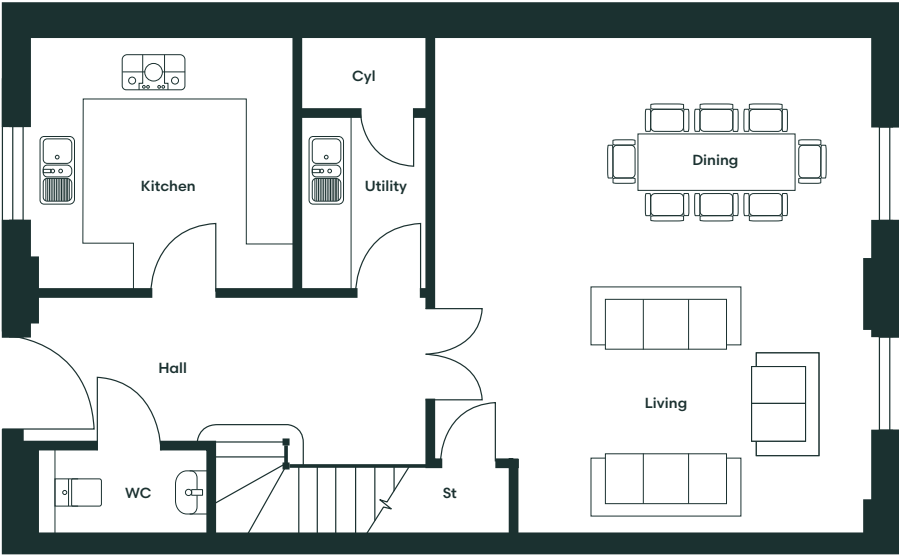
A striking entrance door with a feature glazed top light welcomes you into a bright and spacious hallway, creating an immediate sense of openness. The hallway also features a convenient WC. From here, you’ll find a generously sized contemporary German-designed kitchen, featuring integrated NEFF appliances, elegant Porcelanosa tiled flooring and high-quality finishes, delivering the perfect balance of style and practicality. The kitchen also benefits from a separate utility room, while useful under-stairs storage adds further practicality. The hallway leads into an impressive open-plan living and dining area, where large dual rear windows flood the space with natural light, creating an inviting setting for both everyday family life and entertaining.

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

The Millstone retains a wealth of original architectural features, including high vaulted ceilings, exposed rafters, tall character windows, and conserved structural columns, reinforcing the building’s heritage identity.

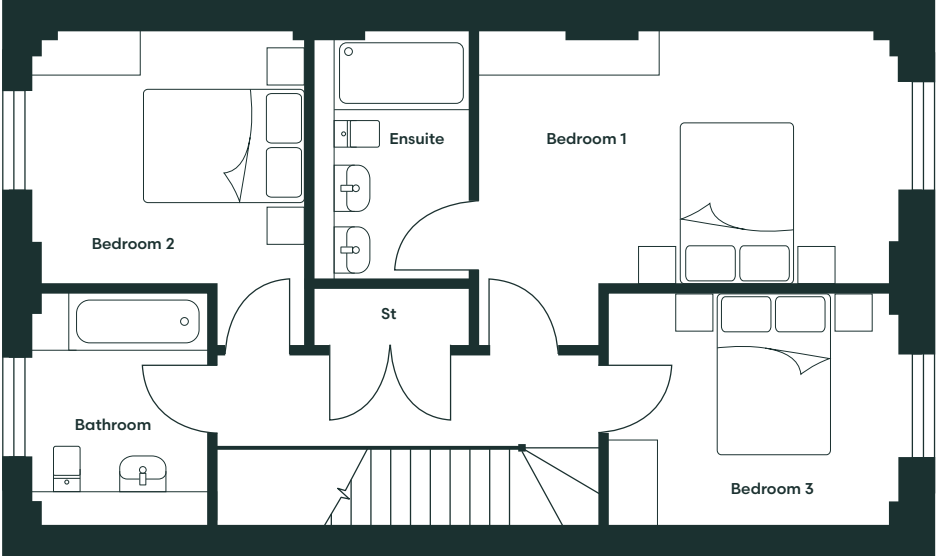
Residents can also enjoy access to the exclusive central courtyard and wider communal landscaped areas, offering a rare balance of rural character and contemporary living.

The Millstone *Floor Plan*



Ground Floor

Kitchen	3264 x 3036	10'9" x 9'12"
Living/Dining	5541 x 6182	18'2" x 20'3"
WC	1959 x 1015	6'5" x 3'4"
Utility	2180 x 1616	7'2" x 5'4"



First Floor

Bedroom 1	5326 x 3215	17'5" x 10'5"
Bedroom 2	3384 x 3215	11'1" x 10'7"
Bedroom 3	3743 x 2853	12'3" x 9'4"
Ensuite	3043 x 1950	9'12" x 6'5"
Bathroom	2680 x 2189	8'10" x 7'2"



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- ⌘ **Exceptional three-bedroom heritage conversion**
- ⌘ **Expansive living and dining room with large rear feature glazing**
- ⌘ **Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring**
- ⌘ **Underfloor heating throughout**
- ⌘ **Principal bedroom with en-suite featuring dual sinks and finished with Porcelanosa tiling**
- ⌘ **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**
- ⌘ **Allocated parking spaces adjacent to the entrance**
- ⌘ **Electric vehicle charging point**

The Wheatstone is a substantial three-bedroom heritage conversion that combines impressive proportions, natural light and beautifully preserved architectural character with stylish contemporary living.

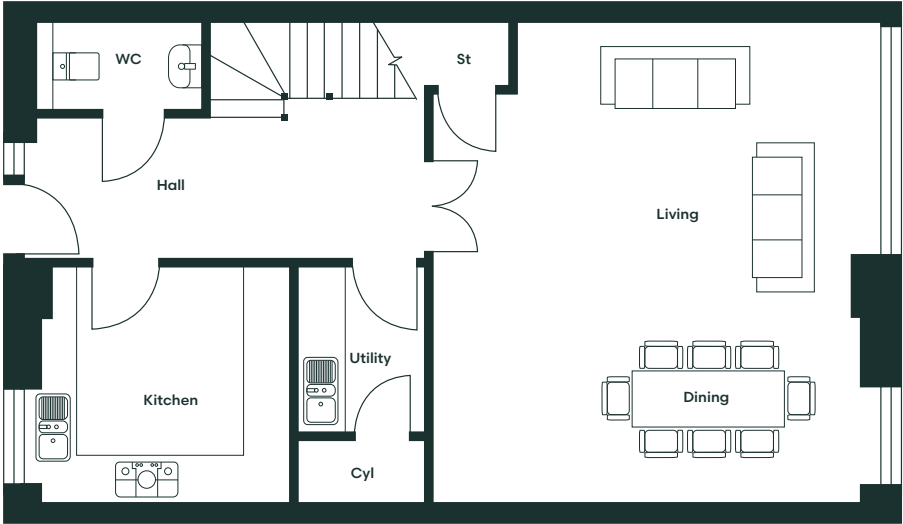
A striking entrance welcomes you into a light-filled hallway with a convenient ground-floor WC. Double doors lead into an expansive living and dining room where a dramatic glazed feature opening to the rear fills the space with natural light. The contemporary German-designed kitchen features integrated NEFF appliances, elegant Porcelanosa tiled flooring and high-quality finishes. A separate utility room provides additional practicality while maintaining the clean flow of the living space.

The first floor offers three generous double bedrooms. The principal bedroom benefits from a luxurious en-suite featuring dual wash basins, Porcelanosa tiling and premium fittings, while a beautiful family bathroom serves the remaining accommodation and is completed to the same exceptional specification. Additional storage is provided on the landing.

The Wheatstone retains a wealth of original architectural features, including high vaulted ceilings, exposed rafters, tall character windows, and retained structural columns, all enhancing its sense of heritage.

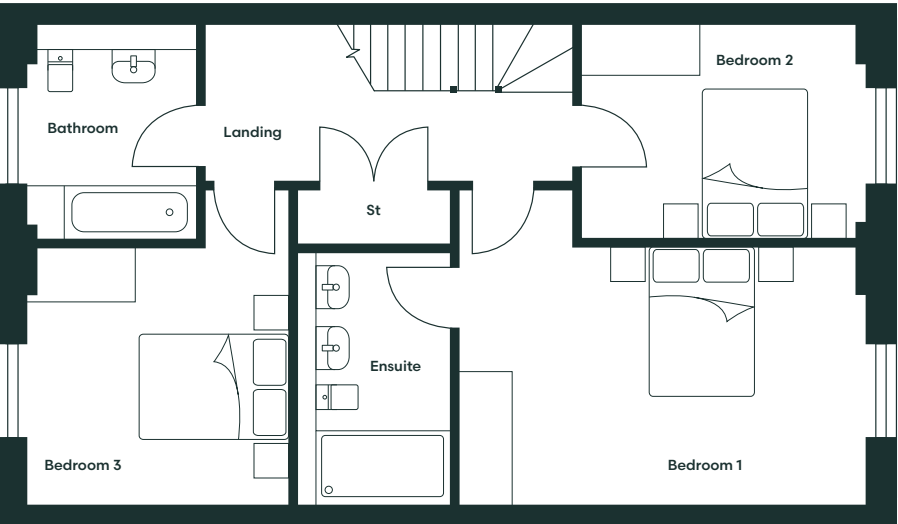
Residents can also enjoy access to the exclusive central courtyard and beautifully landscaped communal grounds, creating a peaceful setting within the sought-after The Old Farmstead Bulcote development.

The Wheatstone *Floor Plan*



Ground Floor

Kitchen	3264 x 2999	10'9" x 9'10"
Living/Dining	6107 x 5431	20' x 17'10"
WC	2169 x 1015	7'1" x 3'4"
Utility	2143 x 1616	7' x 5'4"



First Floor

Bedroom 1	5329 x 3140	17'4" x 10'4"
Bedroom 2	3743 x 2853	12'3" x 9'4"
Bedroom 3	3384 x 3140	11'1" x 10'4"
Ensuite	3079 x 1950	10'1" x 6'5"
Bathroom	2681 x 2189	8'10" x 7'2"

The Wheatstone *3 Bedroom Conversion*



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The Stoneacre *3 Bedroom Conversion*

- 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.

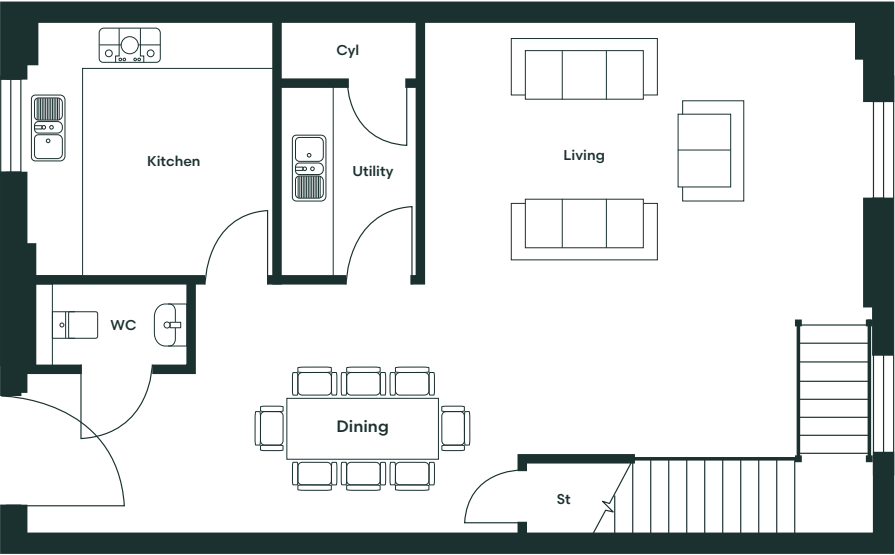
The home opens directly into an impressive open-plan dining and living area, creating an immediate sense of space and natural light. This central living space flows seamlessly into a contemporary German-designed kitchen featuring integrated NEFF appliances, elegant Porcelanosa tiled flooring and high-quality 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.

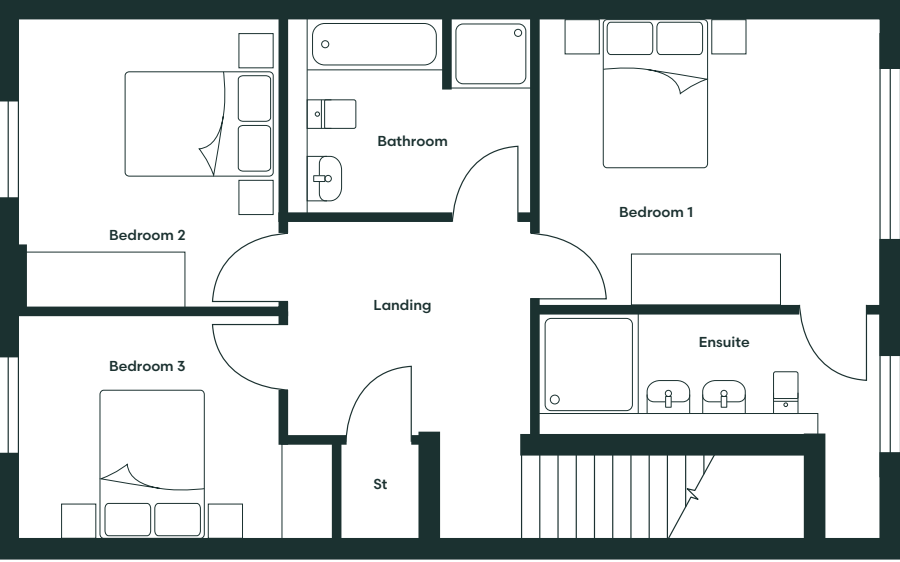
Residents also benefit from access to the exclusive central courtyard and surrounding communal landscaped areas, offering a rare blend of rural charm and modern living.

The Stoneacre *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'

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The Longbarn *3 Bedroom Conversion*

- ❖ **Exceptional three-bedroom, two-storey heritage conversion**
- ❖ **Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring**
- ❖ **1795 sq. ft of accommodation with a large downstairs study area complete with its own WC**
- ❖ **Underfloor heating throughout**
- ❖ **Triple aspect front windows which enhance natural light and size**
- ❖ **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**
- ❖ **Allocated parking spaces**
- ❖ **Electric vehicle charging point**

The Longbarn is a distinctive three-bedroom, two-storey heritage conversion, offering an unusual and highly desirable layout that combines the original agricultural character with contemporary open-plan living.

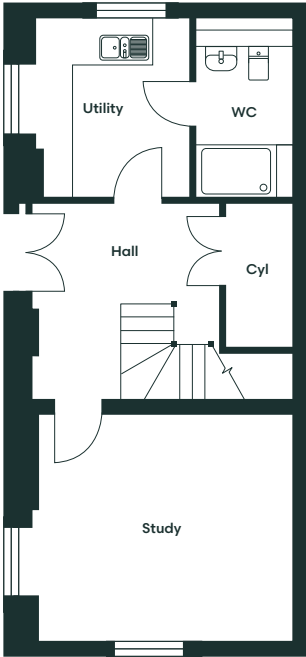
A feature entrance hallway creates an immediate sense of arrival, with a dedicated study positioned to the front elevation, complete with a large feature window that draws in natural light, making it ideal for home working. Across from the entrance, a practical utility room and ground-floor WC with shower provide discreet functionality while maintaining a smooth transition to the next floor.

On the first floor, a light-filled landing leads to three well-proportioned double bedrooms, including a principal suite with a private en-suite bathroom, finished with Porcelanosa tiling and premium fittings. A stylish family bathroom, also finished to a high specification, is conveniently positioned opposite Bedroom Three.

An inner hallway opens into a vast open-plan living, dining and kitchen space extending from front to rear. The beautifully designed kitchen features high-quality German design, integrated NEFF appliances, Porcelanosa tiled flooring and a breakfast bar. Triple-aspect windows to the front elevation enhance the sense of light and space throughout.

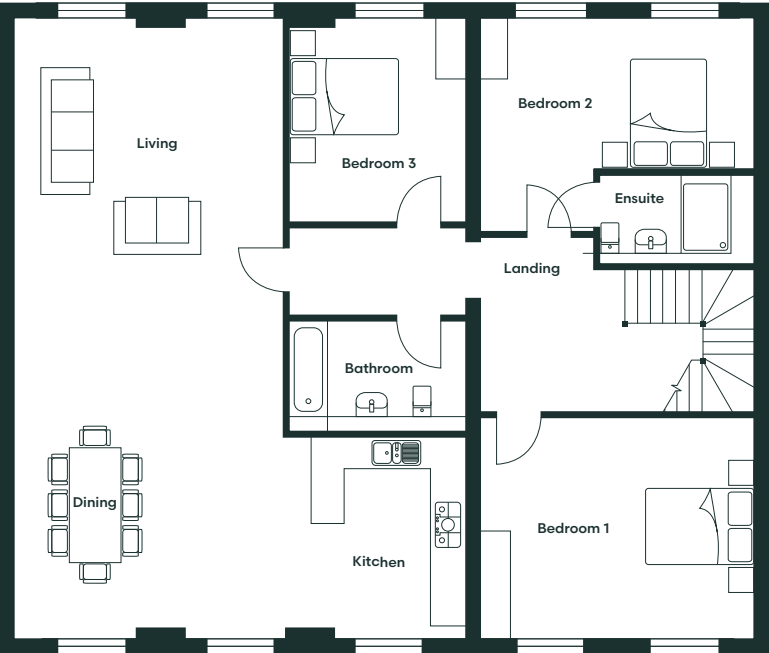
The Longbarn retains a wealth of original architectural features, including high and vaulted ceilings, exposed rafters and tall, elegant windows. Residents also benefit from access to the exclusive courtyard and wider communal landscaped areas, offering a rare blend of rural charm and refined modern living.

Longbarn *Floor Plan*



Ground Floor

Study	4658 x 4504	15'3" x 14'9"
Utility	2928 x 2663	9'7" x 8'9"
WC	2928 x 1616	9'7" x 5'4"



First Floor

Bedroom 1	4762 x 4130	15'7" x 13'7"	Kitchen	3523 x 3191	11'7" x 10'6"
Bedroom 2	4762 x 4130	15'7" x 13'7"	Living/Dining	10893 x 4748	35'9" x 15'7"
Bedroom 3	3527 x 3077	11'7" x 10'1"			
Ensuite	2638 x 1579	8'8" x 5'2"			
Bathroom	3077 x 1950	10'1" x 6'5"			



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The Grain Barn *3 Bedroom Conversion*

- ⌘ Exceptional three-bedroom, two-storey heritage conversion
- ⌘ Impressive entrance hallway with feature door
- ⌘ Expansive open-plan living and dining space
- ⌘ Underfloor heating throughout
- ⌘ Three double bedrooms with the principal bedroom having an en-suite bathroom
- ⌘ High and vaulted ceilings with exposed original rafters
- ⌘ Tall, elegant character windows and exposed structural column
- ⌘ Access to exclusive courtyard and wider communal landscaped areas
- ⌘ Allocated parking spaces adjacent to the plot entrance
- ⌘ Electric vehicle charging point

The Grain Barn is a striking three-bedroom, two-storey heritage conversion that combines impressive proportions with original agricultural character and contemporary open-plan living.

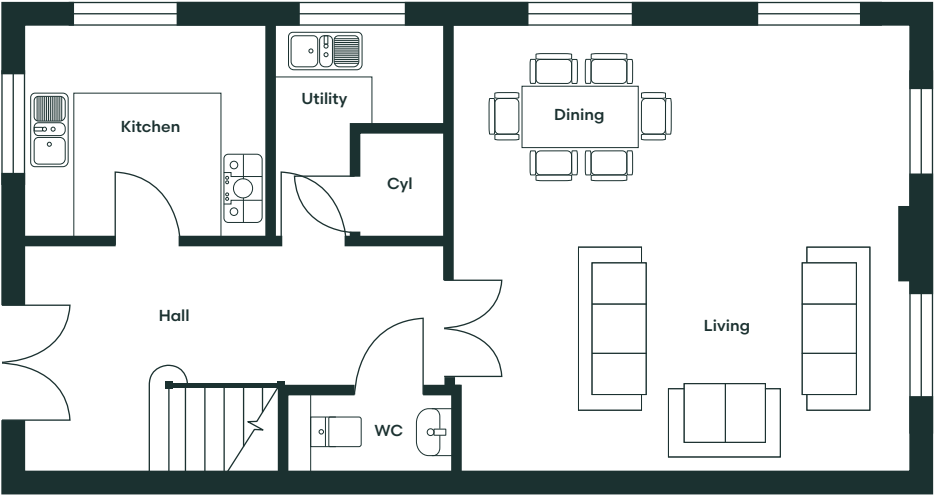
A feature entrance door welcomes you into a spacious hallway, complete with a convenient WC. From here, you'll find a contemporary German-designed kitchen featuring integrated NEFF appliances, elegant Porcelanosa tiled flooring and high-quality finishes throughout. The kitchen also benefits from a separate utility room. Leading from the hallway is an open plan living/dining area where large character windows fill the space with natural light, enhancing the sense of openness and volume.

The first floor offers three generous double bedrooms. The principal bedroom benefits from a stylish en-suite shower room finished with Porcelanosa tiling and premium fittings, while a beautifully appointed family bathroom serves the remaining accommodation and is completed to the same exceptional specification.

The Grain Barn retains an abundance of original architectural features, including exposed rafters, impressive, vaulted ceilings, elegant character windows and retained structural column. These carefully preserved details celebrate the building's agricultural heritage while blending with its elegant contemporary interior.

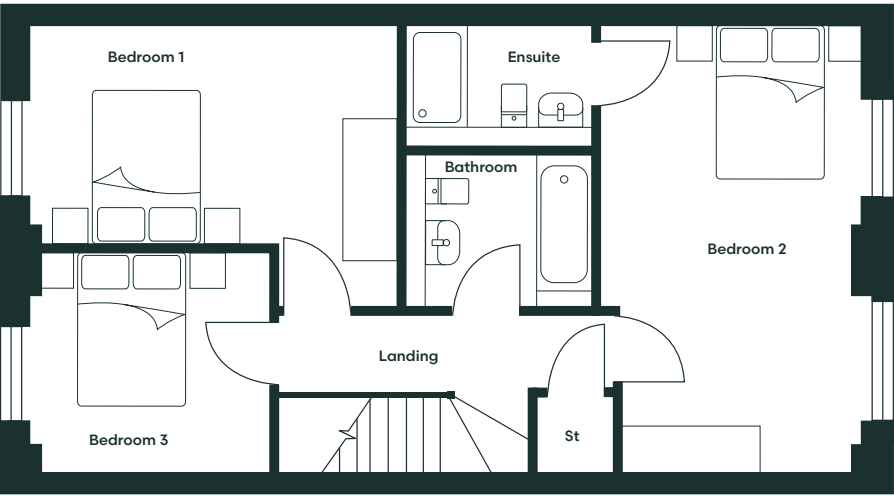
Residents can also enjoy access to the private central courtyard and surrounding wider communal landscaped areas, offering a rare blend of rural character and modern living.

The Grain Barn *Floor Plan*



Ground Floor

Kitchen	3074 x 2539	10'1" x 8'4"
Living/Dining	5484 x 5310	17'12" x 17'5"
WC	1959 x 800	6'5" x 2'7"
Utility	2539 x 1862	8'4" x 6'1"



First Floor

Bedroom 1	5679 x 3457	18'8" x 11'4"
Bedroom 2	4846 x 2767	15'11" x 9'1"
Bedroom 3	3200 x 2800	10'6" x 9'2"
Ensuite	2388 x 1500	7'10" x 4'11"
Bathroom	2138 x 1950	7' x 6'5"



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THE
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- ❖ Exceptional two-storey three-bedroom heritage conversion
- ❖ Striking entrance hallway with feature door
- ❖ Expansive open-plan living with triple rear aspect windows
- ❖ Contemporary German-designed kitchen with built-in NEFF appliances and premium finishes
- ❖ Underfloor heating throughout
- ❖ Two generous double bedrooms and one additional well-proportioned single bedroom on the first floor
- ❖ Principal bedroom with private en-suite shower room
- ❖ Beautifully restored rural setting with access to exclusive courtyard and wider communal landscaped areas
- ❖ Allocated parking spaces adjacent to the plot entrance
- ❖ Electric vehicle charging point

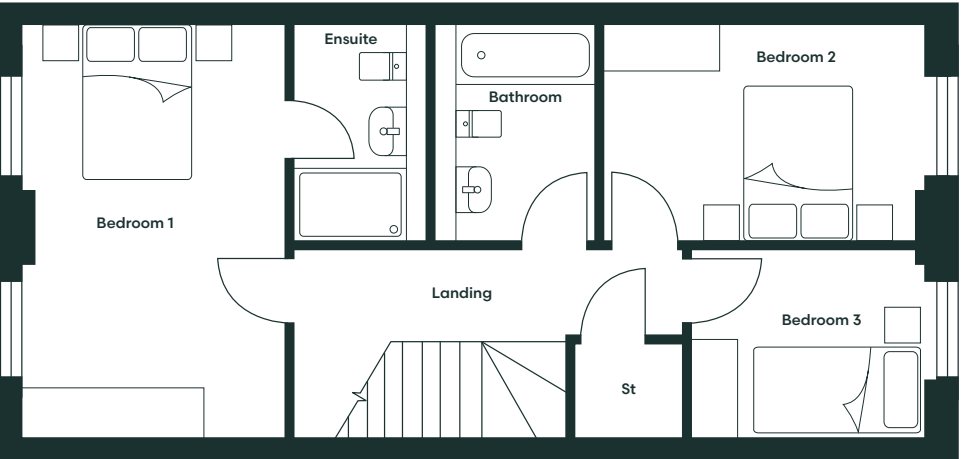
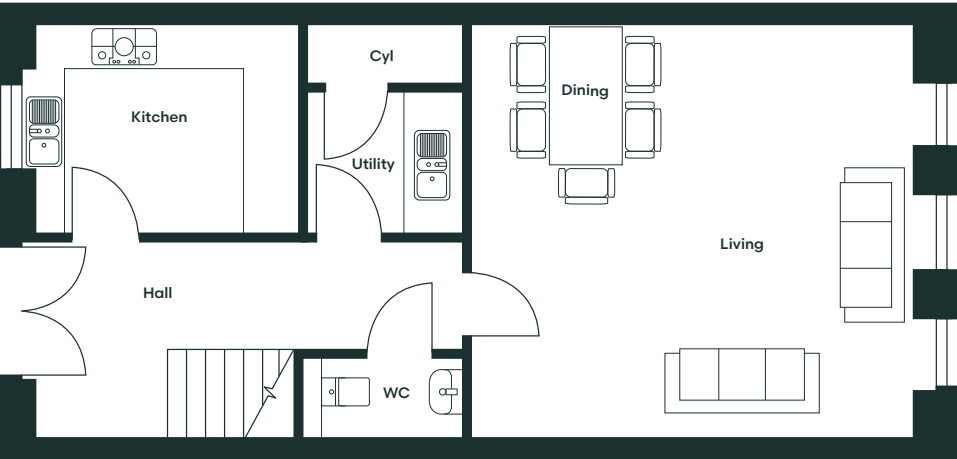
The Farmstead is a beautifully considered three-bedroom, two-storey terrace conversion, combining original agricultural character with contemporary open-plan living and sophisticated modern finishes.

A striking entrance door welcomes you into a spacious reception hall, where a convenient WC is thoughtfully positioned. From here, the home leads into a contemporary German-designed kitchen, complete with a separate utility room. Finished to an exceptional specification, the kitchen features integrated NEFF appliances, premium cabinetry and high-quality work surfaces. Beyond, the home opens into an impressive open-plan living and dining area, creating a bright and inviting space that’s perfectly suited to both everyday family life and entertaining.

The first floor offers two generous double bedrooms alongside a well- proportioned single bedroom. The principal bedroom enjoys a stylish en-suite shower room, while a beautifully appointed family bathroom serves the remainder of the house. Both bathrooms are finished with elegant Porcelanosa tiling and contemporary chrome fittings.

The Farmstead offers a rare balance of character architecture, modern comfort, and countryside living within the sought-after Bulcote setting with access to the exclusive central courtyard and wider communal landscaped areas.

The Farmstead *Floor Plan*



Ground Floor

Kitchen	3393 x 2434	11'2" x 7'12"
Living/Dining	5398 x 4826	17'9" x 15'10"
WC	1959 x 800	6'5" x 2'7"
Utility	1629 x 1527	5'4" x 5'

First Floor

Bedroom 1	4775 x 3085	15'8" x 10'1"
Bedroom 2	3901 x 2610	12'10" x 8'7"
Bedroom 3	3191 x 2100	10'6" x 6'11"
Ensuite	2610 x 1615	8'7" x 5'4"
Bathroom	2610 x 1950	8'7" x 6'5"

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The Farmstead *3 Bedroom Conversion*

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The Millhouse *3 Bedroom Conversion*

- Exceptional three-bedroom first-floor heritage conversion with countryside views
- Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring
- Underfloor heating throughout
- High and vaulted ceilings with exposed original rafters
- Retained glazed opening and original winch artefact celebrating the building’s heritage
- Access to exclusive courtyard and wider communal landscaped areas
- Allocated parking spaces adjacent to the entrance
- Electric vehicle charging point

The Millhouse is a remarkable first-floor heritage conversion occupying a prominent corner position within the development. Commanding far-reaching countryside views and beautifully preserved architectural character, it offers an exceptional blend of heritage charm and contemporary living.

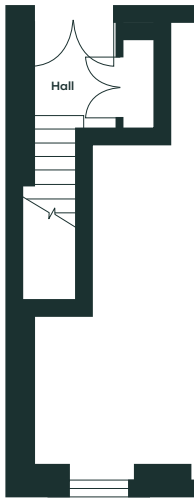
Accessed via its own private entrance lobby, the home opens into a spacious central hallway that connects to the rest of the property. Three generous double bedrooms are considerably arranged, including a principal bedroom with a stylish en-suite shower room finished with Porcelanosa tiling and premium fittings. The third bedroom is enhanced by a large feature window, while a beautiful family bathroom includes both a bath and separate shower enclosure.

The hallway leads into an impressive open-plan kitchen, dining and living area where five feature windows fill the space with natural light. The contemporary German-designed kitchen features integrated NEFF appliances, elegant Porcelanosa tiled flooring and high-quality finishes. A separate utility room provides additional practicality while maintaining the open and spacious feel of the home.

Throughout the property, original heritage features have been carefully preserved, including high, vaulted ceilings, exposed original rafters, a retained glazed opening, and an original winch artefact, all contributing to the property’s unique character and sense of scale.

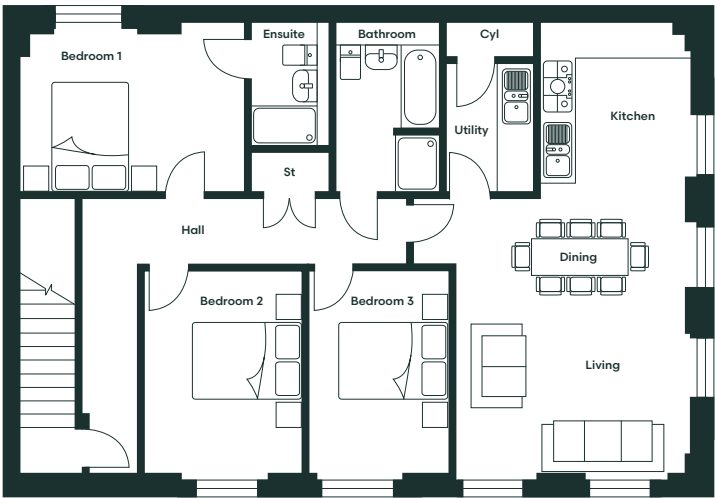
Residents can also enjoy access to the private central courtyard and beautifully landscaped communal grounds, creating a peaceful setting within the sought- after The Old Farmstead Bulcote development.

The Millhouse *Floor Plan*



Ground Floor

Hall	2475 x 1793	8’1” x 5’11”
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First Floor

Kitchen	3445 x 3086	11’4” x 10’1”	Bedroom 1	4482 x 3191	14’8” x 10’6”
Living/Dining	5573 x 4803	18’3” x 15’9”	Bedroom 2	4111 x 3233	13’6” x 10’7”
Utility	3331 x 1800	10’11” x 5’11”	Bedroom 3	4111 x 2886	13’6” x 9’6”
			Ensuite	2350 x 1615	7’9” x 5’4”
			Bathroom	3009 x 2138	9’10” x 7’



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The Fieldgate *3 Bedroom Conversion*

- ⌘ Exceptional three-bedroom ground-floor heritage conversion occupying a prime corner position within the development
- ⌘ Impressive feature entrance doors opening into a welcoming entrance hall
- ⌘ Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring
- ⌘ Underfloor heating throughout
- ⌘ Three double bedrooms
- ⌘ High ceilings, exposed structural columns, and tall, elegant character windows throughout
- ⌘ Access to exclusive courtyard and wider communal landscaped areas
- ⌘ Allocated parking spaces adjacent to the plot entrance
- ⌘ Electric vehicle charging point

The Fieldgate is a distinguished three-bedroom ground-floor conversion occupying a prime corner position within the development.

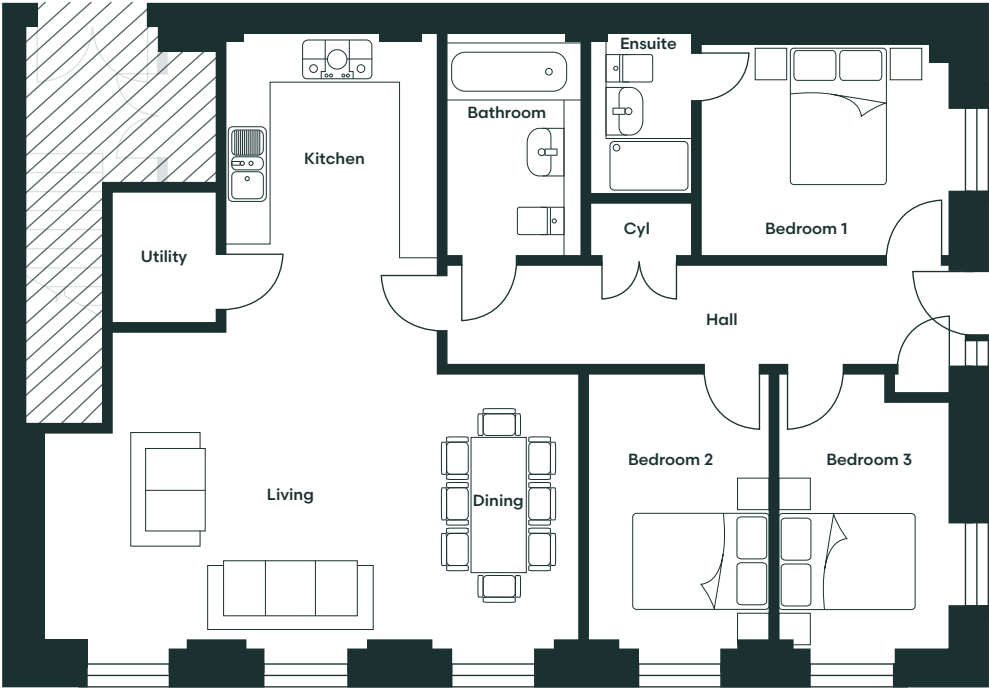
An impressive entrance door welcomes you into a spacious hallway, leading directly into the heart of the home. The substantial open-plan kitchen, dining and living area is filled with natural light through large character windows, creating a bright and inviting space for everyday living and entertaining. The contemporary German-designed kitchen features integrated NEFF appliances, elegant Porcelanosa tiled flooring and high-quality finishes throughout.

An inner hallway also leads to three generous double bedrooms, with the principal bedroom benefitting from a private en-suite finished with Porcelanosa tiling and premium fixtures, while a stylish family bathroom serves the remaining bedrooms.

The Fieldgate retains an abundance of original heritage features, including high ceilings, elegant tall windows and conserved structural columns. These carefully preserved details celebrate the building’s history while complementing its refined contemporary interior.

Residents can also enjoy access to the shared central courtyard and wider landscaped communal surroundings, beautifully completing this exceptional countryside residence.

The Fieldgate *Floor Plan*



Ground Floor

Kitchen	4334 x 3122	14'3" x 10'3"	Bedroom 1	3675 x 3074	12'1" x 10'1"	Ensuite	2307 x 1500	7'7" x 4'11"
Living/Dining	7902 x 4550	25'11" x 14'11"	Bedroom 2	4059 x 2520	13'4" x 8'3"	Bathroom	2889 x 1950	9'6" x 6'5"
Utility	1877 x 1485	6'2" x 4'10"	Bedroom 3	3949 x 2687	12'11" x 8'10"			



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Plots C08-C12

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.

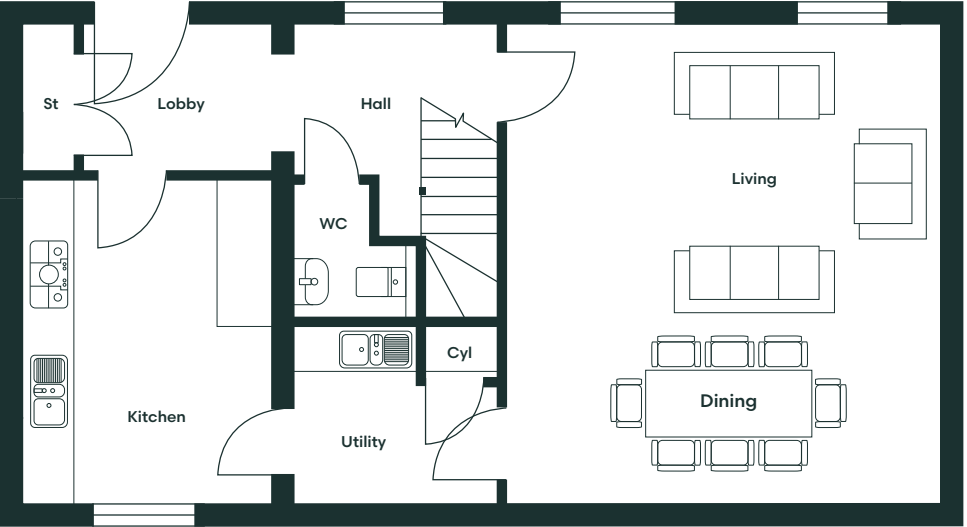
An inviting entrance opens into a private lobby with useful storage before leading to a light-filled inner hallway. The spacious living and dining area is enhanced by an original feature window overlooking the front elevation, while an exposed brick feature wall adds warmth and character, celebrating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

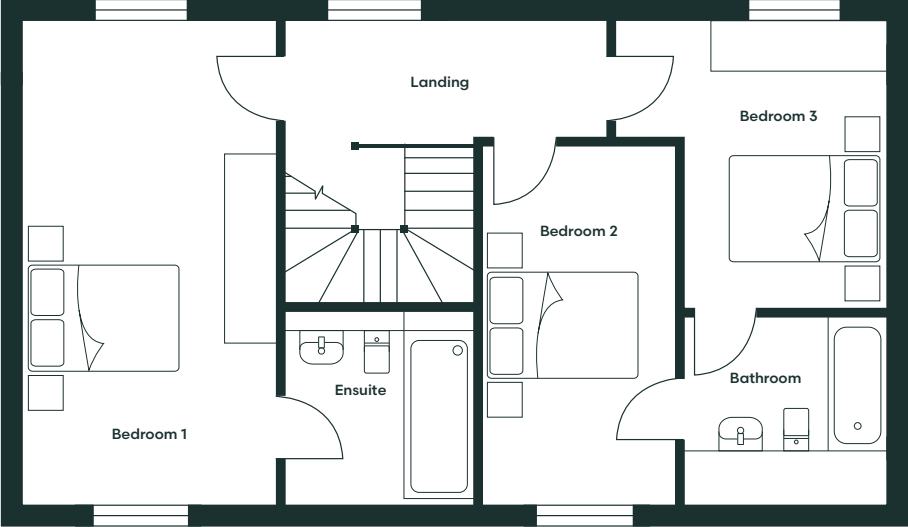
Original architectural features have been carefully preserved throughout, including high vaulted ceilings, exposed original rafters, and characterful heritage detailing. Residents can also benefit from access to the private central courtyard and surrounding landscaped communal grounds.

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"



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The Farrier *3 Bedroom Conversion*

- ⌘ **Exceptional three-bedroom, first-floor heritage conversion**
- ⌘ **Spacious open-plan living, dining and kitchen area**
- ⌘ **Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring**
- ⌘ **Underfloor heating throughout**
- ⌘ **Three generous double bedrooms**
- ⌘ **Open 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**

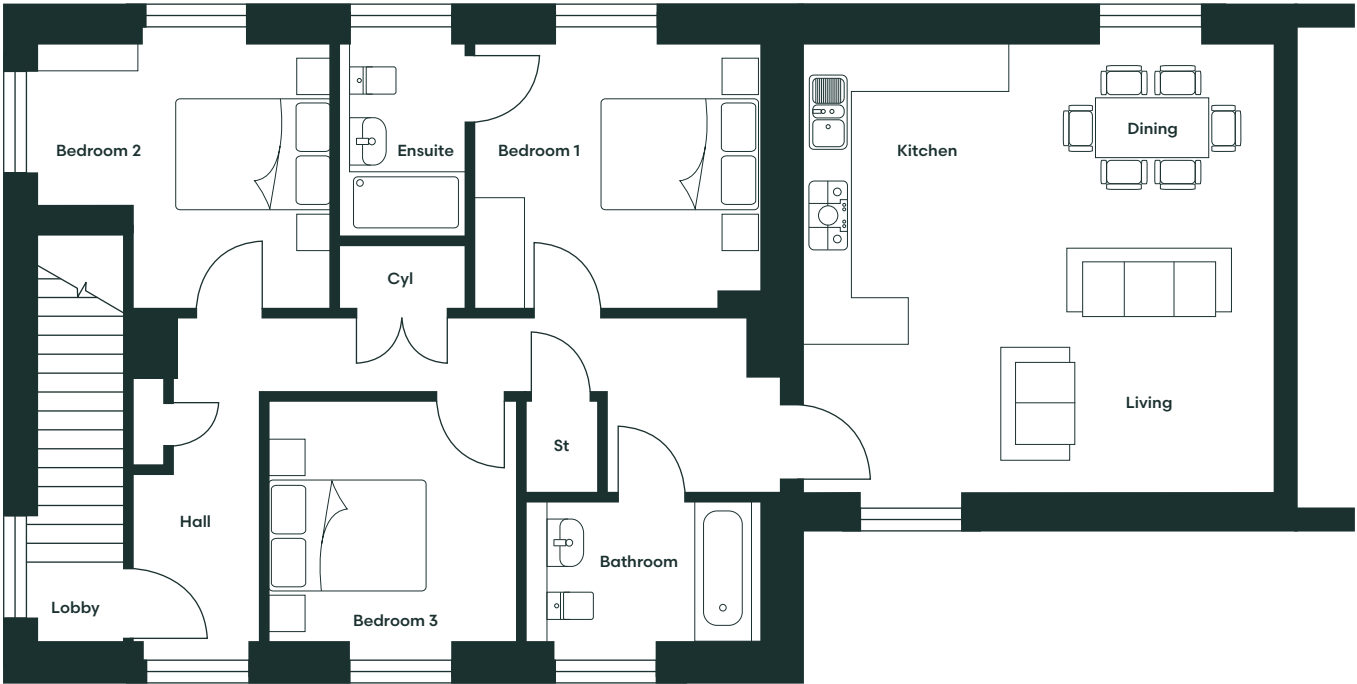
The Farrier is a striking three-bedroom first-floor conversion, combining generous proportions with original architectural character.

A spacious central hallway welcomes you into the property, providing a practical storage cupboard while seamlessly connecting to the rest of the accommodation. The home offers three generous double bedrooms, with the principal suite benefitting from an en-suite shower room finished with Porcelanosa tiling and premium fittings. A beautifully appointed family bathroom serves the remaining bedrooms, completed to the same exceptional specification.

At the heart of the home is an impressive open-plan kitchen, dining and living area, meticulously designed to maximise space, natural light and everyday functionality. Front and rear-aspect windows create a bright and airy atmosphere throughout the day, complementing the contemporary German-designed kitchen, which features integrated NEFF appliances, Porcelanosa tiled flooring and ample space for both entertaining and relaxed family living.

The Farrier retains an abundance of original heritage features, including impressive, vaulted ceilings and exposed timber rafters, carefully preserved to celebrate the building’s agricultural history while harmonising with its refined contemporary interior. Residents also benefit from access to the private central courtyard and wider surrounding landscaped communal grounds.

The Farrier *Floor Plan*



First Floor

Kitchen/Living	5684 x 5463	18'8" x 17'11"	Bedroom 2	3042 x 2966	9'12" x 9'9"	Ensuite	2320 x 1530	7'7" x 5'
Lobby	1278 x 1059	4'2" x 3'6"	Bedroom 3	3498 x 3214	11'6" x 10'7"	Bathroom	2772 x 1700	9'1" x 5'7"
Bedroom 1	3711 x 3214	12'2" x 10'7"						



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The Cloverfield *2 Bedroom Conversion*

- ⌘ **Exceptional two double bedroom heritage bungalow conversion**
- ⌘ **Feature double entrance doors**
- ⌘ **Contemporary German-designed kitchen, integrated NEFF appliances and Porcelanosa tiled flooring**
- ⌘ **Underfloor heating throughout**
- ⌘ **High vaulted ceilings with exposed original rafters**
- ⌘ **Tall, elegant character windows and exposed structural columns**
- ⌘ **Private landscaped garden with patio area**
- ⌘ **Access to wider communal landscaped areas**
- ⌘ **Allocated parking adjacent to the plot**
- ⌘ **Electric vehicle charging point**

The Cloverfield is an elegant two-bedroom heritage bungalow conversion, offering modern single-level living defined by natural light, open space and original architectural character.

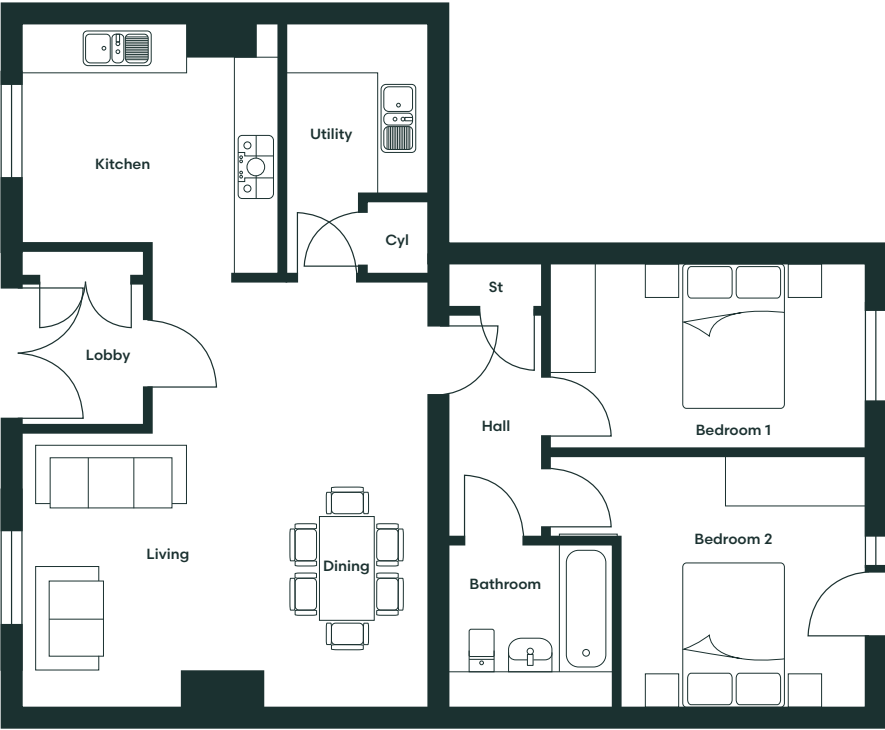
A pair of feature entrance doors opens into a welcoming lobby, creating an immediate sense of quality and proportion. From here, the home flows into a spacious living and dining room, designed as the heart of the property and filled with natural light. The layout continues into a stylish kitchen featuring high-quality German design, integrated NEFF appliances and Porcelanosa tiled flooring, complemented by a separate utility room for added practicality.

An inner hallway leads to two well-proportioned double bedrooms, both thoughtfully arranged to maximise comfort and privacy, together with useful storage and a stylish family bathroom finished with Porcelanosa tiling and premium fittings.

The Cloverfield retains a strong sense of heritage throughout, with high vaulted ceilings, exposed original rafters and tall, elegant windows enhancing natural light, space and architectural interest.

Externally, the property benefits from a private landscaped garden with a patio area and dedicated parking, offering a peaceful extension of the living space within the wider countryside setting of Bulcote.

Cloverfield *Floor Plan*



Ground Floor

Kitchen	3303 x 3299	10'10" x 10'10"	Lobby	1930 x 1649	6'4" x 5'5"	Bathroom	2100 x 1950	6'11" x 6'5"
Living/Dining	5504 x 5234	18'1" x 17'2"	Bedroom 1	4008 x 3138	13'2" x 10'4"			
Utility	3294 x 1800	10'10" x 5'11"	Bedroom 2	4008 x 2622	13'2" x 8'7"			



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The Oasthouse *2 Bedroom Conversion*

- ⌘ **Exceptional two double bedroom bungalow heritage conversion**
- ⌘ **Feature double entrance doors**
- ⌘ **Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring**
- ⌘ **Underfloor heating throughout**
- ⌘ **High and vaulted ceilings with exposed original rafters**
- ⌘ **Tall, elegant character windows and exposed structural columns**
- ⌘ **Single-level living within a restored rural heritage setting**
- ⌘ **Two allocated on-plot parking spaces**
- ⌘ **Electric vehicle charging point**

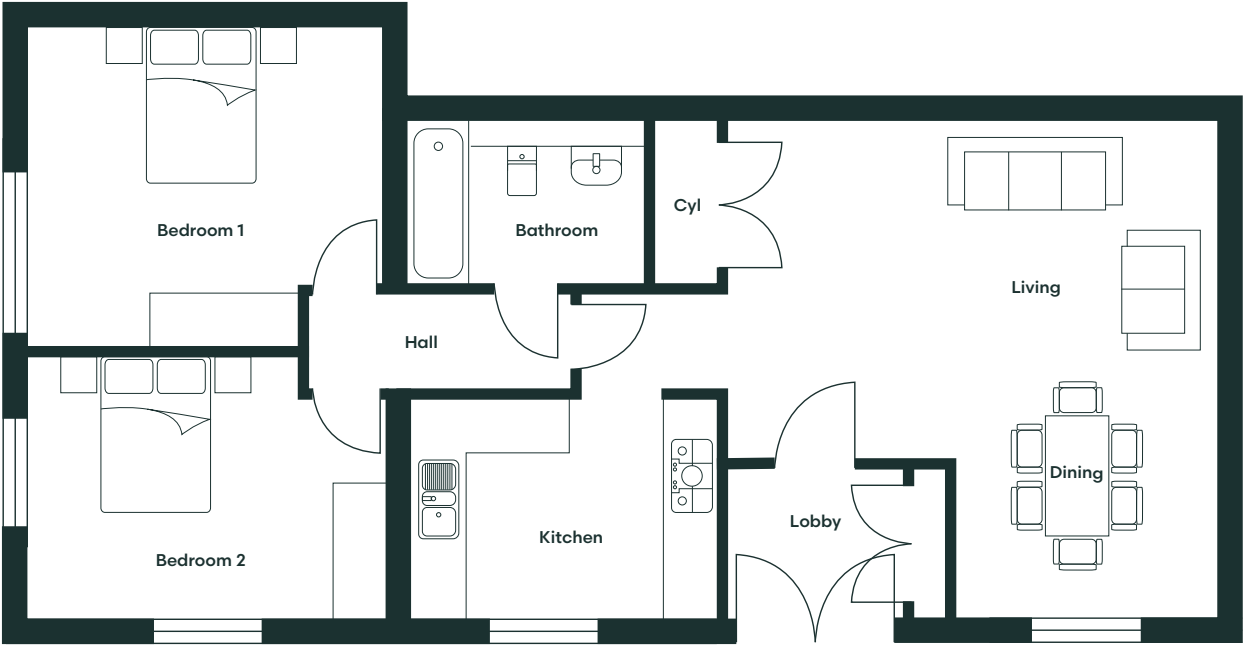
The Oasthouse is a beautifully composed two-bedroom heritage bungalow conversion offering elegant single-level living defined by light, space and beautifully preserved architectural character.

Double entrance doors open into a spacious entrance lobby, creating an immediate sense of openness and elegance. From here, the home flows into a generous living and dining room designed as the heart of the property and filled with natural light. An inner hallway leads to a contemporary German-designed kitchen featuring integrated NEFF appliances, elegant Porcelanosa tiled flooring and high-quality finishes. The accommodation also includes a luxurious family bathroom and two generous double bedrooms.

The Oasthouse 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 refined contemporary interior.

Externally, the property enjoys a peaceful setting within The Old Farmstead Bulcote development, creating an ideal extension of the living space and a wonderful connection to the surrounding countryside.

The Oasthouse *Floor Plan*



Ground Floor

Kitchen	3439 x 2261	11'3" x 7'5"	Bedroom 1	3887 x 3389	12'9" x 11'1"
Living/Dining	5517 x 5235	18'1" x 17'2"	Bedroom 2	3937 x 2783	12'11" x 9'2"
Lobby	1971 x 1486	6'6" x 4'11"	Bathroom	2534 x 1695	8'4" x 5'7"



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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 and retained structural columns**
- ❖ **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.

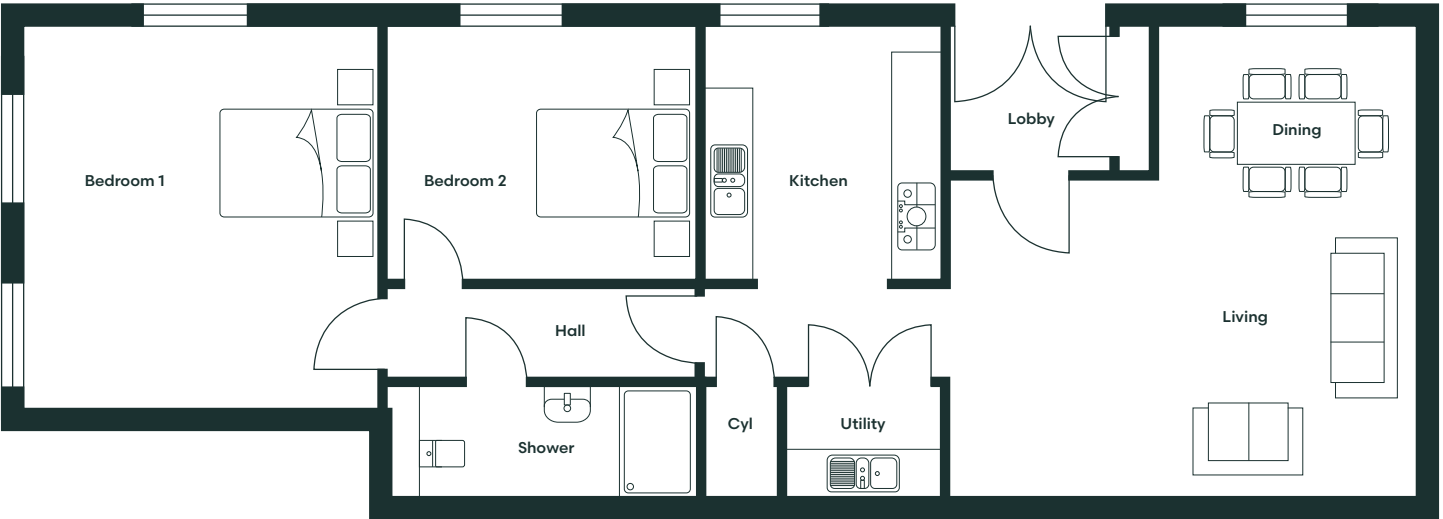
A striking entrance door welcomes you into a spacious entrance lobby before leading into a generous open-plan living and dining area where a large front-aspect window fills the space with natural light.

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"			



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The Dairy *2 Bedroom Conversion*

- ❖ Exceptional two-bedroom ground floor heritage conversion with study
- ❖ Spacious open-plan living, dining and kitchen area
- ❖ Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring
- ❖ Underfloor heating throughout
- ❖ Two generous double bedrooms and a separate study ideal for home working or additional flexible living space
- ❖ High ceilings and tall, elegant character windows throughout
- ❖ Access to exclusive courtyard and wider communal landscaped areas
- ❖ Electric vehicle charging point
- ❖ Allocated parking spaces adjacent to the entrance

The Dairy is an elegant two-bedroom ground-floor conversion, thoughtfully designed to combine generous living space with contemporary comforts, while celebrating the character and charm of its unique heritage setting.

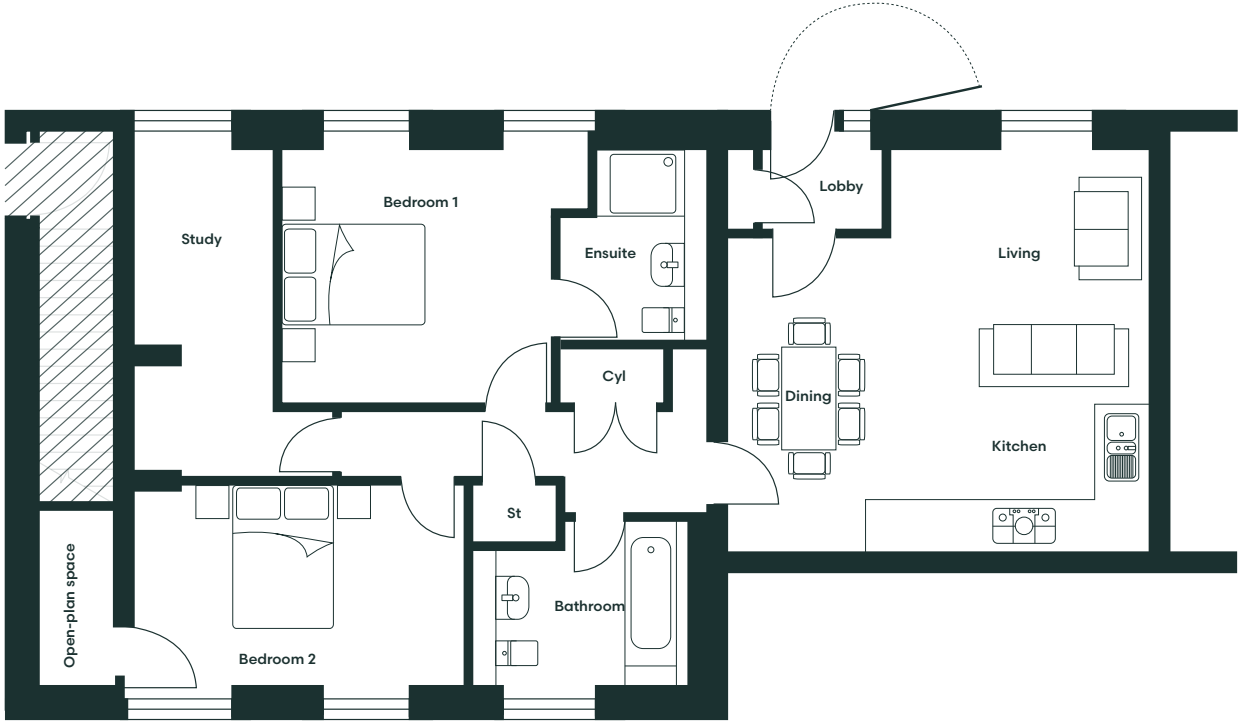
The Dairy opens to a welcoming entrance lobby, complete with a practical storage cupboard, providing an inviting introduction to the home before continuing into a spacious open-plan kitchen, dining and living area. With tall character windows that fill the room with natural light, this impressive space features a contemporary German-designed kitchen with integrated NEFF appliances and stylish Porcelanosa tiled flooring, creating the perfect environment for both everyday living and entertaining.

An inner hallway leads to two generous double bedrooms, carefully arranged to maximise privacy and comfort. The principal bedroom benefits from a beautifully appointed en-suite shower room, finished with Porcelanosa tiling and premium fittings, while the second bedroom enjoys the added convenience of a dedicated walk-in storage room.

A spacious family bathroom, finished to an exceptional standard with high-quality fixtures and Porcelanosa finishes, serves the remainder of the house. Enhancing the home’s versatility, a separate study provides the ideal setting for home working, reading or hobbies, making The Dairy perfectly suited to modern lifestyles.

Residents can also enjoy access to a beautifully landscaped private central courtyard and wider landscaped communal grounds. The Dairy offers an exceptional opportunity to enjoy stylish, low-maintenance living within a distinctive heritage development, combining contemporary specifications with the timeless character of the original building.

The Dairy *Floor Plan*



First Floor

Kitchen/Living	5560 x 5463	18'3" x 17'11"	Bedroom 1	3796 x 3563	12'5" x 11'8"
Lobby	1643 x 1174	5'5" x 3'10"	Bedroom 2	4475 x 2616	14'8" x 8'7"
Study	4577 x 1899	15' x 6'3"	Ensuite	2716 x 1661	8'11" x 5'5"
			Bathroom	3022 x 2109	9'11" x 6'11"



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Plot C05

- ❖ **Exceptional two-bedroom detached bungalow heritage conversion**
- ❖ **Contemporary German-designed kitchen with central island, integrated NEFF appliances and Porcelanosa tiled flooring**
- ❖ **Underfloor heating throughout**
- ❖ **Private rear garden**
- ❖ **Two large double bedrooms**
- ❖ **High ceilings and tall, elegant character windows throughout**
- ❖ **Wealth of original architectural features retained throughout**
- ❖ **Access to exclusive courtyard and wider communal landscaped areas**
- ❖ **Allocated parking spaces adjacent to the plot**
- ❖ **Electric vehicle charging point**

The Gatehouse is a highly individual and characterful two-bedroom detached conversion offering an exceptional standard of living defined by light, space and beautifully preserved architectural character.

A welcoming entrance hall leads from the lobby into the heart of the home, immediately creating a seamless and thoughtful space. The impressive open-plan kitchen, dining and living area has been designed for both everyday living and entertaining. A large central island creates a striking focal point within the contemporary German-designed kitchen, which features integrated NEFF appliances, elegant Porcelanosa tiled flooring and high-quality finishes.

Two generous double bedrooms are positioned off the main hallway, creating a practical and well-balanced layout. The principal bedroom is a standout feature with its striking octagonal bay window and beautifully appointed en-suite shower room finished with Porcelanosa tiling and premium fittings. A stylish family bathroom serves the remaining accommodation and is completed to the same exceptional specification.

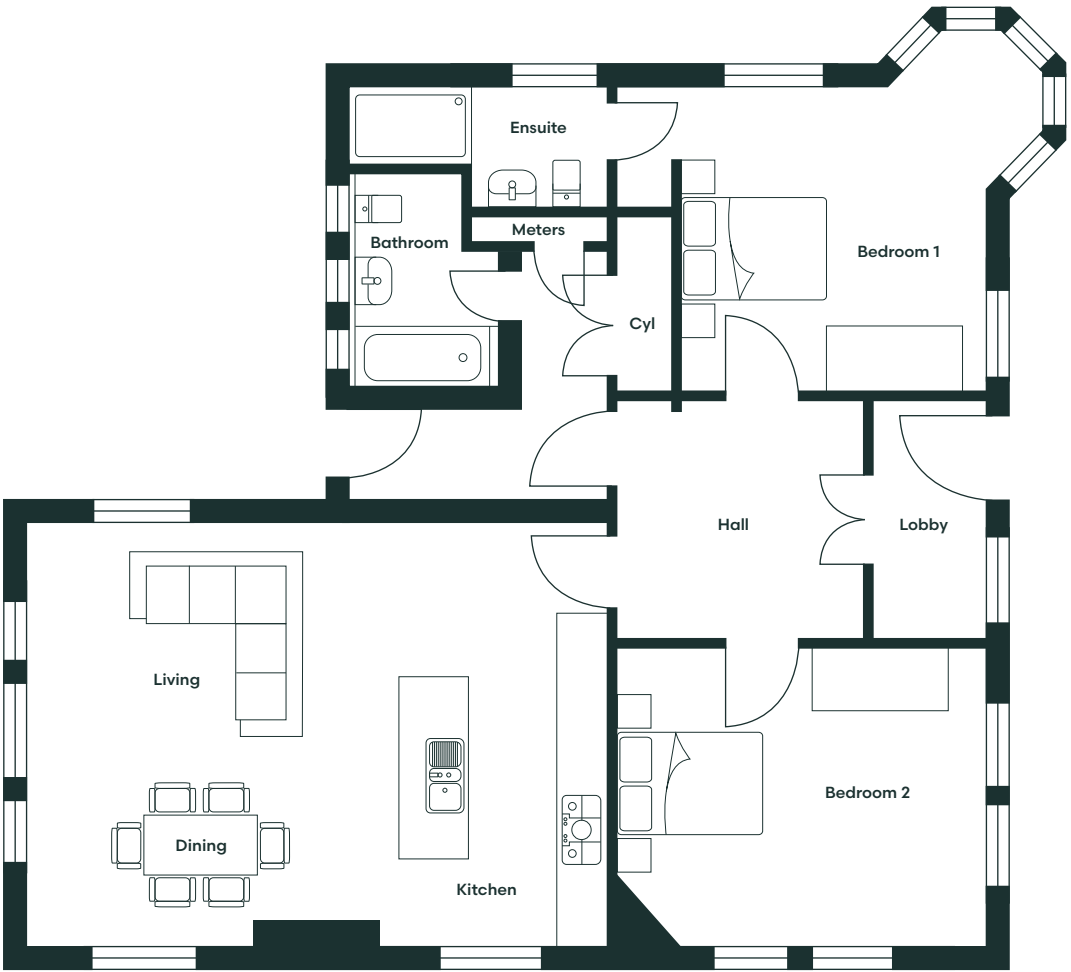
Throughout, The Gatehouse retains a wealth of original architectural features, including high ceilings and elegant character windows. These carefully preserved details enhance the sense of light, space and individuality of the home. Externally, the property benefits from a private rear garden, with access to the exclusive central courtyard and wider communal grounds.

The Gatehouse *Floor Plan*

Ground Floor

Kitchen/Living	7570 x 5465	24'10" x 17'11"
Lobby	2990 x 1435	9'10" x 4'8"
Hall	3190 x 2990	10'5" x 9'8"

Bedroom 1	3983 x 3871	13'1" x 12'8"
Bedroom 2	4754 x 3768	15'7" x 12'4"
Ensuite	3130 x 1507	10'3" x 4'11"
Bathroom	2764 x 2009	9'1" x 6'7"



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The Hayloft *2 Bedroom Conversion*

- ⌘ Exceptional first-floor heritage conversion, extending to 1614 sq. ft
- ⌘ Expansive open-plan living space with vaulted ceilings and exposed original rafters
- ⌘ Underfloor heating throughout
- ⌘ Feature hallway with front-facing windows
- ⌘ Retained original architectural elements
- ⌘ Contemporary open-plan kitchen and dining area with island
- ⌘ Two spacious double bedrooms, each with a private en-suite
- ⌘ Access to exclusive courtyard and wider communal landscaped areas
- ⌘ Allocated parking spaces adjacent to the entrance
- ⌘ Electric vehicle charging point

The Hayloft is a striking and generously proportioned first-floor heritage conversion offering impressive open-plan living defined by light, space and beautifully preserved architectural character. Vaulted ceilings, exposed timber rafters, feature glazing and carefully retained historic details bring rural heritage and contemporary design together.

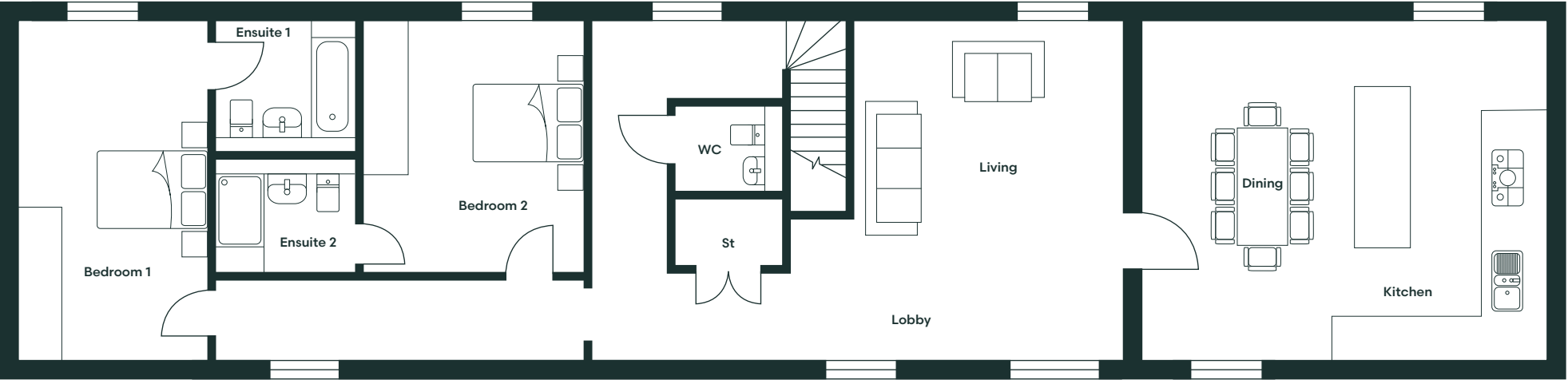
Accessed via its own private entrance, the home opens into a spacious lobby and welcoming hallway before leading into an expansive open- plan living, dining and kitchen area. Soaring ceilings, exposed timbers, feature windows and the retained original winch artefact celebrate the building’s agricultural history while creating a bright and distinctive living space. A practical storage cupboard and separate WC are conveniently positioned off the hallway.

The contemporary German-designed kitchen features a central island, integrated NEFF appliances, elegant Porcelanosa tiled flooring and dual aspect windows that fill the space with natural light. Designed for both everyday living and entertaining, it provides a stylish focal point to the home.

Both generous double bedrooms benefit from their own private bathrooms. The principal bedroom features a luxurious en-suite with a bath, while the second bedroom enjoys a contemporary en-suite shower room. Both are finished with Porcelanosa tiling and premium chrome fittings.

Residents can also enjoy access to the private central courtyard and wider landscaped grounds within the countryside setting of Bulcote.

The Hayloft *Floor Plan*



First Floor

Kitchen/Dining	6401 x 5442	21' x 17'10"	Bedroom 1	5442 x 3096	17'10" x 10'2"
Living	5673 x 5442	18'7" x 17'10"	Bedroom 2	4128 x 3706	13'7" x 12'2"
WC	1866 x 1494	6'1" x 4'11"	Ensuite 1	2106 x 2401	6'11" x 7'11"
Lobby	3090 x 949	10'2" x 3'1"	Ensuite 2	2401 x 1908	7'11" x 6'3"



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- ❖ **Exceptional two-bedroom ground-floor heritage conversion**
- ❖ **Expansive open-plan kitchen, living and dining space**
- ❖ **Contemporary German-designed kitchen with central island, integrated NEFF appliances and Porcelanosa tiled flooring**
- ❖ **Underfloor heating throughout**
- ❖ **Private rear garden**
- ❖ **Two double bedrooms, including generous principal bedroom**
- ❖ **Tall, elegant character windows**
- ❖ **Access to exclusive courtyard and wider communal landscaped areas**
- ❖ **Allocated parking spaces adjacent to the property**
- ❖ **Electric vehicle charging point**

The Tack Room is a beautifully proportioned two-bedroom ground-floor heritage conversion offering light-filled contemporary living within a character-rich setting.

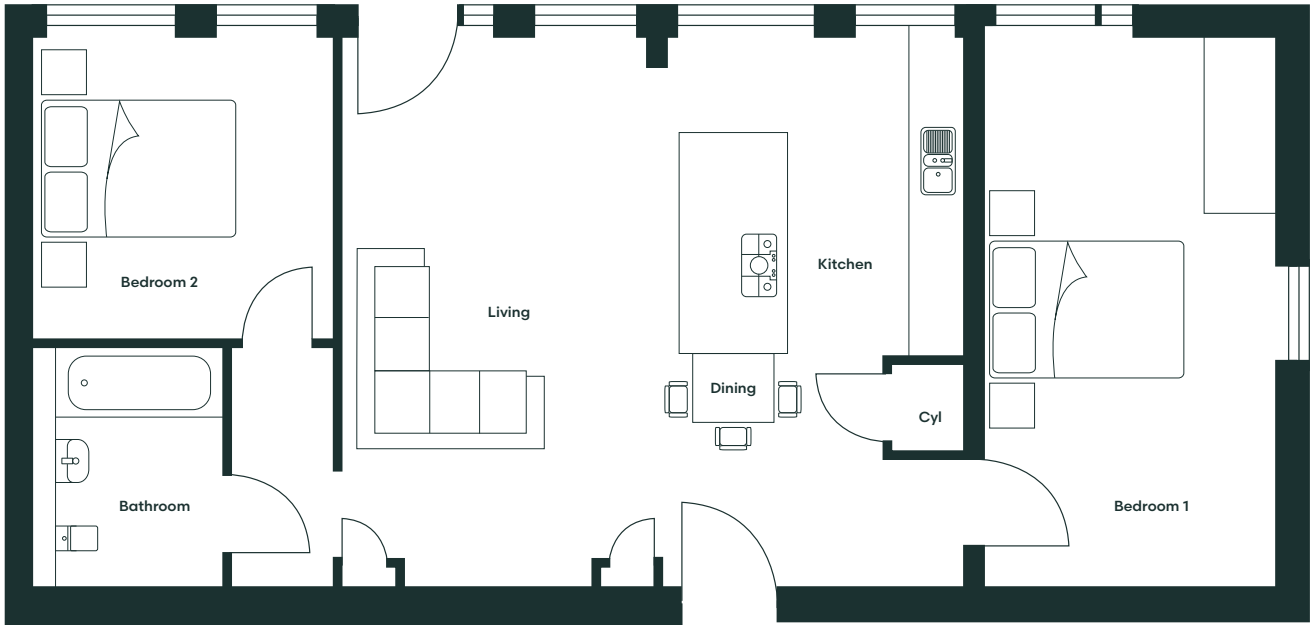
The home opens directly into an expansive open-plan kitchen, living and dining area, establishing itself as the heart of the property. A large central island stands as the focal point of the stylish German-designed kitchen, which features integrated NEFF appliances, elegant Porcelanosa tiled flooring and high-quality finishes. Tall character windows fill the space with natural light while a rear door opens directly onto the private rear garden, creating a seamless connection between indoor and outdoor living.

Two generous double bedrooms are positioned off the main living area, including an impressive principal bedroom. A beautifully appointed family bathroom serves the home and is finished with Porcelanosa tiling and premium fittings, creating a calm and relaxing retreat.

Throughout, The Tack Room retains an abundance of original architectural features, including impressive high ceilings, exposed architectural detailing and elegant character windows. These carefully preserved details celebrate the building’s heritage while complementing its refined contemporary interior.

Residents can also enjoy access to the private central courtyard and beautifully landscaped communal grounds, creating a peaceful setting within the sought-after The Old Farmstead Bulcote development.

The Tack Room *Floor Plan*



Ground Floor

Kitchen/Living	6299 x 5448	20'8" x 17'10"	Bedroom 1	5447 x 2867	17'10" x 9'5"
Bathroom	2350 x 1700	7'9" x 5'7"	Bedroom 2	3017 x 2996	9'11" x 9'10"



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THE
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The Stall *1 Bedroom Conversion*

- ⌘ **Exceptional one-bedroom ground-floor heritage conversion**
- ⌘ **Generous bedroom**
- ⌘ **Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring**
- ⌘ **Underfloor heating throughout**
- ⌘ **Private rear garden**
- ⌘ **High ceilings and tall, elegant character windows throughout**
- ⌘ **Access to exclusive courtyard and wider communal landscaped areas**
- ⌘ **Allocated parking adjacent to the property**
- ⌘ **Electric vehicle charging point**

The Stall is a distinctive one-bedroom ground-floor conversion offering an intimate, yet characterful home defined by light, beautifully preserved architectural character and meticulously designed living spaces.

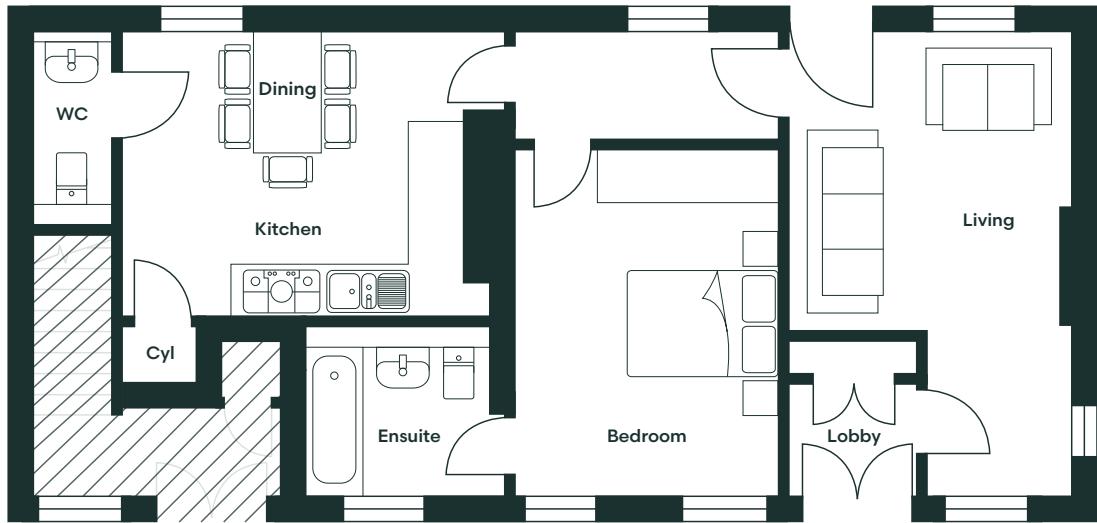
A welcoming entrance lobby with a useful storage cupboard provides a practical arrival point before leading into a bright and inviting living room that reflects the home’s charm and individuality. An inner hallway filled with natural light connects the accommodation and leads to a contemporary kitchen and dining area, together with a separate WC for added convenience.

The generous principal bedroom benefits from a stylish en-suite bathroom finished with Porcelanosa tiling and premium fittings, creating a calm and refined retreat.

Throughout, The Stall retains an abundance of original architectural features, including impressive high ceilings, elegant character windows and original proportions. These carefully preserved details celebrate the building’s heritage while complementing its sophisticated contemporary interior.

Externally, the property benefits from a private rear garden, together with access to the private central courtyard and beautifully landscaped communal grounds, creating a peaceful setting within the sought-after The Old Farmstead Bulcote development.

The Stall *Floor Plan*



Ground Floor

Kitchen/Dining	4076 x 3383	13'4" x 11'1"	Bedroom	4146 x 3168	13'7" x 10'5"
Living	3553 x 3352	11'8" x 10'12"	Ensuite	2270 x 1700	7'5" x 5'7"
WC	2250 x 875	7'5" x 2'10"	Lobby	1568 x 1392	5'2" x 4'7"



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 Integrated appliances included

Kitchen and family space

The heart of each home centres around bright, beautifully designed kitchens and family areas that blend contemporary living with traditional charm. Premium fixtures and carefully selected finishes come as standard, creating welcoming spaces that feel stylish, practical and made for modern living.

Specification Highlights (varies by house type):

- // Premium contemporary German kitchens
- // Neff integrated appliances
- // Bespoke lighting design for each conversion property
- // Porcelanosa floor tiles to kitchen area



 Luxurious fittings as standard

Bathrooms & en-suites

- // Porcelanosa floor & wall tiles included as standard
- // Chrome heated towel rails
- // Shaver sockets
- // Recessed downlighters to WC and bathrooms
- // Dual shower heads on selected housetypes for a spa-like feel

PORCELANOSA



Comfort & efficiency

Each home within The Heritage Collection is designed for year-round comfort and energy efficiency.

- // Highly thermally efficient underfloor heating throughout
- // Timber, steel or aluminium windows, newly installed or expertly reconditioned to preserve their historic appearance
- // EV charging points for every plot

Outdoor & setting

Each home in The Heritage Collection is a celebration of heritage, craftsmanship, and thoughtful design — offering the character of a period property with the ease, efficiency, and comfort of modern living.

- // Exclusive courtyard garden, offering a peaceful community atmosphere*
- // Additional grassland amenity spaces and wildflower meadow areas, enhancing the development's natural beauty
- // Allocated parking provided for each home
- // Landscaped surroundings designed to reflect the rural heritage of the original farmstead

* On exclusive plots



A home crafted for modern life

All houstypes showcase thoughtful design, contemporary finishes, and a commitment to quality — creating comfortable, efficient, and beautifully crafted homes that elevate everyday living.

Energy Efficiency & smart technology

All the homes are designed to meet the demands of modern life, offering impressive levels of sustainability and convenience.

- // Air-source heat pump heating systems on all new-build plots
- // Innovative shower wastewater heat recovery systems *
- // Premium double-glazed windows
- // Integrated alarm system

Outdoor living

Each property benefits from attractive, low-maintenance outdoor spaces designed for both enjoyment and practicality.

- // Private rear gardens with patio and turf
- // Outside lighting and water tap
- // Allocated parking or private driveways depending on housetype
- // Selected properties include outbuildings
- // EV charging point

*housetype dependent - please speak to our sales advisor for more information.



Exceptional living built with care

Woodall Homes is a family-owned housebuilder with over 15 years' experience of creating high-quality homes in sought-after locations. As a family business, we take real pride in everything we build, treating each home as if it were our own. High standards run through every stage of the process, from design and materials to craftsmanship and finish.

All Woodall homes come with a 10-year insurance-backed warranty, alongside our own two-year Woodall Homes warranty, and where build stages allow, you'll have the opportunity to personalise your home so it truly reflects you. Because for us, **exceptional really does come as standard.**

Let's find a place you'll be proud to call home



Your new home is closer than you think

1 Reserve your new home

Once you've found the home you love, you can reserve it by completing a reservation form and paying the reservation fee. This secures your chosen property for an agreed period of time, giving you peace of mind while you move forward with the next steps.

2 Arrange your mortgage

If you need a mortgage, this is the time to get things underway. An independent financial advisor can help you understand your options and find a mortgage that suits your circumstances. We're always happy to offer guidance or point you in the right direction.

3 Appoint a solicitor

Your solicitor will manage the legal side of your purchase, including searches, contracts and completion. If you need recommendations, our Sales Advisors can help or you may prefer to use someone trusted by family or friends.

4 Personalise your home

Depending on the stage of construction, you may have the opportunity to personalise your new home. Choose from a range of kitchen options, finishes and upgrades to add those personal touches that make your house feel like home.

5 Exchange contracts

Once your solicitor has completed all necessary checks and your mortgage offer is in place, you'll be ready to exchange contracts. At this stage, you'll pay your deposit and the sale becomes legally binding, bringing you one step closer to moving in.

6 Move in and settle

When your new home is ready, you'll be invited to complete the purchase and collect your keys. Our Sales Advisor and Site Manager will welcome you and show you around, so you can start enjoying life at The Old Farmstead from day one.



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