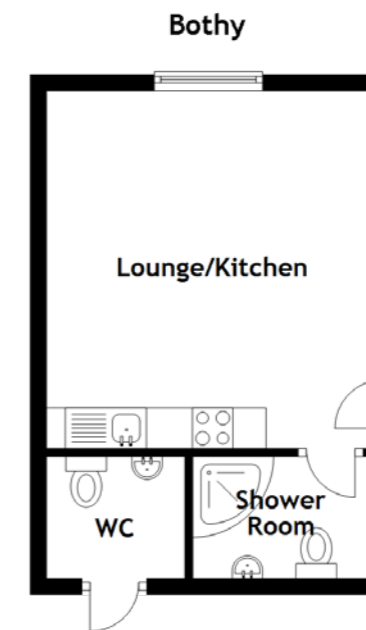
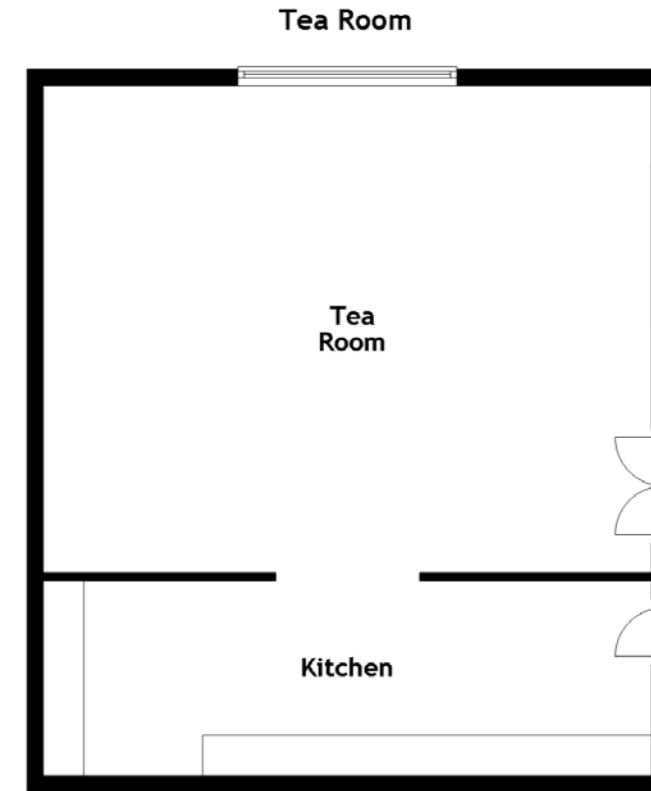
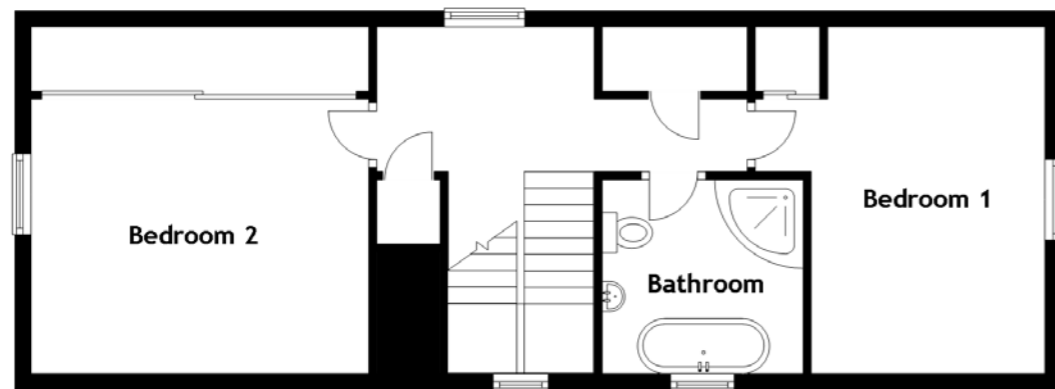
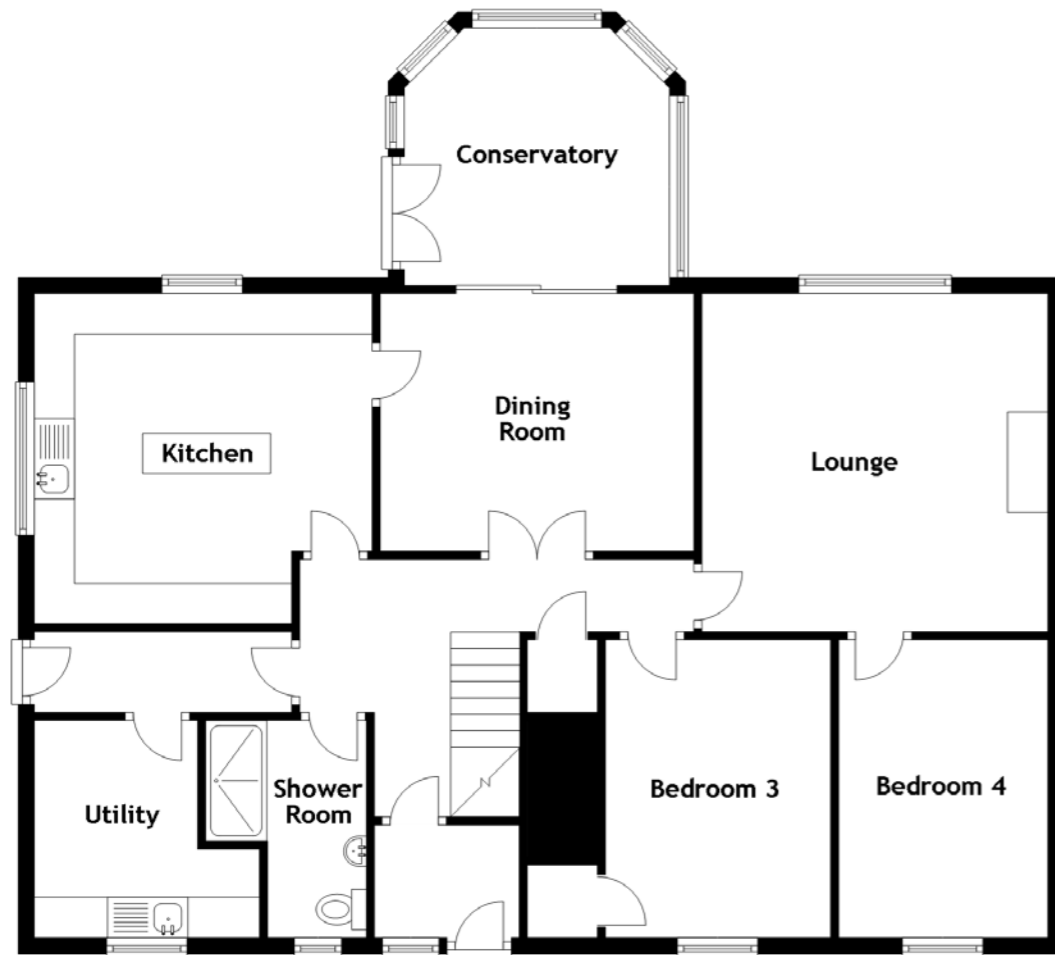


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions  
(Taken from the widest point)

Ground Floor	
Lounge	4.30m (14'1") x 4.20m (13'9")
Kitchen	4.20m (13'9") x 4.10m (13'5")
Utility	2.80m (9'2") x 2.70m (8'10")
Dining Room	3.90m (12'10") x 3.20m (10'6")
Conservatory	3.30m (10'10") x 3.20m (10'6")
Bedroom 3	3.70m (12'2") x 2.80m (9'2")

Bedroom 4	3.70m (12'2") x 2.60m (8'6")
Shower Room	2.70m (8'10") x 2.00m (6'7")

First Floor	
Bathroom	2.50m (8'2") x 2.40m (7'11")
Bedroom 1	4.30m (14'1") x 2.90m (9'6")
Bedroom 2	4.20m (13'9") x 3.40m (11'2")

Gross internal floor area (m<sup>2</sup>): 165m<sup>2</sup>  
EPC Rating: E

Approximate Dimensions (Taken from the widest point)

<b>Bothy</b>		
Lounge/Kitchen	4.40m (14'5") x 4.00m (13'2")	
Shower Room	2.20m (7'3") x 1.50m (4'11")	
WC	1.70m (5'7") x 1.50m (4'11")	
<b>Tea Room</b>		
Tea Room		7.50m (24'7") x 6.00m (19'8")
Kitchen		7.50m (24'7") x 2.40m (7'10")

Extras: The owners are willing to sell all equipment but this would be negotiated separately and has not been factored in to the valuation of the property and associated buildings, land and businesses.