Approximate Dimensions (Taken from the widest point)

## Ground Flooi

 Dining Room
 7.20m (23'7") x 4.20m (13'9")

 Sitting Room
 7.20m (23'7") x 4.60m (15'1")

 Kitchen
 7.00m (23') x 6.20m (20'4")

 Utility
 3.20m (10'6") x 2.20m (7'3")

 Laundry Room
 4.40m (14'5") x 1.80m (5'11")

 Shower Room
 2.10m (6'11") x 2.00m (6'7")

## First Floo

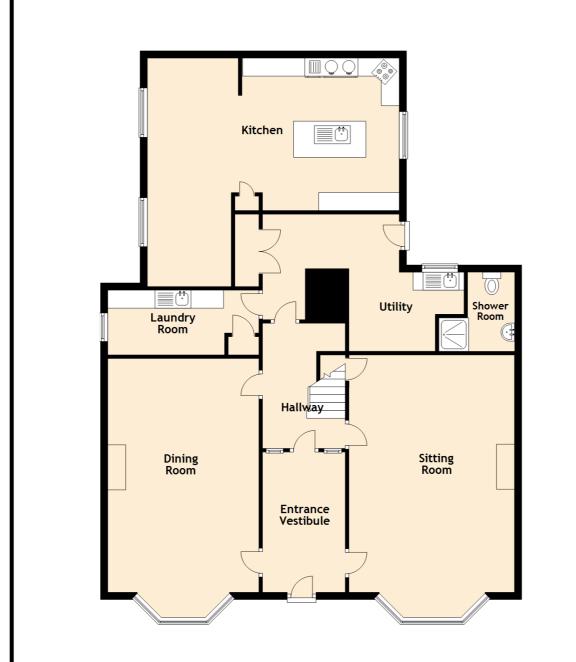
Bedroom 1 6.04m (19'10") x 3.91m (12'10") Sitting Area 2.73m (8'11") x 2.00m (6'7") Bedroom 3 5.00m (16'5") x 3.90m (12'10") Bedroom 4 5.00m (16'5") x 4.56m (15') 3.40m (11'2") x 2.71m (8'11") Jack and Jill Bathroom Bedroom 2 4.57m (15') x 4.39m (14'5") Dressing Room 2.67m (8'9") x 1.15m (3'9") 2.67m (8'9") x 2.61m (8'7") En-suite Bathroom

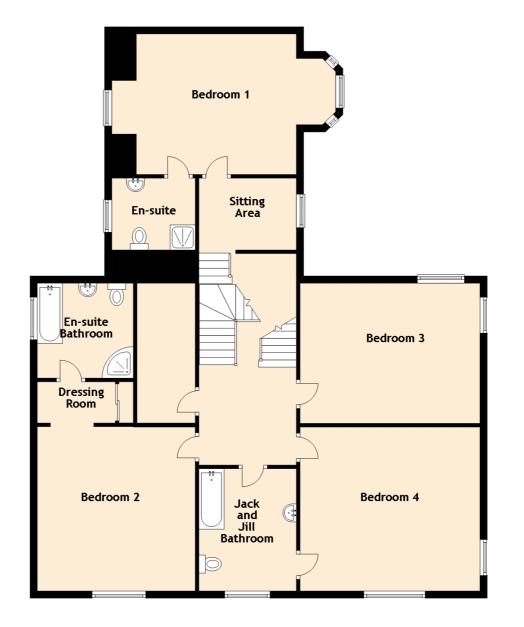
## Second Floo

Bedroom 5 6.71m (22') x 4.50m (14'9") Bedroom 6 6.41m (21') x 4.65m (15'3") Bathroom 2.95m (9'8") x 2.73m (8'11")

Gross internal floor area (m²): 342m²

EPC Rating: E





## FLOOR PLAN & DIMENSIONS

Extras (Included in the sale): All fitted floor coverings, curtains, blinds, some light fittings and light shades are included in the sale. Others to be identified to interested parties may be for sale by separate negotiation. Additionally the majority of the white goods are included. The property was run as a very successful 5 star B&B from 2004 until 2011. Various items of furniture will be available for sale by separate negotiation.

