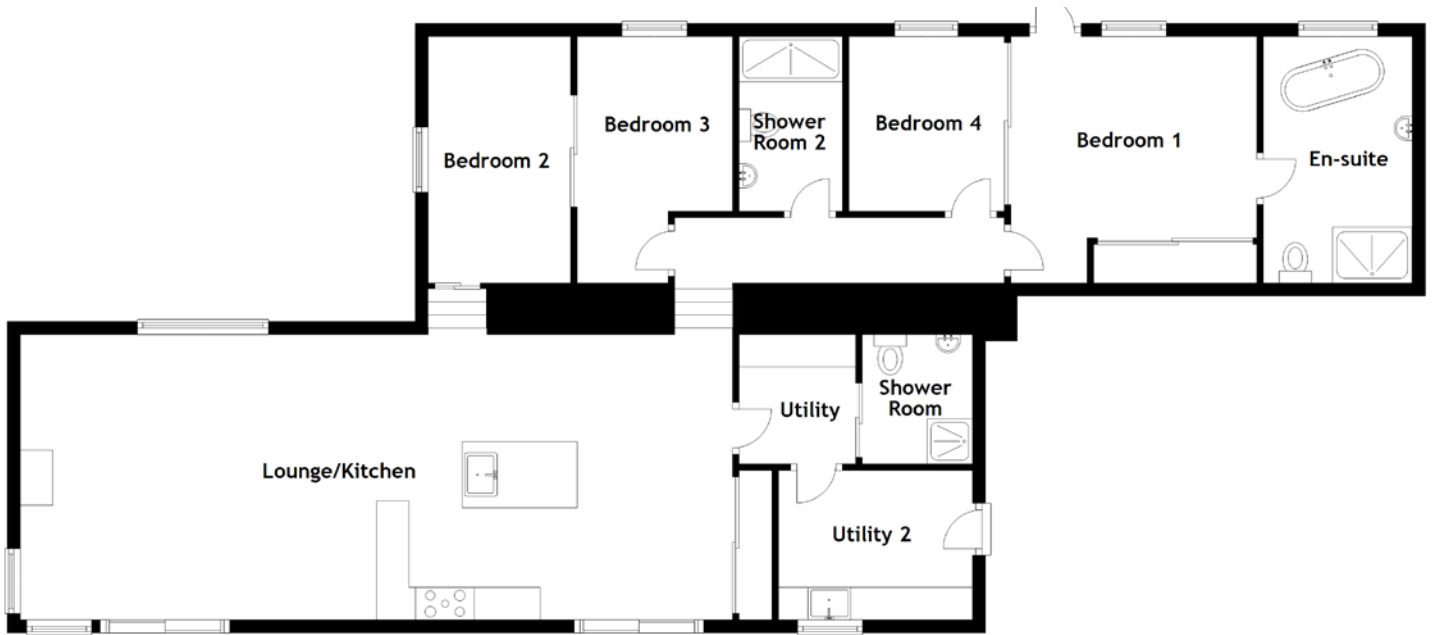


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	11.00m (36'1") x 4.40m (14'5")
Utility	2.00m (6'7") x 1.80m (5'11")
Utility 2	3.00m (9'10") x 2.30m (7'7")
Shower Room	2.00m (6'7") x 1.70m (5'7")
Shower Room 2	2.70m (8'10") x 1.60m (5'3")
Bedroom 1	3.80m (12'6") x 3.80m (12'6")
En-suite	3.80m (12'6") x 2.30m (7'7")

Bedroom 2	3.80m (12'6") x 2.20m (7'3")
Bedroom 3	3.80m (12'6") x 2.40m (7'10")
Bedroom 4	2.70m (8'10") x 2.40m (7'11")

Gross internal floor area (m²): 129m²
EPC Rating: C

Extras: A further 2.5 acres could be available for sale as a separate negotiation.

