

HOUSE &amp; CAFE FLOOR PLANS

## Approximate Dimensions (Taken from the widest point)

## Ground Floor

Lounge	4.72m (15'6") x 4.21m (13'10")
Office	4.27m (14') x 4.06m (13'4")
Family Room	4.02m (13'2") x 3.63m (11'11")
Dining Room	4.43m (14'6") x 3.59m (11'9")
Kitchen	3.72m (12'2") x 2.91m (9'7")
Utility	4.33m (14'2") x 2.05m (6'9")
WC	1.61m (5'4") x 1.06m (3'6")

## Garage

## Cafe

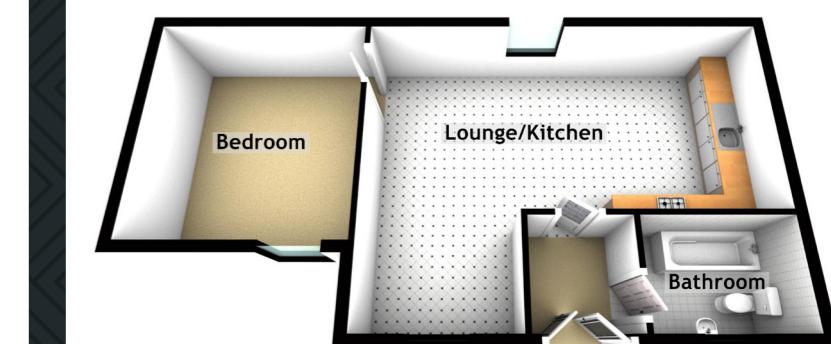
Cafe	10.25m (33'8") x 7.62m (25')
Kitchen	3.55m (11'8") x 2.64m (8'8")
Prep Room	4.90m (16'1") x 3.81m (12'6")
WC	2.98m (9'9") x 0.89m (2'11")
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WC	2.25m (7'5") x 1.59m (5'3")

## First Floor

Bedroom 1	4.85m (15'11") x 4.10m (13'5")
En-suite	2.86m (9'5") x 1.08m (3'7")
Bedroom 2	4.92m (16'2") x 4.24m (13'11")
Bedroom 3	4.13m (13'7") x 3.66m (12')
Bedroom 4	3.75m (12'4") x 3.55m (11'8")
Bedroom 5	3.85m (12'8") x 3.24m (10'8")
Bathroom	3.50m (11'6") x 1.80m (5'11")
Shower Room	2.21m (7'3") x 1.43m (4'8")

**Extras (Included in the sale):** To be discussed after formal viewing and negotiations.

## COTTAGE FLOOR PLANS

Approximate Dimensions  
(Taken from the widest point)

Bedroom	3.96m (13') x 3.68m (12'1")
Lounge/Kitchen	6.95m (22'10") x 3.46m (11'4")
Bathroom	2.47m (8'1") x 1.80m (5'11")



UNIQUE AND BESPOKE  
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