

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Basement 8.00m (26'3") x 5.30m (17'5")

Ground Floor

Lounge 4.80m (15'9") x 4.20m (13'9")
 Dining Room 4.20m (13'9") x 3.60m (11'10")
 Kitchen 3.50m (11'6") x 2.60m (8'6")

First Floor

Bathroom 2.30m (7'7") x 2.20m (7'2")
 Bedroom 5 5.50m (18'1") x 3.98m (13'1")
 Bedroom 6 4.20m (13'9") x 3.90m (12'10")
 Bedroom 7 4.80m (15'9") x 4.51m (14'10")
 Bedroom 8 4.80m (15'9") x 3.90m (12'10")

Second Floor

Shower Room 2.30m (7'7") x 2.20m (7'3")
 Bedroom 1 5.50m (18'1") x 3.90m (12'10")
 Bedroom 2 4.10m (13'5") x 3.10m (10'2")

Bedroom 3 4.80m (15'9") x 3.10m (10'2")
 Bedroom 4 4.80m (15'9") x 3.90m (12'10")
 Storage 3.70m (12'2") x 1.40m (4'7")

Rear Annexe 1 7.00m (23') x 3.40m (11'2")
 Rear Annexe 2 3.10m (10'2") x 2.80m (9'2")
 Rear Annexe 3 2.80m (9'2") x 2.30m (7'7")
 Rear Annexe 4 2.80m (9'2") x 1.50m (4'11")

Side Annexe Lounge 5.50m (18'1") x 4.50m (14'9")
 Side Annexe Bedroom 5.50m (18'1") x 3.50m (11'6")
 Side Annexe Shower room 2.90m (9'6") x 2.40m (7'10")

Gross internal floor area (m²): 274m²

EPC Rating: E

NOTE: The property's original garage to the right-hand side as you look at the building is now used as a small local hairdresser and is no longer part of the title.