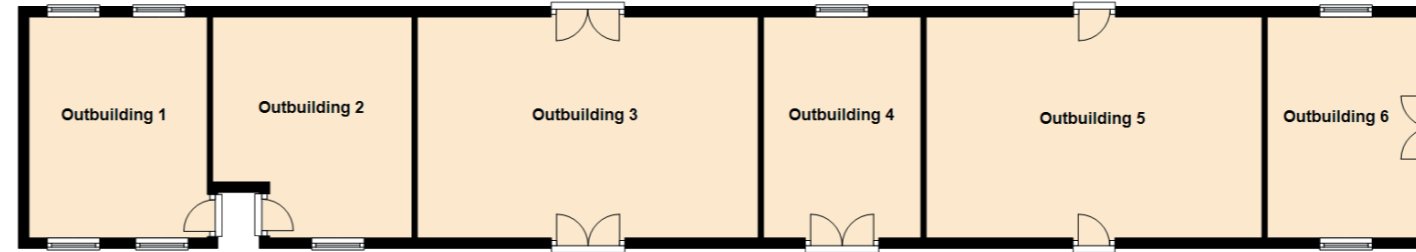
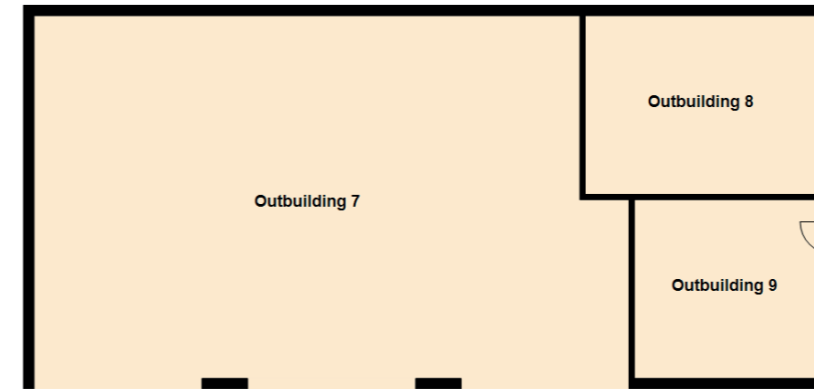
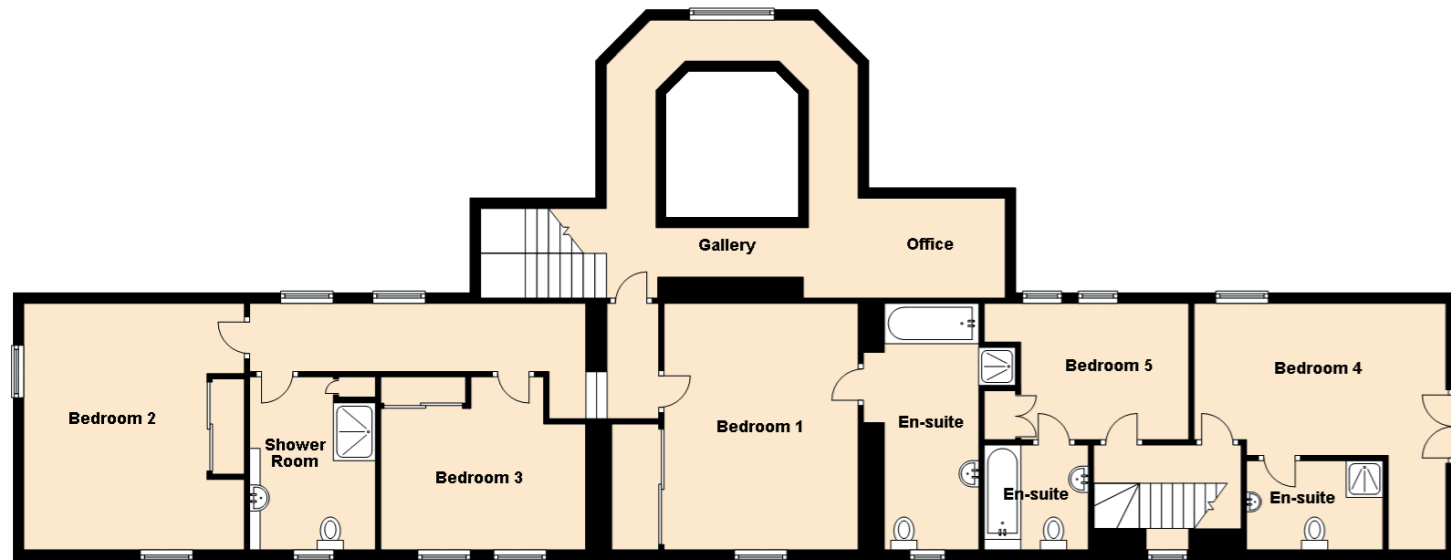


MAIN HOUSE



OUTBUILDINGS



Approximate Dimensions (Taken from the widest point)

Ground Floor

Living Room	6.40m (21') x 4.70m (15'5")
Kitchen	4.70m (15'5") x 4.70m (15'5")
Utility	1.81m (5'11") x 1.80m (5'11")
Dining Room	4.70m (15'5") x 4.60m (15'1")
Lounge	5.30m (17'5") x 4.80m (15'9")
Games Room	9.40m (30'10") x 4.70m (15'5")
WC	1.60m (5'3") x 1.30m (4'3")
WC 2	1.90m (6'3") x 1.50m (4'11")

First Floor

Bedroom 1	4.40m (14'5") x 3.70m (12'2")
En-suite	4.60m (15'1") x 2.20m (7'3")
Bedroom 2	4.70m (15'5") x 4.20m (13'10")
Bedroom 3	4.30m (14'1") x 3.30m (10'10")
Bedroom 4	4.80m (15'9") x 4.70m (15'5")
En-suite	2.60m (8'6") x 1.50m (4'11")
Bedroom 5	3.20m (10'6") x 2.60m (8'6")
En-suite	1.80m (5'11") x 1.80m (5'11")
Office	2.70m (8'10") x 1.90m (6'3")
Shower Room	3.30m (10'10") x 2.40m (7'10")

External

Outbuilding 1	4.20m (13'9") x 3.40m (11'2")
Outbuilding 2	4.20m (13'9") x 3.80m (12'6")
Outbuilding 3	6.50m (21'4") x 4.20m (13'9")
Outbuilding 4	4.20m (13'9") x 3.00m (9'10")
Outbuilding 5	6.40m (21') x 4.20m (13'9")
Outbuilding 6	4.20m (13'9") x 3.00m (9'10")
Outbuilding 7	10.40m (34'1") x 6.90m (22'8")
Outbuilding 8	4.60m (15'1") x 2.70m (8'10")
Outbuilding 9	3.60m (11'10") x 3.40m (11'2")

Gross internal floor area (m<sup>2</sup>): 321m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): All fixtures and fittings are included with the exception of the master bedroom light fitting. Other items such as the pool table may be available by separate negotiation.