

# DIMENSIONS

Ground floor	Metric	Imperial
Sitting room	5000 x 7200	16'5" x 23'7"
Dining room	3860 x 4700	12'8" x 15'5"
Cloakroom	1677 x 855	5'6" x 2'10"
Kitchen/breakfast	7128 x 4070	23'5" x 13'4"
Utility room	2182 x 4235	7'2" x 13'11"
First floor		
Master bedroom	4997 x 4456	16'5" x 14'7"
Master en-suite	2666 x 2638	8'9" x 8'8"
Dressing room	2176 x 2638	7'2" x 8'8"
Bedroom 2	3113 x 4420	10'3" x 14'6"
Bedroom 3	3524 x 2890	11'7" x 9'6"
Bedroom 4	3474 x 2890	11'5" x 9'6"
Bedroom 5	2207 x 3820	7'3" x 12'6"
Bathroom	2732 x 2732	9' x 9'

Notes: - All measurements are scaled from plans and taken prior to construction. The company operates a policy of continuous product development and some dimensions may be varied during construction.



# BLACKBIRD BARN

## PLOT 2 (BARN CONVERSION)

Blackbird Barn is one of three barns belonging to the original New House Farm which has been thoughtfully converted to create a beautiful five bedroom family home. Both reclaimed and original beams have been used throughout the property and particular attention has been paid to retaining and where possible enhancing original features.

The sitting room has a double aspect and a fireplace created from reclaimed bricks and beams. At the heart of the home is a spacious breakfast kitchen, which has a large glazed screen flooding the area with light. This room leads through to the hall and dining area which in turn links back to the sitting room, providing a flexible open plan space. The ground floor also features a utility room, cloakroom and lobby area. The kitchen itself has been handcrafted and painted by Clarity Arts and features a range of appliances including a range cooker, as well as granite worktops and tiled floor.

The first floor offers five bedrooms and the house bathroom which has both a bath and separate shower enclosure. The master bedroom has both an ensuite bathroom and dressing area. Outside, the driveway and parking areas are block paved and



the garage has a remotely operated electric door. The walled garden benefits from being a private area and has a patio area outside the breakfast kitchen.