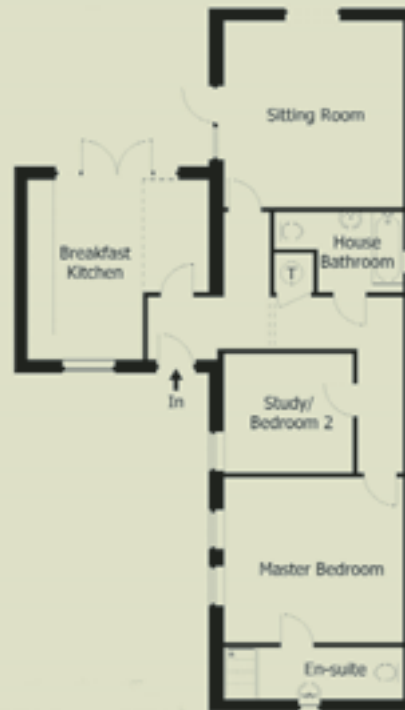


# shetland cottage

PLOT 4

Ground floor	Metric	Imperial
Breakfast kitchen	4100 (red to 2550) x 4150 (red to 2650)	13'5" (red to 8'4") x 13'7" (red to 8'8")
Sitting room	4300 x 4000	14' 1" x 13'1"
Master bedroom	3600 x 4150	11'10" x 13'7"
Master en-suite	1200 x 4150	3'11" x 13'7"
Bedroom 2/Study	2900 x 2900	9'6" x 9'6"
House bathroom	1950 (red to 1050) x 2900 (red to 2000)	6'5" (red to 3'5") x 9'6" (red to 6'7")

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.



Shetland Cottage is an unusual barn conversion with accommodation on one level. The sitting room features a vaulted ceiling and a reclaimed brick fireplace, and a door onto the lawned garden. The breakfast kitchen has an exposed truss to the ceiling with feature purlins, and French doors opening onto the sandstone patio. The kitchen itself has shaker style with granite work tops and a range of integrated appliances.

The master bedroom has an ensuite shower room, with a Grohe thermostatic shower in a large enclosure. There is also a second bedroom or study and a house bathroom which has a bath with shower over.

