

# SWIFT BARN

PLOT 1 (BARN CONVERSION)

Swift Barn is one of three barns belonging to the original New House Farm which has been thoughtfully converted to create a spacious four 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 such as the large glazed panel to the centre of the barn.

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 kitchen, breakfast and snug area which has French doors in a glazed panel leading onto the garden. This room leads off to a dining area, which again features French doors, and also gives access to the utility room and cloakroom. 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.

In the hall there is a large storage cupboard with window, and stairs with half landing leading up to the first floor. The master bedroom has both an ensuite shower room and dressing area. There are three further bedrooms, one with ensuite shower room and a further house bathroom which has both a bath and separate shower enclosure.

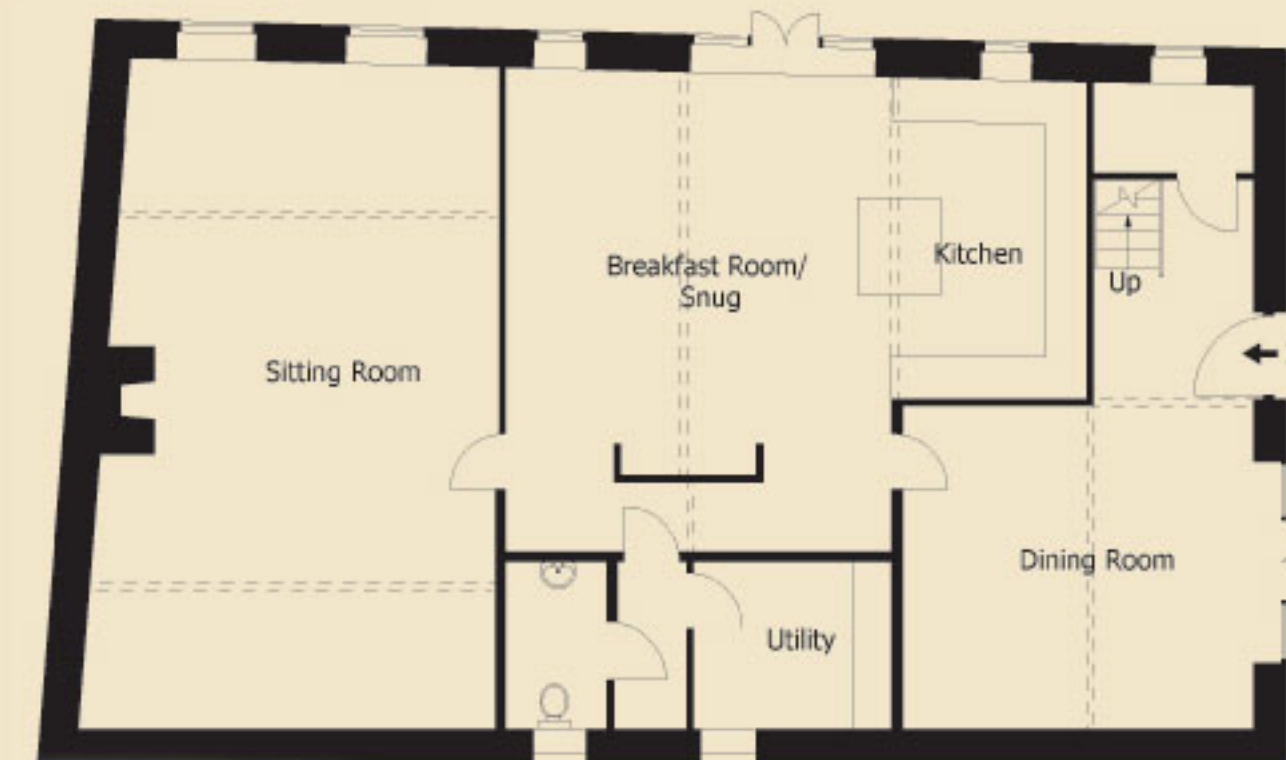


Outside, the driveway and parking areas are block paved and the garage has a remotely operated electric door. The walled garden benefits from being a private area and has a patio outside the breakfast room.

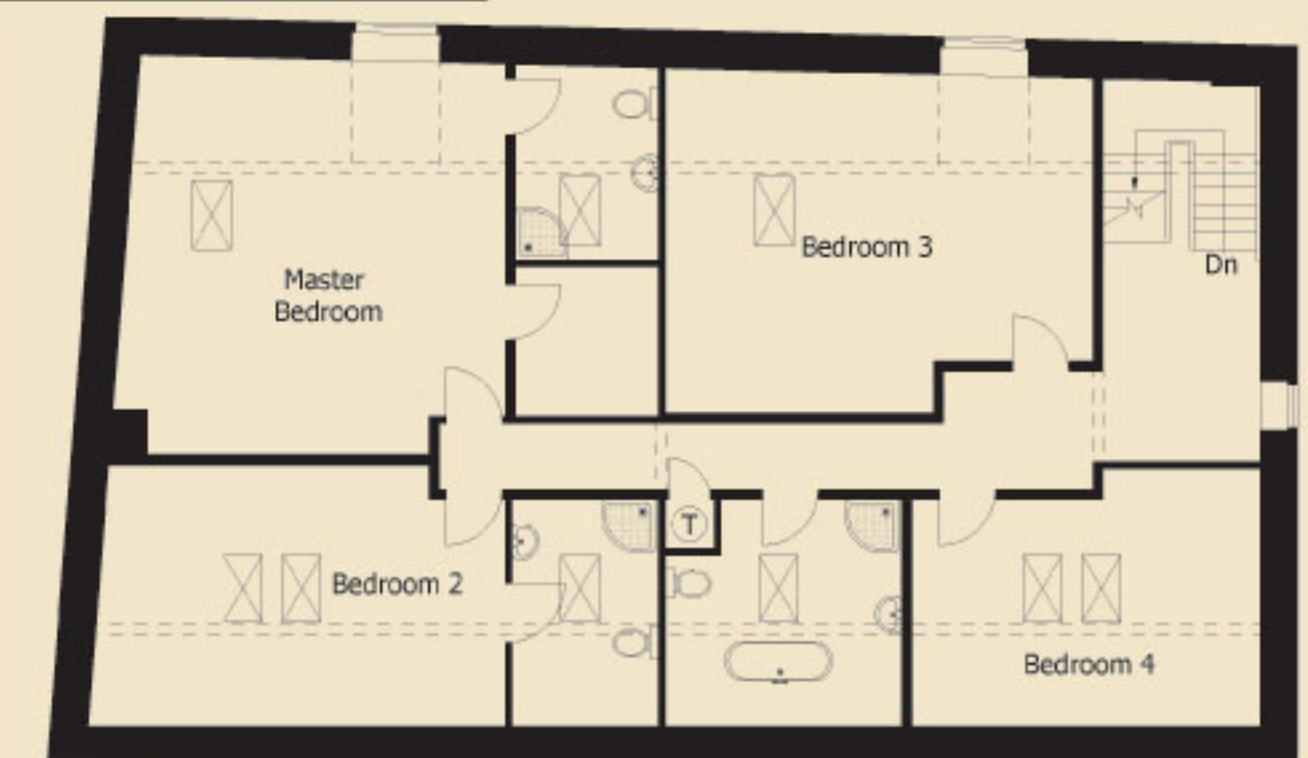
## DIMENSIONS

Ground floor	Metric	Imperial
Sitting room	6050 (red to 5350) x 9600	19'10" (red to 17'7") x 31'6"
Breakfast room/Snug	5750 x 7000	18'10" x 23'
Dining room	5600 (max) x 4650	18'4" x 15'3"
Cloakroom	1500 x 2450	4'11" x 8'
Kitchen	2850 x 4650	9'4" x 15'3"
Utility	3000 x 2450	9'10" x 8'
First floor		
Master bedroom	5700 (red to 5400) x 5700 (max)	18'8" (red to 17'9") x 18'8"
Master en-suite	2200 x 2800	7'3" x 9'2"
Dressing room	2200 x 2200	7'3" x 7'3"
Bedroom 2	6100 (red to 4700) x 3800 (red to 3250)	20' (red to 15'5") x 12'6" (red to 10'8")
Bedroom 2 en-suite	2200 x 3300	7'3" x 10'10"
Bedroom 3	6300 (red to 3950) x 5000 (red to 4400)	20'8" (red to 12'11") x 16'5" (red to 14'5")
Bedroom 4	5100 (red to 2300) x 3700 (red to 3300)	16'9" (red to 7'7") x 12'2" (red to 10'10")
Bathroom	3500 (red to 2600) x 3300 (red to 2500)	11'6" (red to 8'6") x 10'10" (red to 8'2")

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.



Ground Floor



First Floor