



HAYCROFT BARNs

Calveley

Our idea of Contemporary Barn Living, redefines your lifestyle...



Part of the Lingfield Group



Chose your new Lifestyle...

Our design ethos was simple...

"... to create a dynamic, safe, secure, unique, modern, forward-thinking and sustainable Contemporary living experience - that sensitively replaces and connects to the environment within a Countryside setting... with a sense of Wellbeing".

"We are all very excited about what we have achieved, we are sure you will be too."

The Team at Croft Holdings Ltd



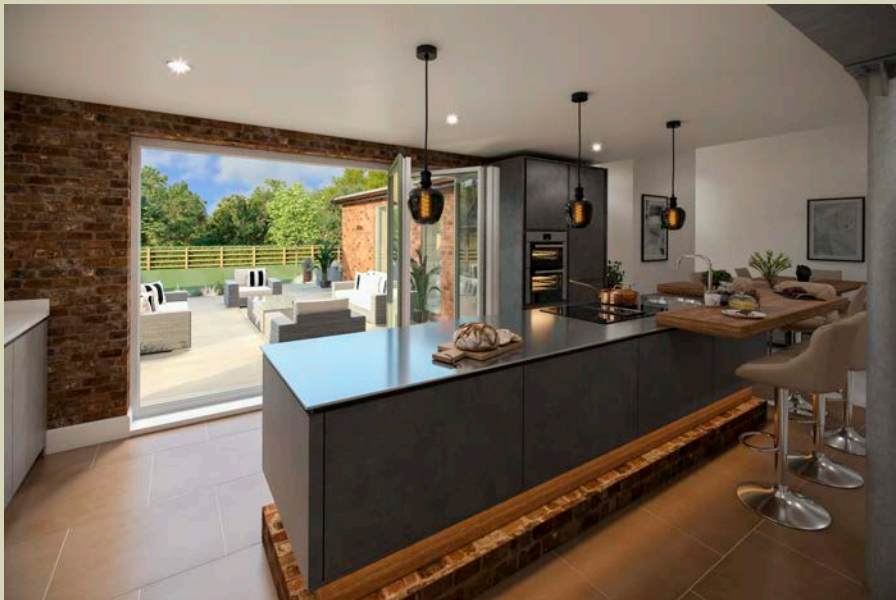
The Range...



Number One



Number One



Welcome to Haycroft

Number One

Your new sustainable 3 or 4 bedroom family Barn Conversion has been individually and creatively designed retaining the architectural internal and external features and built to the highest standard.

Internally, a welcoming reception leads to open plan and modern living spaces including hall, lounge, dining and family rooms, utility room, WC and bespoke designer kitchen with a central cooking island. Large feature bi-folding doors allows you to enjoy your amazing outside sun terraces and large, formal landscaped gardens supplemented by double Oak Garages, log store and private drive with room for two additional cars (EV fast-charging included).

Your feature staircase leads to a large en-suite master bedroom with balcony, two (three subject to customer requirements) further double bedrooms and large family bathroom.



Master Bedroom	5120 x 3795 (16'10 x 12'5)
En-Suite (o/all)	2315 x 2355 (7'7 x 7'9)
Bedroom 2	3570 x 4700 (11'9 x 15'5)
Bedroom 3	2830 x 3230 (9'3 x 10'7)
Bathroom	3365 x 2210 (11'0 x 7'3)

Kitchen / Dining Area	10170 x 3100 (33'4 x 10'2)
Living Room	6520 x 5155 (21'5 x 16'11)
Family room	4660 x 7425 (15'3 x 24'4)
Utility (o/all)	2105 x 3015 (6'11 x 9'11)
WC	1170 x 1755 (3'10 x 5'9)

All dimensions shown are structural dimensions only. There may be slight variations in the finished room size.





Number Two



Number Two



Your new sustainable 4 or 5 bedroom family Barn Conversion has been individually and creatively designed retaining the architectural internal and external features and built to the highest standard.

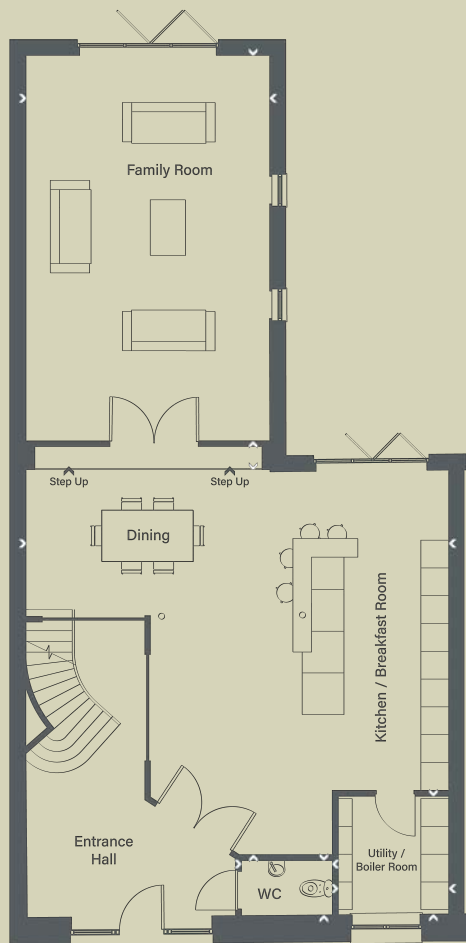
Internally, a welcoming reception leads to open plan and modern split level living spaces including hall, lounge, dining and family rooms, utility room, WC and bespoke designer kitchen with a central cooking island. Large feature bi-folding doors allows you to enjoy your amazing outside sun terraces and large, formal landscaped gardens supplemented by double Oak Garages, log store and private drive with room for two additional cars (EV fast-charging included).

Your feature staircase leads to a large en-suite master bedroom with lounge, his and hers walk in wardrobes and balcony, three (four subject to customer requirements) further double bedrooms and large family bathroom.



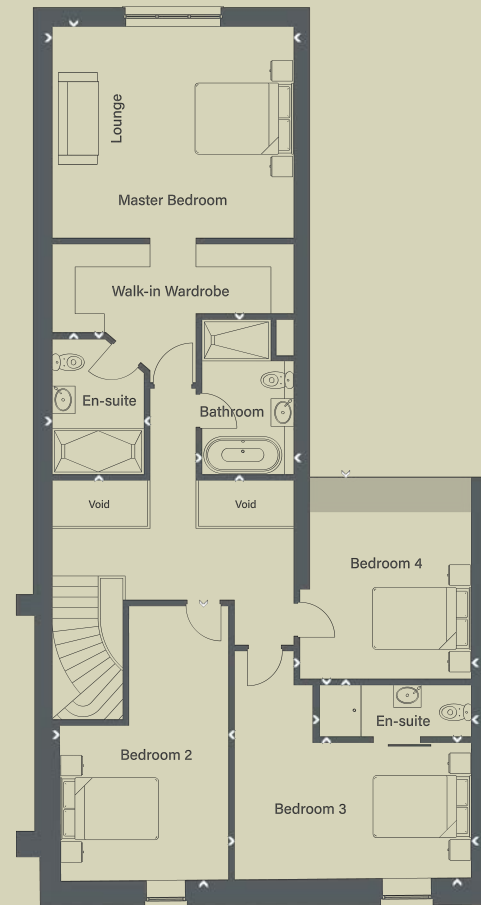
Welcome to Haycroft

Number Two



Open-Plan Kitchen / Living Dining (o/all)	9120 x 9635	(29'11 x 31'7)
Family Room	5260 x 8945	(17'3 x 29'4)
Utility	2380 x 2560	(7'10 x 8'5)
WC	1085 x 1705	(3'7 x 5'7)

All dimensions shown are structural dimensions only. There may be slight variations in the finished room size.



Master Bedroom	5260 x 4100	(17'3 x 13'5)
Walk-in Wardrobe	5260 x 2020	(17'3 x 6'8)
En-suite	2000 x 3370	(6'7 x 11'1)
Bedroom 2 (o/all)	3650 x 5490	(12'0 x 18'0)
Bedroom 3	5155 x 3315	(16'11 x 10'11)
Bedroom 4 (o/all)	3730 x 5330	(12'3 x 17'6)
Bathroom (o/all)	2000 x 3370	(6'7 x 11'1)





Number Three



Number Three



Welcome to Haycroft Number Three

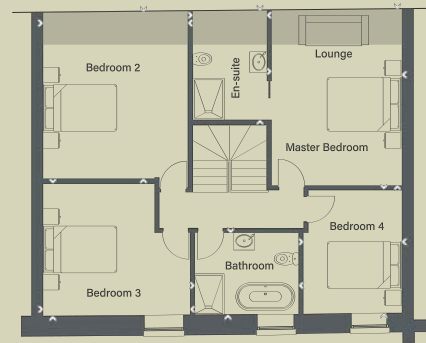
Your new sustainable 4 bedroom family Barn Conversion has been individually and creatively designed retaining the architectural internal and external features and built to the highest standard.

Internally, a welcoming reception leads to open plan and modern split level living spaces including hall, lounge, dining and family rooms, utility room, WC and bespoke designer kitchen with a central cooking island. Large feature bi-folding doors allows you to enjoy your amazing outside sun terraces and large, formal landscaped gardens supplemented by double Oak Garages, log store and private drive with room for two additional cars (EV fast-charging included).

Your central feature staircase leads to a large en-suite master bedroom, three further double bedrooms and large family bathroom.



Kitchen / Dining (o/all)	6215 x 5135	(20'5 x 16'10)
Living Room	6165 x 3255	(20'3 x 10'8)
Family Room	4115 x 6305	(13'6 x 20'8)
Utility (o/all)	2380 x 2725	(7'10 x 8'11)
WC	1590 x 1500	(5'3 x 4'11)



Master Bedroom	3755 x 5080	(12'4 x 16'8)
En-Suite	2335 x 3155	(7'8 x 10'4)
Bedroom 2	3215 x 4810	(10'7 x 15'9)
Bedroom 3	3960 x 3805	(13'0 x 12'6)
Bedroom 4	3680 x 2360	(12'1 x 7'9)
Bathroom	2425 x 3560	(7'11 x 11'8)

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Number Four



Number Four



Welcome to Haycroft Number Four

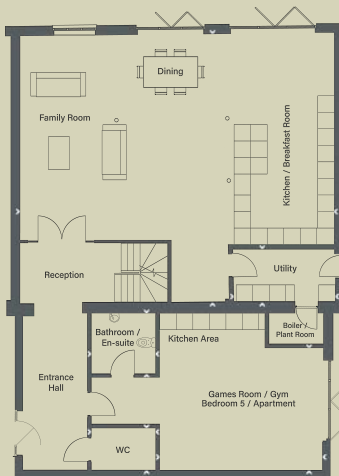
Your new sustainable 5 bedroom family Barn Conversion has been individually and creatively designed retaining the architectural internal and external features and built to the highest standard.

Internally, a welcoming reception leads to open plan and modern split level living spaces including hall, lounge, dining and family rooms, utility room, WC and bespoke designer kitchen with a central cooking island.

A separate ground floor gym, games room or apartment with kitchen, bathroom and WC (customer's design requirements).

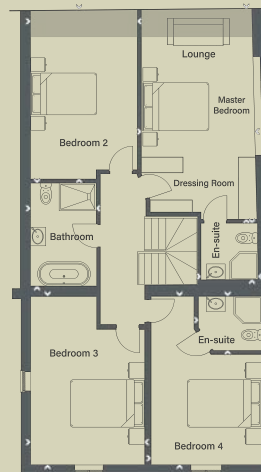
Large feature bi-folding doors allows you to enjoy your amazing outside sun terraces and large, formal landscaped gardens supplemented by double Oak Garages with first floor office or guest suite, log store and private drive with room for two additional cars (EV fast-charging included).

Your feature staircase leads to a large en-suite master bedroom with lounge, his and hers walk in wardrobes and architectural glazed feature elevation, three further double bedrooms and large family bathroom.



Open-Plan Kitchen / Living Dining (o/all)	11410 x 9725	(37'5 x 31'11)
Games Room / Gym/ Bedroom 5/ (o/all)	5935 x 5495	(19'6 x 18'0)
Entrance Hall	2440 x 5550	(8'0 x 18'3)
Utility	3680 x 1900	(12'1 x 6'3)
Bathroom (o/all)	2250 x 2140	(7'5 x 7'0)
WC (o/all)	2250 x 1615	(7'5 x 5'4)

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Master Bedroom (o/all)	4095 x 4710	(13'5 x 15'5)
En-Suite	1850 x 2055	(6'1 x 6'9)
Bedroom 2	3015 x 5300	(9'11 x 17'5)
Bedroom 3 (o/all)	3655 x 4290	(12'0 x 14'1)
En-Suite (o/all)	1920 x 1800	(6'4 x 5'11)
Bedroom 4	3655 x 4290	(12'0 x 14'1)
Bathroom	1955 x 3295	(6'5 x 10'10)





Number Four

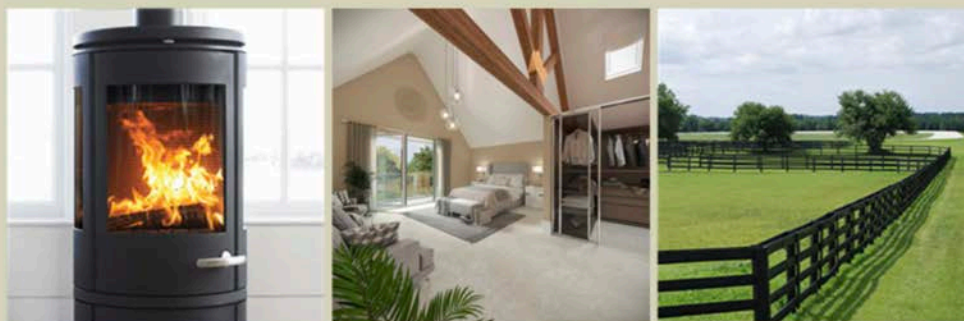


Personalise your lifestyle

Unique only to Haycroft

A unique opportunity to Personally design your new home and further enhance your lifestyle, choose from our bespoke selection.

Select from the following and our Sales Executive will advise on design, cost and arrange everything...



Bespoke Master bedroom Suite

Equestrian or Paddock Additional adjoining Land

Full Digital Security System

Kitchen & Bathroom Upgrades

Farrow & Ball Paint Colour and specification

Air Source Heat Pump





HAYCROFT

Calveley



Your Kitchen

- Choice of modern quality fitted kitchen units
- Soft close kitchen cupboards
- Built in double electric oven
- 4 ring electric or gas hob
- Stainless steel chimney extractor hood
- Integrated dishwasher
- Plumbing for washing machine
- Solid worktops in kitchen and utility room
(Customer extra Specification Granite or Corian)
- Chrome mixer taps and 1 1/2 bowlsinks
- Custom lighting



Your Bathroom & En-suite

- White Contemporary Sanitary ware
(Customer extra Specification if required)
- Contemporary white bathroom suites and chrome taps
(Customer extra Specification if required)
- Thermostatically controlled showers
- Chrome towel rail radiator
- Choice of Porcelain flooring and half tiled wall covering to bathroom
(natural Stone/Travertine Customer extra Specification)
- Shaver point in bathroom and en-suite



Your Fittings

- Feature Wall External Lighting to front and rear
- TV & Sat points to living room
- TV points to kitchen and master bedroom
- Telephone point to Hall
- Digital Aerial fitted in loft
- Recessed downlights to kitchen, bathrooms and en-suites



Your Bedrooms

- TV & Sat points Master bedroom



Your Safety & Security

- Mains Interconnected smoke and heat detectors
- Window and door high security lockable handles
- 10-year Warranty
- External lanterns with PIR sensors - front & rear
- Fused Spur for wireless burglar alarm system
(Full Digital Security System extra Cost)



Heating

- Gas Central Heating
- Zone Controlled Underfloor Heating
- Sustainable Heating Source (Optional)



General

- Porcelain or Carpet to all ground floor accommodation
- Carpet to all first floor accommodation including bedrooms and circulation area
- Porcelain tile floors to kitchen
- Porcelain tile to floors and ceramic to walls utility
- Oak veneer internal doors
- Contemporary ironmongery
- Paint finish to walls
- (Farrow & Ball extra cost specification. See Personal Upgrades)
- Feature staircase, spindles and newels and handrail
(subject to customer design)



Your Energy saving features

- Energy efficient windows and doors
- Mechanical ventilation
- Gas boiler with smart electronic temperature and zone control
- Energy efficient lighting throughout
- Latest cavity wall, floor and roof insulation technology



Your Parking & External features

- Tobermore block paved driveways, footways and Patios
- Gardens walls
- Electric car charging point
- External cold tap rear
- Turfed and landscaped front and rear gardens
- 1.1m high close-boarded fence and or hedgerow plot division
- Bin and log store
- Double Oak Garage

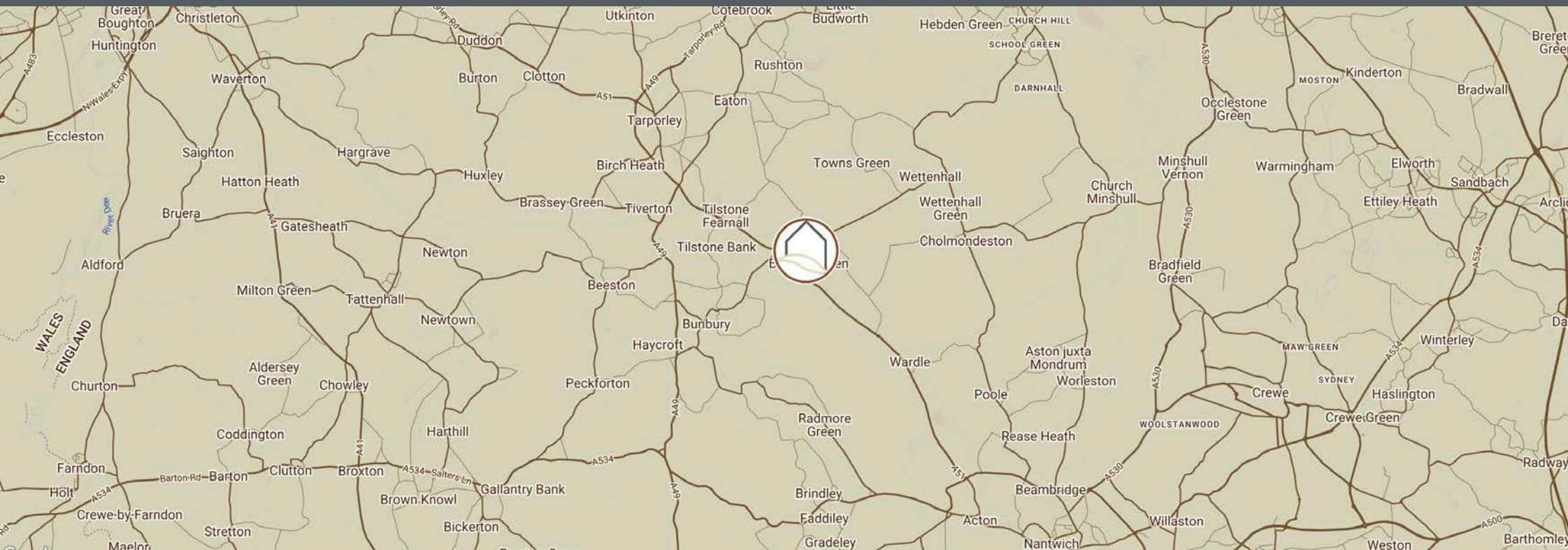
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The Team at Croft Holdings Ltd





Where are we ...

Haycroft, Calveley, Nr Tarporley, Cheshire, CW6 9JN

SJ 59020 58711

X (Easting): 359020 Y (Northing): 358711

Latitude: 53.123982 Longitude: -2.6138315



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View or Contact us...

www.haycroftcalveley.com



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