

THE OLD FARMSTEAD *at Bulcote*



The Barleycroft *5 Bed Detached*

- ❖ **Exceptional 2.5-storey five-bedroom detached executive home**
- ❖ **Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring**
- ❖ **Orangery-style kitchen roof lantern enhancing natural light**
- ❖ **Top-floor dedicated principal suite with walk-in wardrobe and luxurious en-suite. Velux balcony window to maximise countryside views**
- ❖ **Central kitchen island with dedicated snug area**
- ❖ **High-quality finishes throughout within a prestigious countryside setting**
- ❖ **Electric vehicle charging point**
- ❖ **Additional countryside land conveyed beyond generous rear garden**

The Barleycroft is a beautifully crafted 2.5-storey detached executive home that blends contemporary design with timeless elegance, offering generous family living within a sophisticated countryside setting.

The ground floor welcomes you with a grand entrance hall, leading to a private lounge, convenient WC, and a spectacular open-plan kitchen, dining and family area. Created with both everyday life and entertaining in mind, this stunning space features premium German kitchen cabinetry, integrated NEFF appliances, a central island, and elegant Porcelanosa tiled flooring. A versatile snug offers the perfect space for home working or additional family living.

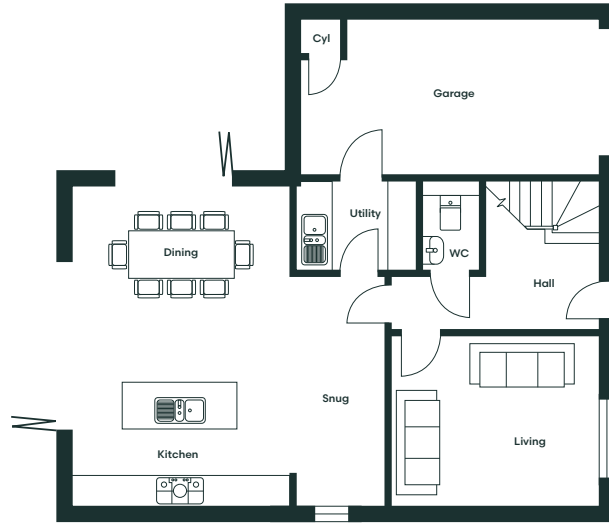
An orangery-style roof lantern fills the living space with natural light, while two sets of bi-fold doors open onto the landscaped rear garden, complete with a patio and large lawned area.

The first floor offers four well-proportioned bedrooms, including three generous doubles, one benefitting from its own stylish en-suite shower room, alongside a spacious single bedroom. A contemporary family bathroom is finished to an exceptional standard with Porcelanosa tiling, chrome heated towel rail and premium spa-style shower fittings.

Occupying the entire top floor, the luxurious principal suite provides a private sanctuary. This impressive space features a generous walk-in wardrobe, an elegant en-suite bathroom with Porcelanosa finishes, and a striking Velux balcony window that floods the room with natural light while framing far-reaching countryside views.

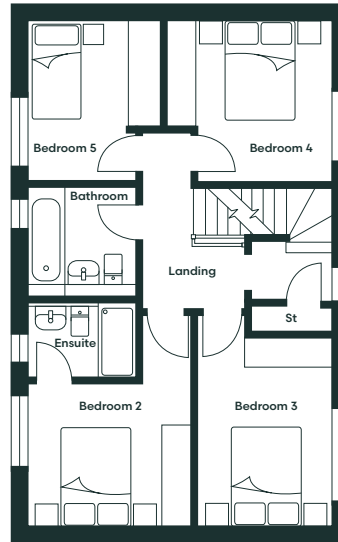
Beautifully crafted inside and out, The Barleycroft delivers sophisticated design, high-quality specification, and versatile family accommodation in a truly idyllic rural setting.

The Barleycroft *Floor Plan*



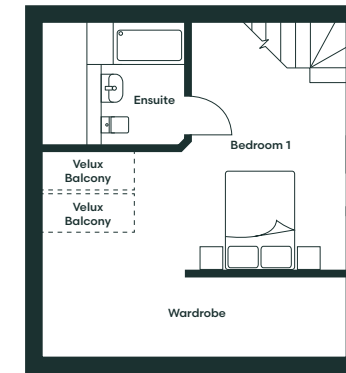
Ground Floor

Lounge	3569 x 4262	11'7" x 14'
Snug/Study	4475 x 1631	14'7" x 5'4"
Kitchen/Dining	6653 x 4512	21'8" x 14'8"
Utility	1508 x 2345	4'9" x 7'7"
Garage	3163 x 5242	10'4" x 17'2"



First Floor

Bedroom 2	2885 x 3302	9'5" x 10'8"
Bedroom 3	3512 x 2698	11'5" x 8'9"
Bedroom 4	3163 x 3369	10'4" x 11'1"
Bedroom 5	3163 x 2631	10'4" x 8'6"
Bathroom	1935 x 2108	6'3" x 6'9"
En-suite	1653 x 2108	5'4" x 6'9"



Second Floor

Bedroom 1	4922 x 3017	16'1" x 9'9"
Walk-in Wardrobe	1640 x 6090	5'4" x 20'
En-suite	2419 x 2065	7'9" x 6'8"



To discover more, contact our Sales Team

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