





Beech Barn is an impressive two-bedroom home that blends striking character features with contemporary design. Accessed via a solid timber entrance door with glazed panel, the property opens into a welcoming living room featuring a window to the front elevation, built-in storage and recessed shelving, creating a practical yet attractive reception space.









Floor 0



Floor 1



Approximate total area⁽¹⁾

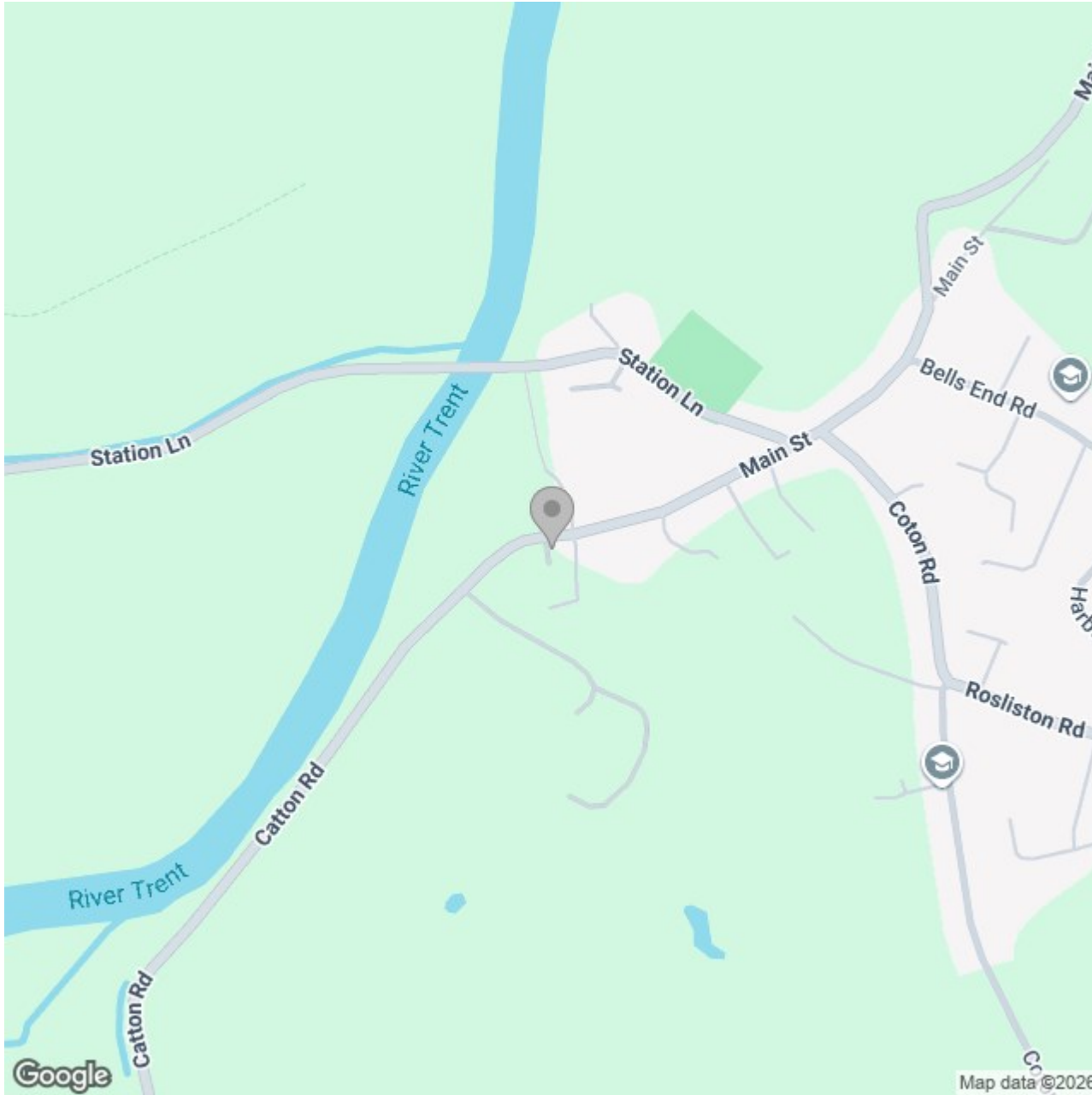
68.4 m²

736 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	