

THE  
OLD FARMSTEAD  
*at Bulcote*



**The Longbarn** *3 Bedroom Conversion*

- ❖ **Exceptional three-bedroom, two-storey heritage conversion**
- ❖ **Contemporary German-designed kitchen with integrated NEFF appliances and Porcelanosa tiled flooring**
- ❖ **1795 sq. ft of accommodation with a large downstairs study area complete with its own WC**
- ❖ **Underfloor heating throughout**
- ❖ **Triple aspect front windows which enhance natural light and size**
- ❖ **High and vaulted ceilings with exposed original rafters**
- ❖ **Tall, elegant character windows and exposed structural columns**
- ❖ **Access to exclusive courtyard and wider communal landscaped areas**
- ❖ **Allocated parking spaces**
- ❖ **Electric vehicle charging point**

The Longbarn is a distinctive three-bedroom, two-storey heritage conversion, offering an unusual and highly desirable layout that combines the original agricultural character with contemporary open-plan living.

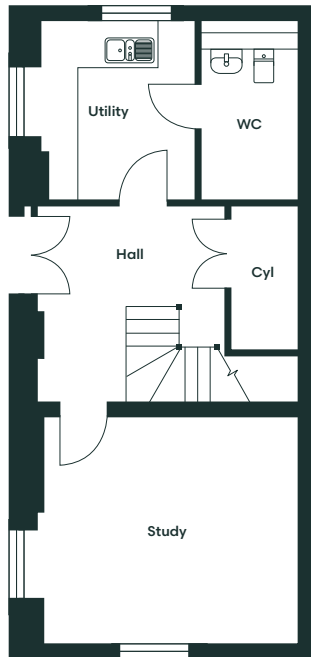
A feature entrance hallway creates an immediate sense of arrival, with a dedicated study positioned to the front elevation, complete with a large feature window that draws in natural light, making it ideal for home working. Across from the entrance, a practical utility room and ground-floor WC provide discreet functionality while maintaining a smooth transition to the next floor.

On the first floor, a light-filled landing leads to three well-proportioned double bedrooms, including a principal suite with a private en-suite bathroom, finished with Porcelanosa tiling and premium fittings. A stylish family bathroom, also finished to a high specification, is conveniently positioned opposite Bedroom Three.

An inner hallway opens into a vast open-plan living, dining and kitchen space extending from front to rear. The beautifully designed kitchen features high-quality German design, integrated NEFF appliances, Porcelanosa tiled flooring and a breakfast bar. Triple-aspect windows to the front elevation enhance the sense of light and space throughout.

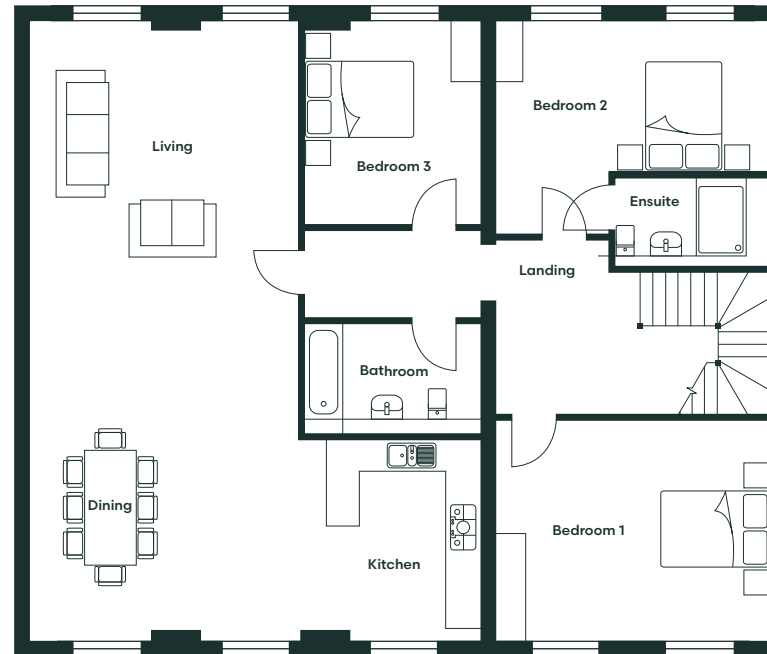
The Longbarn retains a wealth of original architectural features, including high and vaulted ceilings, exposed rafters and tall, elegant windows. Residents also benefit from access to the exclusive courtyard and wider communal landscaped areas, offering a rare blend of rural charm and refined modern living.

# Longbarn *Floor Plan*



*Ground Floor*

Study	4658 x 4504	15'3" x 14'9"
Utility	2928 x 2663	9'7" x 8'9"
WC	2928 x 1616	9'7" x 5'4"



*First Floor*

Bedroom 1	4762 x 4130	15'7" x 13'7"	Kitchen	3523 x 3191	11'7" x 10'6"
Bedroom 2	4762 x 4130	15'7" x 13'7"	Living/Dining	10893 x 4748	35'9" x 15'7"
Bedroom 3	3527 x 3077	11'7" x 10'1"			
Ensuite	2638 x 1579	8'8" x 5'2"			
Bathroom	3077 x 1950	10'1" x 6'5"			



**To discover more, contact our Sales Team**

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Disclaimer: All information and images provided are intended for illustrative purposes only and may be subject to change for reasons beyond our control. Wall and roof finishes vary. Handing may vary and some plots have integrated garages. Ask a member of our sales team for a finishes schedule to clarify queries on a specific plot. Floor plans are not to scale and each property shown may not include the features as described in the illustrations. As a consequence, this should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a warranty, contract or part thereof.

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