



Design: 175. Design Name: **Springhall**

Floor Area: **223.58**

Frontage: **13.02**

Overall Height: **8.43**

Description: This traditional style two storey farmhouse has a modest floor area and large family accommodation. Pocket type doors connect the kitchen/dining and living rooms. The draught porch helps to conserve energy. All bedrooms have built-in wardrobes and the main bedroom has a bathroom ensuite. A large open landing is a feature and gives access to all rooms and the walk-in hot press. The front elevation has traditional up and down sash windows, natural stone finish and the roof is slated.

Dimensions:

Ground floor

| | | | | | |
|---------------------|------|---|---|------|---|
| Kitchen/dining room | 6.00 | M | x | 4.50 | M |
| Utility room | 3.20 | M | x | 2.35 | M |
| Toilet | 1.60 | M | x | 1.50 | M |
| Sitting room | 7.00 | M | x | 4.50 | M |
| Inner hall | 5.40 | M | x | 3.00 | M |
| Porch | 2.40 | M | x | 1.80 | M |
| Living room | 4.50 | M | x | 4.00 | M |

First floor

| | | | | | |
|--------------------------------|------|---|---|------|---|
| *Bedroom 1 | 4.50 | M | x | 4.00 | M |
| Bathroom ensuite | 2.35 | M | x | 1.69 | M |
| Bedroom 2 | 4.50 | M | x | 4.20 | M |
| Bedroom 3 | 4.50 | M | x | 3.45 | M |
| Bedroom 4 | 4.50 | M | x | 3.45 | M |
| Bathroom | 3.01 | M | x | 2.35 | M |
| Landing with walk-in hotpress. | | | | | |

Notes

*Excluding wardrobe.