

# TAWNY OWL BARN

PLOT 3 (BARN CONVERSION)

Tawny Owl Barn is one of three barns belonging to the original New House Farm which has been thoughtfully converted to create a unique four bedroom family home. Both reclaimed and original beams have been used throughout the property and particular attention has been paid to retaining and where possible enhancing original features.

The sitting room has a double aspect with larged glazed screen and French doors out onto the patio, and a fireplace created from reclaimed bricks and beams. Through the lobby lies the dining area with stairs to the first floor and exposed brick feature wall. Adjacent to this room is the breakfast kitchen which has been handcrafted and painted by Clarity Arts and features a range of appliances including a range cooker, as well as granite worktops and tiled floor.

Off the kitchen is a utility room as well as a family room and a ground floor cloakroom. The master bedroom is also on this floor overlooking the garden and has an ensuite shower room. Upstairs there are three further bedrooms and house bathroom with a bath and separate shower enclosure.



Outside, the driveway and parking areas are block paved and the double garage has a remotely operated electric door. There is a beautiful garden has a patio area outside the breakfast kitchen, and there is also a further garden and parking area to the west of the property.

## DIMENSIONS

Ground floor	Metric	Imperial
Sitting room	4997 x 5270	16'5" x 17'3"
Dining room	4997 x 3086	16'5" x 10'1"
Snug	5734 x 2640	18'10" x 8'8"
Cloakroom	1620 x 1887	5'4" x 6'2"
Kitchen	4997 x 5160	16'5" x 16'11"
Utility	3074 x 1900	10'1" x 6'3"
Master bedroom	7620 (red to 5282) x 4357 (red to 2290)	25' (red to 17'4") x 14'3" (red to 7'6")
Master en-suite	2165 x 1887	7'1" x 6'2"
<b>First floor</b>		
Bedroom 2	4994 x 2557	16'5" x 8'5"
Bedroom 3	3852 x 2584	12'8" x 8'6"
Bedroom 4	2470 x 3111	8'1" x 10'2"
Bathroom	2030 x 2020	6'8" x 6'7"

Notes: - All measurements are scaled from plans and taken prior to construction. The company operates a policy of continuous product development and some dimensions may be varied during construction.

