



## Stylish & Spacious Four Bedroom Luxury Barn

### We are proud to present the Searby

Offering all the benefits of a new build whilst retaining the charm and character of a building with history.

The ground floor offers numerous reception rooms designed with both flexibility and functionality in mind, the well proportioned lounge, dining hall and family room won't disappoint. This attention to detail is continued with a study, WC and a dream kitchen served by a practical utility room.

Upstairs you'll find ample accommodation including four large bedrooms, three being served by luxuriously equipped en suite bathrooms. With a walk in wardrobe, spectacular family bathroom and designated storage space this is both a beautiful and practical new home.

To the exterior the house benefits from a double garage and landscaped drive and gardens. Only through viewing will you appreciate the true craftsmanship of this Advocate Home.

Our amazing specification includes all the items you would expect, however Advocate Homes have gone that little bit further to ensure the finish is of premium quality. Take a look at our typical specification overleaf, which is surprisingly included in the price of your new home.



# Attention to Detail

## General

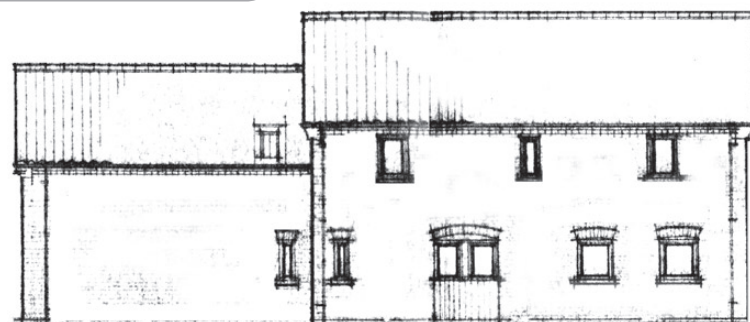
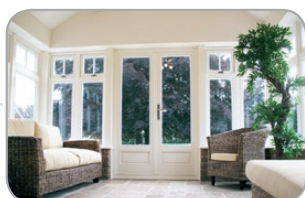
- Oak doors with stylish furniture
- BT connections to living room, master bedroom and study (where appropriate)
- Stylish lighting throughout, oak staircases or a more contemporary alternative
- Double glazing with timber frames supplied from sustainable sources
- Cavity wall insulation, burglar alarm system, smoke detectors
- Reclaimed oak and brickwork used wherever possible
- Ten year build guarantee

## Front View

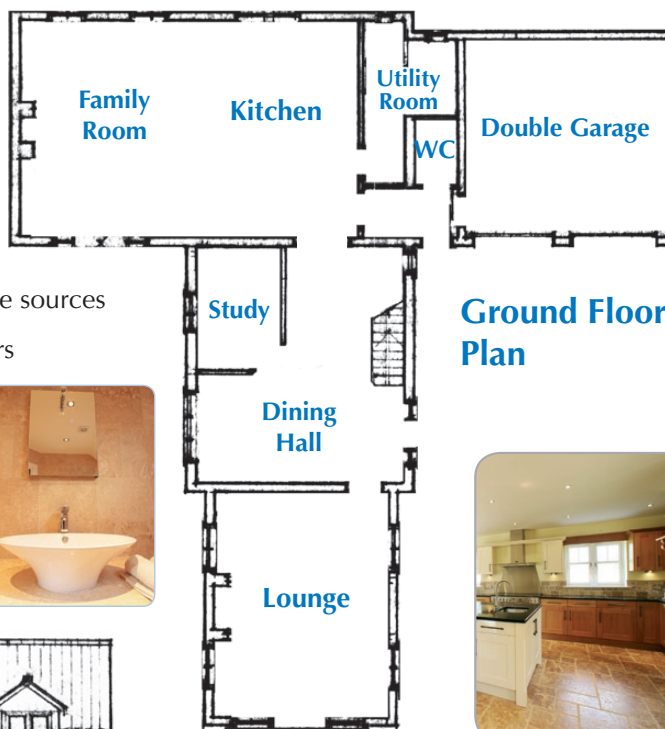


## Downstairs

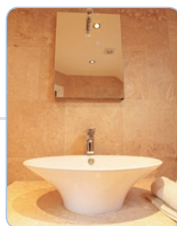
- Under floor heating • Multi-fuel stoved living room
- Oak skirting and architraves • Oak floors in living rooms
- High quality carpets to other rooms • Handmade oak kitchen with granite surfaces, range cooker, integral dish-washer and American style fridge freezer
- Natural travertine tiles laid to entrance halls, kitchens and garden rooms where indicated



## Rear View

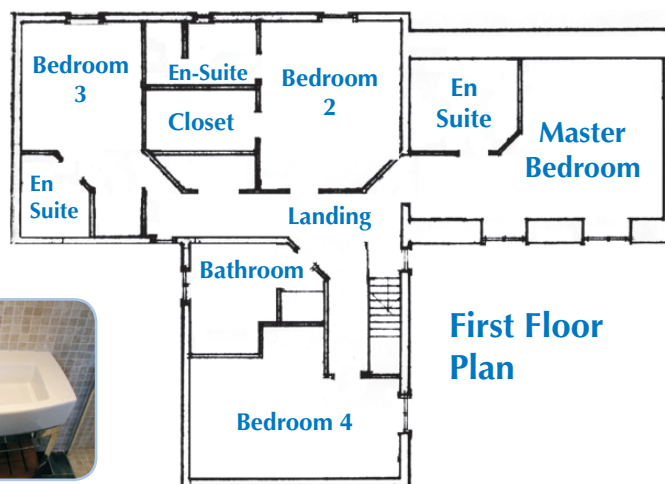


Ground Floor Plan



## Outside

- Brick built garages with electric doors
- Cast iron effect gutters, landscaped gardens, external water and power supply



First Floor Plan



## Upstairs

- Luxury bath & shower rooms in stylish designs
- Ariel points to all bedrooms
- Carpeted bedrooms • Cast iron radiators

slight variations may apply to some illustrations