

Swinford Barn



Stylish & Spacious Six Bedroom Luxury Barn

We are proud to present Swinford Barn

Swinford barn is a unique conversion project. When complete this project will offer in excess of 4,100 sq ft of living accommodation making it a truly prestigious home.

Enter the private courtyard space and admire the beauty of the materials used on this breathtaking restoration.

The property (of which there are far too many rooms to mention here) has been designed with flexibility and adaptability in mind. Amongst other rooms the barn will enjoy a spacious dining hall, study and a stunningly designed double height living area with obscured glass balustrading to the two bedrooms above this space.

The dream kitchen interacts seamlessly with the breakfast room to create a truly sociable yet practical living area.

Enjoying six large bedrooms, all of which are served by luxuriously equipped en suite bathrooms, the accommodation is both stylish and extensive.

A double garage and annex which can be accessed through both the main residence or from the exterior, finishes off the interior of this impressive home.

Standing in a generous plot and enjoying seclusion this is a truly unique property.

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.



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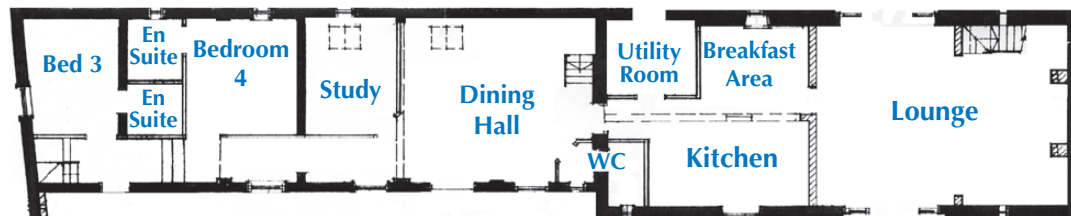
THE CORNERSTONE OF CRAFTSMANSHIP

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 • Ten year build guarantee
- Cavity wall insulation, burglar alarm system, smoke detectors • Reclaimed oak and brickwork used wherever possible
- Double glazing with timber frames supplied from sustainable sources

Front View

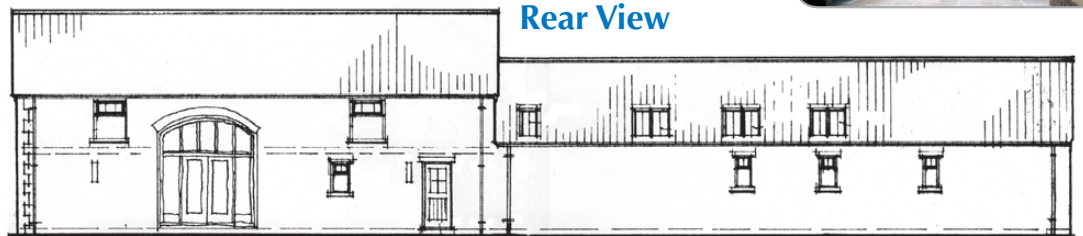


Ground Floor Plan



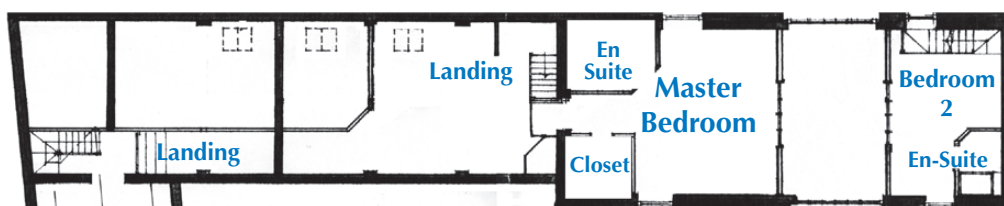
Double Garage

Rear View



En Suite

First Floor Plan



Upstairs

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

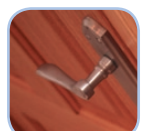


Downstairs

- 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

Outside

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



slight variations may apply to some illustrations