

SWEDISH HOUSE COMPANY

Sandviken concept

gross external area gross internal area

363 sqm / 3912 sq ft 329 sqm / 3534 sq ft

Overall width Overall depth

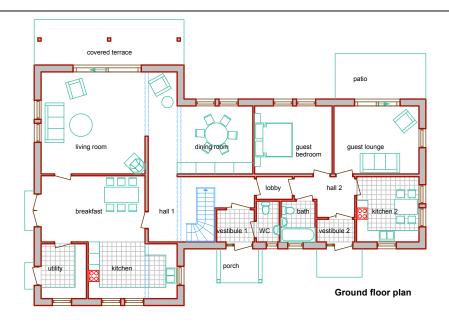
20.73 m / 46' 6" 14.17 m / 68' 10"

- Award winning house
- Natural stone and slate
- 4/5 Bedrooms
- Granny annex with separate Kitchen and Sitting room
- Open fireplace
- Balcony to master bedroom
- Swedish sauna

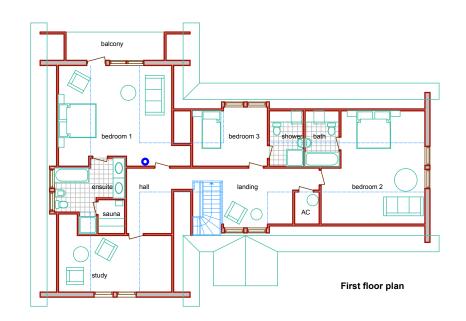
This house, built in the Scottish Borders, won the Best Timber Framed House Award in the Daily Telegraph, Homebuilding and Renovating Awards. It was built using local stone and natural slate following the local vernacular. Large sliding windows make the most of the stunning view. The Daily Telegraph judges were "amazed" at the quality of the build and the relatively low cost, as well as the extensive use of natural materials. They were particularly impressed by the use of natural light.

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Ground floor	metric		im	imperial		
Vestibule 1	2.000 x	1.705	6' 7"	Х	5' 7"	
Hall	5.625 x	3.455	18' 5"	Х	11' 4"	
Breakfast	5.500 x	3.505	18' 1"	Χ	11' 6"	
Kitchen	4.705 x	2.905	15' 5"	Χ	9' 6"	
Utility	2.400 x	2.905	7' 10"	Х	9' 6"	
Living room	7.200 x	5.400	23' 7"	Χ	17' 9"	
Dining room	4.100 x	3.600	13' 2"	Χ	11' 10"	
WC	1.215 x	2.160	4'	Х	7' 1"	
Lobby	1.910 x	1.200	6' 3"	Х	3' 11"	
Vestibule 2	2.005 x	1.200	6' 7"	Х	3' 11"	
Hall 2	2.005 x	2.160	6' 7"	Χ	7' 1"	
Bath	1.800 x	2.160	5' 11"	Х	7' 1"	
Guest bedroom	4.110 x	3.600	13' 6"	Х	11' 10"	
Guest lounge	4.500 x	3.600	14' 9"	Χ	11' 10"	
Kitchen 2	3.305 x	3.405	10' 10"	Χ	11' 4"	



First floor	met	metric		imperial		
Landing	5.305 x	2.967	17' 5"	x 9'9"		
Hall	2.400 x	3.472	7' 10"	x 11'5"		
Study	6.000 x	3.000	19' 8"	x 9' 10"		
Bedroom 1	6.000 x	5.339	19' 8"	x 17'6"		
Ensuite	3.705 x	2.862	12' 2"	x 9'5"		
Sauna	1.410 x	1.800	4' 8"	x 5' 11"		
Bedroom 3	3.967 x	2.938	13'	x 9'8"		
Shower	1.800 x	2.938	5' 11"	x 9'8"		
Bedroom 2	4.448 x	6.000	18' 1"	x 19'8"		
Bath	1.800 x	2.938	5' 11"	x 9'8"		
AC	1.305 x	1.700	4' 3"	x 5'7"		