



Sydland concept

gross external area	249 sqm / 2683 sq ft
gross internal area	206 sqm / 2219 sq ft

Overall width	24.62 m / 80' 9"
Overall depth	15.82 m / 51' 11"

- Classical Yorkshire style
- Perfect design for retirement couple
- Open plan living area
- Sun room
- 2 Large bedrooms
- Large lounge with traditional open fireplace
- CAT 5 cabling

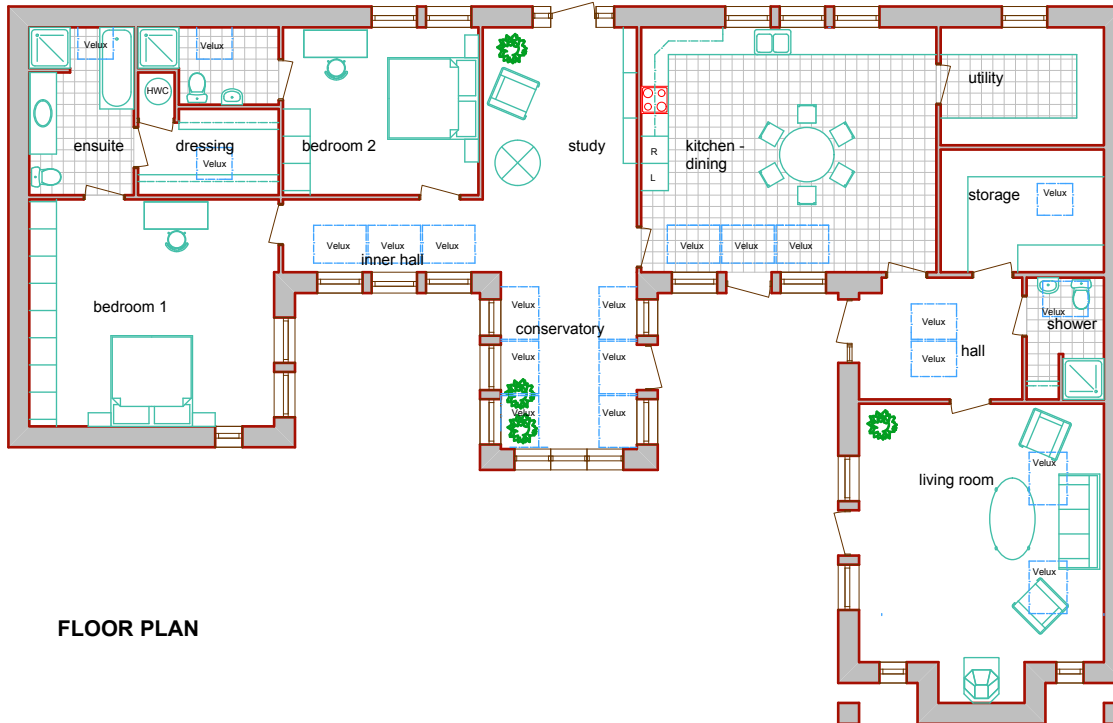
This traditional style single storey E-shaped cottage clearly demonstrates the flexibility of our construction system. Planning constraints required an innovative design to fit on the same footprint and original ridge height of the dog kennels it replaced.

Featuring stone cladding and a classical Yorkshire eaves detail of stone slate with clay pan-tiles and minimal roof overhangs.

The extensive use of roof windows allowing natural light to pour in overcame the restriction imposed by planning on windows facing the rear.

Despite the very traditional appearance this house features a very contemporary interior and is bristling with technology.

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FLOOR PLAN

Ground floor	metric		imperial	
Hall	3.600 x	2.685	11' 10" x	8' 10"
Living room	5.400 x	5.700	17' 9" x	18' 8"
Shower	1.705 x	2.685	5' 7" x	8' 10"
Storage	3.600 x	2.205	11' 10" x	8' 10"
Kitchen	6.510 x	5.400	21' 4" x	17' 9"
Utility	3.600 x	2.600	11' 10" x	8' 6"
Study	3.400 x	5.400	11' 2" x	17' 9"
Conservatory	3.000 x	3.900	9' 10" x	12' 10"
Inner hall	4.405 x	1.105	14' 5" x	5' 3"
Bedroom 1	5.400 x	5.100	17' 9" x	16' 5"
Ensuite	2.305 x	3.700	7' 7" x	12' 2"
Dressing	3.100 x	1.900	10' 2" x	6' 3"
HWC	805 x	1.010	2' 8" x	3' 4"
Bedroom 2	4.310 x	3.700	14' 2" x	12' 2"
Ensuite	2.200 x	1.705	7' 3" x	5' 7"