



Westland concept

gross external area 424 sqm / 4558 sq ft
gross internal area 388 sqm / 4182 sq ft

Overall width 22.11 m / 72' 6"
Overall depth 10.41 m / 34' 2"

- Contemporary Germanic design
- Guest suite
- Open plan living space
- 4/6 Bedrooms
- Internal bridge construction
- Double height vaulted ceilings

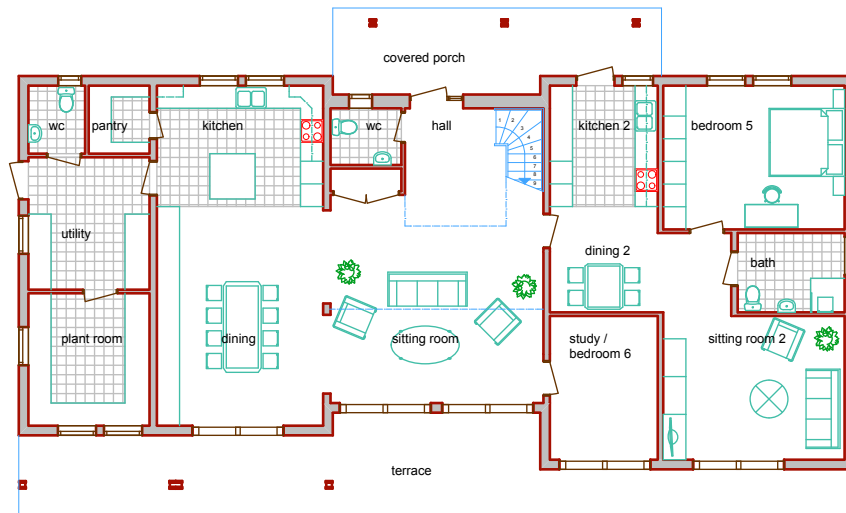
This exciting family house was designed to incorporate a guest suite on the ground floor with independent access.

The external walls are white render and the mono pitch roofs are clad in zinc giving a contemporary style.

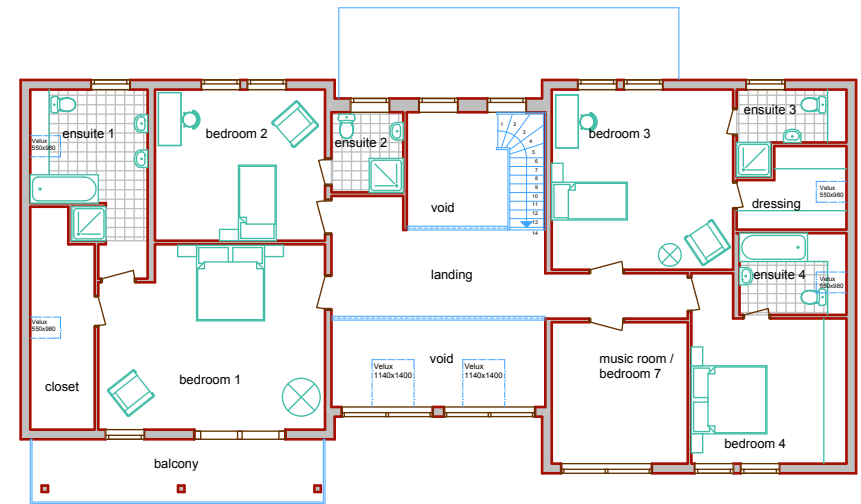
One whole section of roof has been dedicated to a solar voltaic array providing many Kilowatts of clean energy to this all electric and future-proof family home.

A bridge on the 1st floor linking both wings allows double height ceilings in both the hall and sitting room. This is a house with a definite “wow” factor!

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Ground floor plan



First floor plan

Ground floor	metric		imperial	
Hall	3.665 x	2.290	12' x	7' 6"
Sitting room	5.635 x	5.510	18' 6" x	18' 1"
WC	1.875 x	1.500	6' 2" x	4' 11"
Cupboard	1.875 x	600	6' 2" x	2'
Kitchen - dining	4.400 x	9.000	14' 5" x	29' 6"
Pantry	1.610 x	1.800	5' 3" x	5' 11"
Utility	3.205 x	3.505	10' 6" x	11' 6"
WC	1.500 x	1.800	4' 11" x	5' 11"
Plant room	3.205 x	3.505	10' 6" x	11' 6"
Study- Bed 6	2.855 x	3.805	9' 4" x	12' 6"
Kitchen 2	2.855 x	6.000	9' 4" x	19' 8"
Sitting room 2	4.800 x	3.805	15' 9" x	12' 10"
Bedroom 5	4.800 x	3.805	15' 9" x	12' 6"
Bath	2.830 x	2.100	9' 3" x	6' 11"

First floor	metric		imperial	
Landing	5.660 x	2.285	18' 7" x	7' 6"
Bedroom1	6.000 x	4.905	19' 8" x	16' 5"
Closet	1.705 x	4.905	5' 7" x	16' 5"
Ensuite	3.105 x	4.000	10' 2" x	13' 1"
Bedroom 2	4.500 x	4.000	14' 9" x	13' 1"
Ensuite 2	1.900 x	2.120	6' 3" x	6' 11"
Music - Bed 7	3.600 x	3.745	11' 10" x	12' 3"
Bedroom 4	4.105 x	3.840	13' 6" x	12' 7"
Ensuite 4	2.830 x	2.160	9' 3" x	7' 1"
Bedroom 3	4.800 x	4.765	15' 9" x	15' 8"
Ensuite 3	2.905 x	1.400	9' 6" x	4' 7"
Dressing room	2.905 x	2.210	9' 6" x	7' 3"