

SPECIFICATION

HAYBARN . LLWYN ONN

INTERNAL DOORS

Solid Oak, vertical panel doors, set in feature chunky painted door frames.

STAIRCASE AND BANISTERS

Softwood staircase with wooden and steel handrail over wooden spindles or glass panels.

INTERNAL DOOR FURNITURE

Black bees wax latches and T hinges.

LIGHTING

Mixture of ceiling and wall pendants with LED down lights in bathroom areas.

KITCHEN

Kitchens will be individually designed and supplied by Buxton Woodworks and will include oven, hob, extractor, fridge and dishwasher. In the early stages of the build where kitchens have not yet been ordered the client may use the existing budget and liaise with Buxton Woodworks to design the kitchen to their own specification.

WINDOWS

Softwood frames, all inners to be white with the external being Estate light blue. Internal window cills finished with either wood or slate.

EXTERNAL DOORS

Hardwood doors with 5 lever locks, decorated with clear stain.

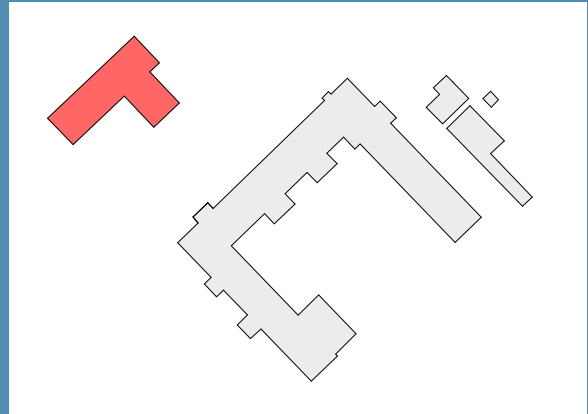
HEATING AND DOMESTIC HOT WATER

Electric panel heaters fitted throughout - Dynamic Intelirads with independent thermostats that can be controlled on the heater or via a tablet or smart phone. Electric towel rails with thermostats in bathrooms and ensuites.

Feature wood burning stove to main lounge area. Domestic Hot water will be an electric Joule Direct Cyclone Cylinder heater.

DECORATION

Matt white ceiling, matt nutmeg white walls, white skirting and door frames
Oak doors to be natural clear stain.



TILING

Bathroom to be half tiled, ensuite to be full tiled in shower enclosure with splash back behind the basin, WC to have basin splash back and all floors to bathrooms, ensuite and WC's to be tiled. Where not already ordered customer can choose from a range of tiles supplied by the developer.

FLOOR COVERINGS

None with the exception of the bathrooms, ensuite and WC which will have floor tiles.

All sanitary ware to be from a quality range in white.

BATHROOMS

1700 bath with shower over and glass shower screen.

Wash hand basin

Toilet & cistern with dual flush

Towel rail

Hansgroher or similar quality taps

ENSUITES

Enclosed shower cubicle

Wash hand basin

Toilet & cistern with dual flush

Towel rail

Hansgroher or similar quality taps

WCs

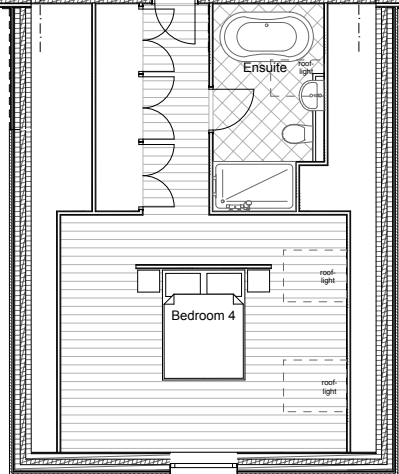
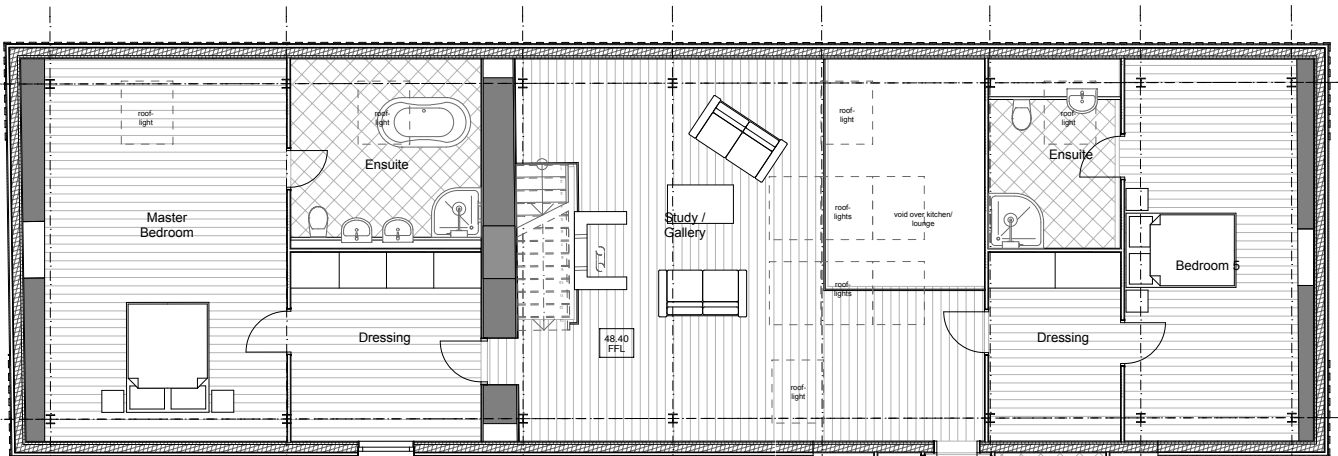
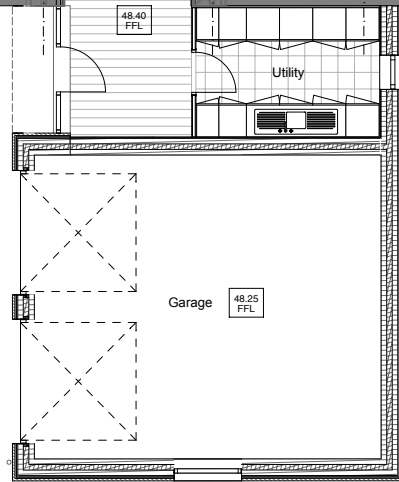
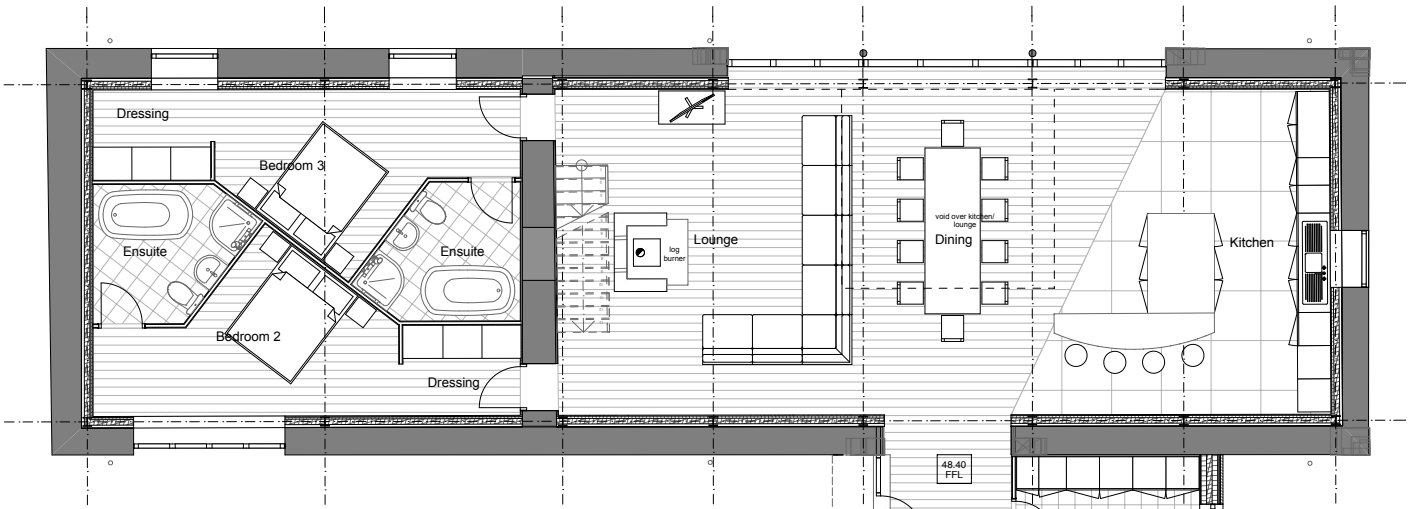
Toilet & cistern with dual flush

Wash hand basin

Hansgroher or similar quality taps

EXTERNALLY

Linked double garage with private parking together with gardens and 1.6 acres of land.



HAYBARN | Open Plan Lounge/Diner/Kitchen, Utility, 5 Bedrooms, 5 Bathrooms, Study/Gallery, Double Garage 4081 sq ft (379.1 sq m) including garage