



**RECEPTION / DINING ROOM / KITCHEN**

29'7 x 15'10 (9.0m x 4.8m)

**BEDROOM**

17'3 x 16'0 (5.2m x 4.8m)

**BEDROOM**

11'9 x 9'4 (3.5m x 2.8m)

**MEZZANINE**

15'4 x 6'5 (4.6m x 1.9m)

**STORAGE**

12'10 x 2'11 (3.9m x 0.8m)

Approx. Gross Internal Area = 1,050 sq ft / 97.6 sq m

Outbuilding / Mezzanine = 136 sq ft / 12.7 sq m

Total = 1,185 sq ft / 110.3 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.