

# Lovel's Farm

Castle Cary

BACKHOUSE





## Lovel's Farm

Lovel's Farm is a beautiful collection of 74 new homes designed by Stirling Prize-winning architect AHMM. Located approximately one mile from the centre of Castle Cary, to the west of Ansford, the development features the best in current urban design with homes set around generous shared open spaces to foster a genuine sense of community living.

All homes have been created to respond to the demands of today's lifestyles with contemporary internal spaces offering remarkable light, volume and space. Each home features intelligent storage

solutions, excellent interior circulation space and attention to detail that individuals and families alike will appreciate.

We have carefully selected the very best quality materials that reflect the history and heritage of the local area whilst utilising contemporary approaches to windows and roofs that work together to create a juxtaposition that is aesthetically pleasing.

Lovel's Farm provides safe pedestrian and cycle routes as well as private parking to cater for all home buyers' needs.

BACKHOUSE



# The Location

Lovel's Farm, BA7 7PA

Castle Cary is a great place to live providing all the facilities you would expect to find in a country town but only 24 miles from the extensive leisure and retail offerings in nearby Bath. The town is the main centre for a large area of South Somerset offering a wide range of shops and services, as well as local walks and cycle routes that are enjoyed by both residents and visitors taking in the spectacular views of the town and surrounding countryside.

The beautifully preserved 18th and 19th century buildings are central to Castle Cary's heritage including attractions such as The Roundhouse, Market Hall and the thatched George Hotel.

As Castle Cary station is only half a mile to the north, residents will be well served by the mainline train links into London and the South West.


Located 14 miles away is the town of Glastonbury. Other than its fame for music festival, Glastonbury is home to many historical sites rich in myth and legend. Overlooking the town and the landscape of Somerset is Glastonbury Tor - a popular destination for walkers and days out. Also a popular visitor spot is the ruins of Glastonbury Abbey which is believed to be the burial place of King Arthur.

## Directions

From the Market Place proceed East turning into Ansford Road; continue to the traffic lights and join the A372 on the Ansford Hill; continue along Ansford Hill until you meet a sharp right hand turn; at this point turn left into Station Road and the site will be found on your left hand side. The site is only a 10 minute walk (0.5 miles) to Castle Cary train station.



## Transport

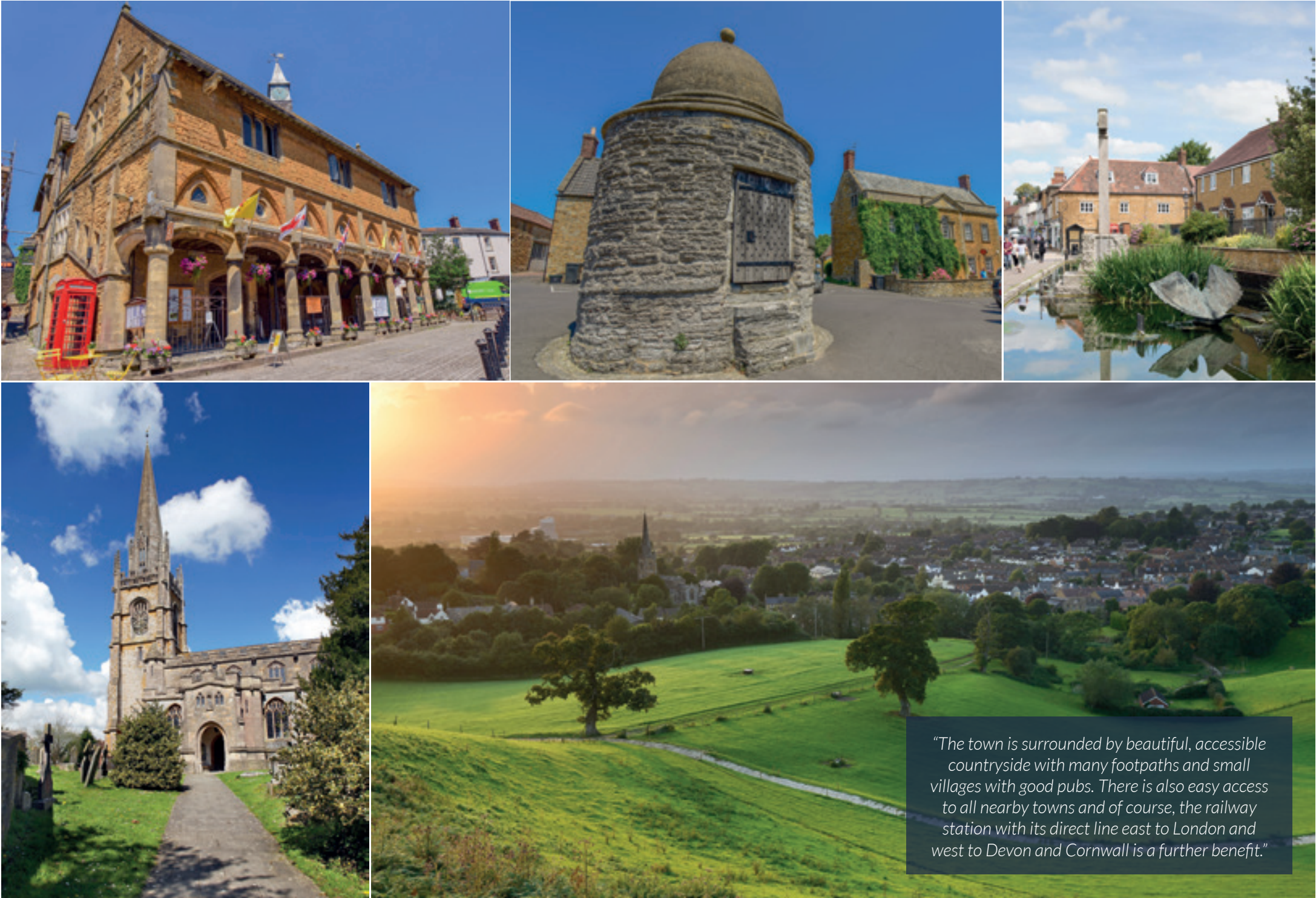
 Castle Cary Train Station (direct links to Waterloo):	0.5 miles
Bus Stop	On Station Road
Bristol Airport:	28 miles
A37:	4.2 miles
A303:	5.7 miles

## Local

① Castle Cary Community Primary School:	0.9 miles
② Ansford Academy:	0.7 miles
③ Town Market:	0.8 miles
④ Millbrook Dr Surgery:	1.0 mile
⑤ Supermarket:	0.8 miles

## Nearby

Bath:	24 miles
Yeovil:	12.8 miles
Glastonbury:	14.1 miles
Bristol:	29.7 miles



"The town is surrounded by beautiful, accessible countryside with many footpaths and small villages with good pubs. There is also easy access to all nearby towns and of course, the railway station with its direct line east to London and west to Devon and Cornwall is a further benefit."





# Your Home

All homes built by Backhouse have one thing in common; a quality build combined with superb attention to detail. Our unique product includes everything as standard so you're not faced with the additional cost of extras. Throughout our homes you will find a sense of style and luxury which includes contemporary-style kitchens with soft close doors, a range of integrated Bosch appliances and Porcelanosa ceramic floor tiles, chrome heated towel rails and much more.

At Backhouse we pride ourselves on building inspiring new homes that respond to the needs of today's contemporary lifestyles. Our aim is to create exciting new neighbourhoods for local communities which harness the best design talent in the UK.

We understand choosing a new home is one of the most important decisions you have to make, so our

experienced team will be on hand to help you through the process. We have designed our homes with you in mind, offering you a choice of desirable interior options from kitchen doors to worktop colours and tiling.

All of our homes benefit from a 10 year NHBC (National House Building Council ) warranty.



*"It is a core aim that a Backhouse development creates a long term, sustainable neighbourhood for current and future generations."*



# BACKHOUSE

Backhouse was born from a desire to establish an innovative British housebuilder who could deliver new homes of an outstanding design and quality in Britain, whilst repending to the needs of today's contemporary lifestyles.

Founder Theo Backhouse believes consumers have lacked choice within the new homes market for too long, maintaining the belief that home buyers deserve a thoughtfully designed home providing smart living solutions at a sensible price.

We work with the very best in architectural talent to produce life-long homes that reflect the way we live today. We are passionate about creating homes that are sympathetic to their surroundings, respecting the existing environment. Place-making is at the very core of our developments. We are constantly striving to use sensitive methods of construction alongside materials that safeguard local habitats and wildlife.

Backhouse specialises in small-medium sized developments, primarily across the South West of England. Our focus on design, build quality and attention to detail provide a Backhouse home with the space, light and flexible living opportunities that re-define what a new home looks and feels like.

We are committed to giving home buyers more choice and producing the very best in new homes.



## Allford Hall Monaghan Morris

Allford Hall Monaghan Morris makes buildings that are satisfying and enjoyable to use, beautiful to look at and easy to understand. We believe in making places as well as buildings, that work over time and have lasting qualities intrinsic to their architecture.

In 2016 Backhouse invited us to take a fresh look at housebuilding; our shared ambition being high quality, generously sized, contemporary homes with a community at their heart. At Lovel's

Farm, 1mile from Castle Cary centre, our design built upon three distinct housing typologies, broadly inspired by the nearby existing housing stock. Terrace, barn and manor; each makes a specific reference to contextual precedents whilst being careful not to create pastiche.

Working with the Backhouse team has proved a truly enjoyable collaboration; their openness and enthusiasm for design clearly invested in delivering this unique and exceptional development.





# Your Next Steps

## How to reserve your new home

We are currently bringing this development to life. To see the transformation, arrange a visit with our sales adviser to view the beautifully crafted showhome.

Using a combination of the brochure, floor plans specification and site map you will gain a clear understanding of the look and feel of your new home. When you have decided on a particular plot or house type, our sales adviser can go through the plans and specification in detail, so you know exactly what you're reserving.

Once you are able to proceed, a reservation fee of £1,000 is required to secure your new home. Once we have received this payment you can instruct your solicitor to begin the purchase process.

If you have any questions or queries please get in touch with a member of the Backhouse team.  
Tel: 01963 400 500  
Email: [lovelsfarm@backhousehousing.com](mailto:lovelsfarm@backhousehousing.com)



## Customer Care

Two years customer care. We want every Backhouse customer to enjoy not only the benefits of a new Backhouse home, but also the buying experience. We operate a complete customer care service where our dedicated team are trained to offer you expert guidance and practical assistance throughout the home buying process.

We will accompany you on a pre-completion inspection of your new home where you will be helped through the process of checking that each part of the property is to your chosen specification and expected quality. As part of this visit you will be shown how to operate each part of your new home to make sure you are happy and familiar with all fixtures and appliances.

Upon completion, you will be provided with a comprehensive Home User Guide (HUG) which will provide instructions on the use of your new home and provide you with an easy to use reference. The HUG will also contain the relevant contact numbers should you need help or assistance in the unlikely event of an emergency.

A complimentary visit by our sales team within 28 days of moving in will be arranged to ensure that all is well with your new home.

## Build Warranty

Each home at Lovel's Farm is protected under NHBC warranty and lasts for 10 years after legal completion. At certain stages of construction each home will be checked to meet standards outlined by the Consumer Code For Home Builders so you can rest assured that your home will be built to the highest possible standard.



## Help to Buy

All homes at Lovel's Farm are available to purchase with Help to Buy.



Accessible to first and next time buyers Help to Buy, the popular Government-funded equity loan, could give you an opportunity to move into your brand new dream home, with just a 5% deposit.

Once you have your 5% cash deposit, the government will look to lend you up to 20% of the value of your newly built home through an equity loan. This does not require any repayment for the first five years, after it can be repaid at any time or on the sale of your home.\*

With Help to Buy you will only need to secure up to a 75% mortgage from a bank or building society.

If you would like to find out more, please speak to our on-site sales executive, or visit [www.help Tobybuysw.org.uk](http://www.help Tobybuysw.org.uk)

\*Subject to affordability and financial qualification. We have a team of qualified financial advisers on hand to assist if required





# Specification

Key

2: Two bedroom | 3: Three bedroom | B: Three bedroom barns | 4: Four bedroom | 5: Five bedroom

## Plumbing & Heating

	2	3	B	4	5
System Boiler with storage cylinder				•	•
Combi boiler	•	•	•		
Compact radiators	•	•	•	•	•
Outside tap to rear garden	•	•	•		
Tap and gully to garage				•	•

## Kitchen & Utility

	2	3	B	4	5
Stainless steel underslung bowl and a half sink to kitchen			•	•	•
Inset stainless steel bowl and a half sink to kitchen	•	•			
Worktop, 38mm laminate with 100mm upstand	•	•			
Worktop 20mm Quartz stone with 100mm upstand			•	•	•
Extractor hood integrated in kitchen units (refer to kitchen layout)	•	•	•		
Ceiling extractor hood - island (refer to kitchen layout)		•		•	•
Inset stainless steel single bowl sink to utility			•	•	•
Worktop to utility laminate		•	•	•	•
Grid switch to control appliances	•	•	•	•	•

## Kitchen Appliances

	2	3	B	4	5
Bosch single oven	•	•	•	•	•
Second Bosch single oven (2 ovens mounted side by side)			•	•	•
Bosch 4 ring induction hob	•	•	•		
Bosch 5 ring induction hob				•	•
Bosch Fridge freezer 70/30 integrated	•	•	•	•	•
Wine cooler - 300mm under counter				•	•
Bosch full height integrated fridge / freezer located in utility room				•	•
Integrated Bosch dishwasher	•	•	•	•	•

## Internal Finishes

	2	3	B	4	5
Ceilings and walls to be dry-lined	•	•	•	•	•
Ceilings and walls to be finished in Timeless matt emulsion (other finishes on request)	•	•	•	•	•
Internal woodwork to be finished in white Satinwood	•	•	•	•	•

## Internal Joinery

	2	3	B	4	5
Internal doors: vertical 5 panel moulded - choice of either Oak faced or white Satinwood	•	•	•	•	•
100mm skirting, 75mm architrave - bevelled edge	•	•	•		
150mm skirting, 100mm architrave - bevelled edge				•	•
Staircases: softwood strings, balusters, newels, square edge finished in white Satinwood, Oak oval handrail	•	•		•	•
Loft hatch, uPVC proprietary hatch	•	•	•	•	•
All cupboard internal walls constructed in stud (metal or timber) will be lined in OSB (or similar) behind the plasterboard to provide a future fixing for shelving	•	•	•	•	•

## Flooring

	2	3	B	4	5
Choice of Porcelanosa ceramic tiling or Karndean to bathroom	•	•	•	•	•
Choice of Porcelanosa ceramic tiling or Karndean to ensuite		•	•	•	•
Choice of Porcelanosa ceramic tiling or Karndean to WC	•	•	•	•	•
Choice of Porcelanosa ceramic tiling or Karndean to kitchen & utility	•	•	•		
Choice of Porcelanosa ceramic tiling or Karndean to kitchen/dining & utility				•	•
Carpet to all other rooms	•	•	•	•	•

## Lighting

	2	3	B	4	5
Kitchen, LED down lighters in brushed aluminium finish	•	•		•	•
Kitchen, LED strip lighting to underside of wall units	•	•	•		
Indirect lighting to ceiling boxing				•	•
Bathroom, LED down lighters in brushed aluminium finish	•	•	•	•	•
Ensuite, LED down lighters in brushed aluminium finish		•	•	•	•
Loft light - low energy bulk head fitting controlled from a switch which is located next to the access point	•	•	•	•	
Garage internal light - low energy strip lighting.				•	•
External wall mounted light adjacent front door	•	•	•	•	•
External wall mounted light to rear of property (refer to working drawings for location)	•	•	•	•	•

## Door Ironmongery

	2	3	B	4	5
Internal door ironmongery, brushed chrome levers on rose	•	•	•	•	•
Door numerals, brushed Chrome	•	•	•	•	•

Specification - Version 5

Backhouse Housing Limited attempt to provide accurate and reliable sales details in order to provide purchasers with a valid representation of the finished properties. However, during the process of construction alterations to the specification may become necessary and improvements or changes may occur. Dimensions should be used as a guide only and should not be used to order carpets or furniture. Elevations, materials, style and position of the windows and porches can all differ in the same house type from plot to plot. Customers should satisfy themselves with all dimensions and ensure they are aware of the detail and the finish provided in their specific plot before purchasing.

BACKHOUSE



Sanitary Ware

	2	3	B	4	5
Sanitary ware, Duravit	•	•	•	•	•
basin taps, Monoblock, Chrome, Vado	•	•	•	•	•
Bathroom & ensuite walls behind all sanitary ware constructed in stud (metal or timber) will be lined in OSB (or similar) behind the plasterboard to provide a future fixing for appliances & grab rails etc.	•	•	•	•	•

Bathroom

	2	3	B	4	5
Fully tiled walls above bath (Porcelanosa) half height tiled walls behind WHB (refer to Working drawings)	•	•	•	•	
Vanity unit WHB	•	•	•	•	•
Thermostatic shower above bath	•	•	•	•	
Separate shower cubicle including thermostatic shower					•
Illuminated mirror	•	•	•	•	•
Concealed cistern to WC	•	•	•	•	•
Wall mounted combined bath & shower controls	•	•	•	•	•
Wall mounted shower screen above bath, clear glass	•	•	•	•	
Wall hung WC pan with concealed waste pipe	•	•	•	•	•
Bath with no tap holes, bath filler from overflow and control via shower controls	•	•	•	•	•
Toughened glass shower enclosures, sliding door					•
Chrome heated towel rail	•	•	•	•	•

En-suite

	2	3	B	4	5
Fully tiled walls to shower area (Porcelanosa) half tiled walls behind WHB (refer to working drawings)		•	•	•	•
Vanity unit WHB		•	•	•	•
Illuminated & heated mirror to recess above WHB		•	•	•	•
Concealed cistern to WC		•	•	•	•
Low profile solid shower tray		•	•	•	•
Thermostatic shower		•	•	•	•
Toughened glass shower enclosures, sliding door			•		
Toughened glass fixed shower screen		•		•	•
Free standing bath, with floor mounted taps (en-suite 1 only)					•
Wall hung WC pan with concealed waste pipe		•	•	•	•
Chrome heated towel rail		•	•	•	•

Cloakroom

	2	3	B	4	5
Tiling to cloakroom behind WHB (Porcelanosa)	•	•	•	•	•
Mirror above WHB	•	•	•	•	•
Floor Mount WC pan with Close coupled cistern	•	•	•	•	•

Electrical

	2	3	B	4	5
Loft mounted TV aerial and amplifier	•	•	•	•	•
Pre wired for electric garage door operation, where garage is included in house design				•	•
Switch plates, white plastic, screw-less	•	•	•	•	•
Media panel to contain 4 switched sockets, satellite & digital TV aerial point plus BT point to living room	•	•	•	•	•
Media panel to contain 4 switched sockets, satellite & digital TV aerial point plus BT point to snug				•	•
TV point to all bedrooms	•	•	•	•	•
Shaver socket to bathroom	•	•	•	•	•
Shaver socket to ensuite		•	•	•	•
Double socket with USB socket to lounge (2), kitchen (2), master bedroom (2)	•	•	•	•	•

Windows

	2	3	B	4	5
Grey exterior aluminium/ timber composite frames with white interior - manufacturer Rationel	•	•	•	•	•
Obscure glass to bathrooms to be "frosted" un-patterned	•	•	•	•	•

External Doors

	2	3	B	4	5
Bi-fold doors to access garden area	•	•	•	•	•
Garage personnel door (2XG pattern)				•	•
Cedar garage door - up and over				•	•

Wardrobes

	2	3	B	4	5
Fitted wardrobes to master bedroom	•	•	•	•	•
Wardrobes to bedroom 2	•	•		•	•

External Finishes

	2	3	B	4	5
Reconstituted slate roof	•	•	•	•	•
Facing brick to all external elevations	•	•	•	•	•
Rainwater goods, black PVC, half round gutter, round downpipes	•	•	•	•	•
Patio area full length of bi fold doors x 1.8m deep, with level access	•	•	•	•	•
Please refer to external works layout or front garden finishes	•	•	•	•	•
Rear gardens to be finished with a good quality multi-purpose turf	•	•	•	•	•

I/we the customer agree to the specification that is displayed over these two pages for our specific house type.

Signed: \_\_\_\_\_ Print name: \_\_\_\_\_

Dated: \_\_\_\_\_





BACKHOUSE

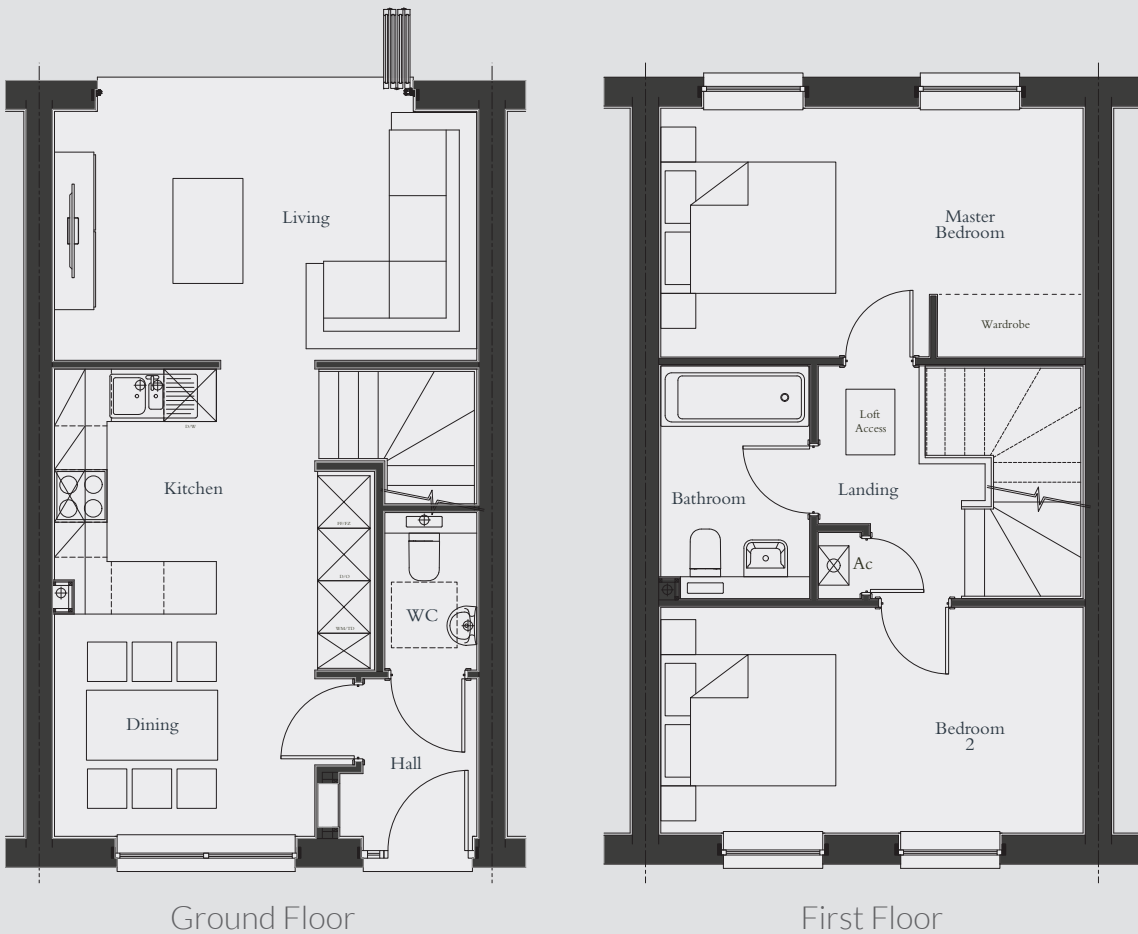
The Deacon  
Two bedroom terrace house

The Deacon  
Two bedroom terrace house

T2.2

Ground Floor		
Kitchen:	3.67 x 2.80	12'00" x 9'2"
Dining:	3.67 x 2.54	12'00" x 8'4"
Living room:	4.83 x 2.84	15'10" x 9'4"
First Floor		
Master Bedroom:	4.83 x 2.84	15'10" x 9'4"
Bedroom 2:	4.83 x 2.58	15'10" x 8'6"
Bathroom:	2.66 x 1.70	8'9" x 5'7"
Overall:	81 SQ.M.	872 SQ.FT.

Plots: 26, 27, 28 & 29



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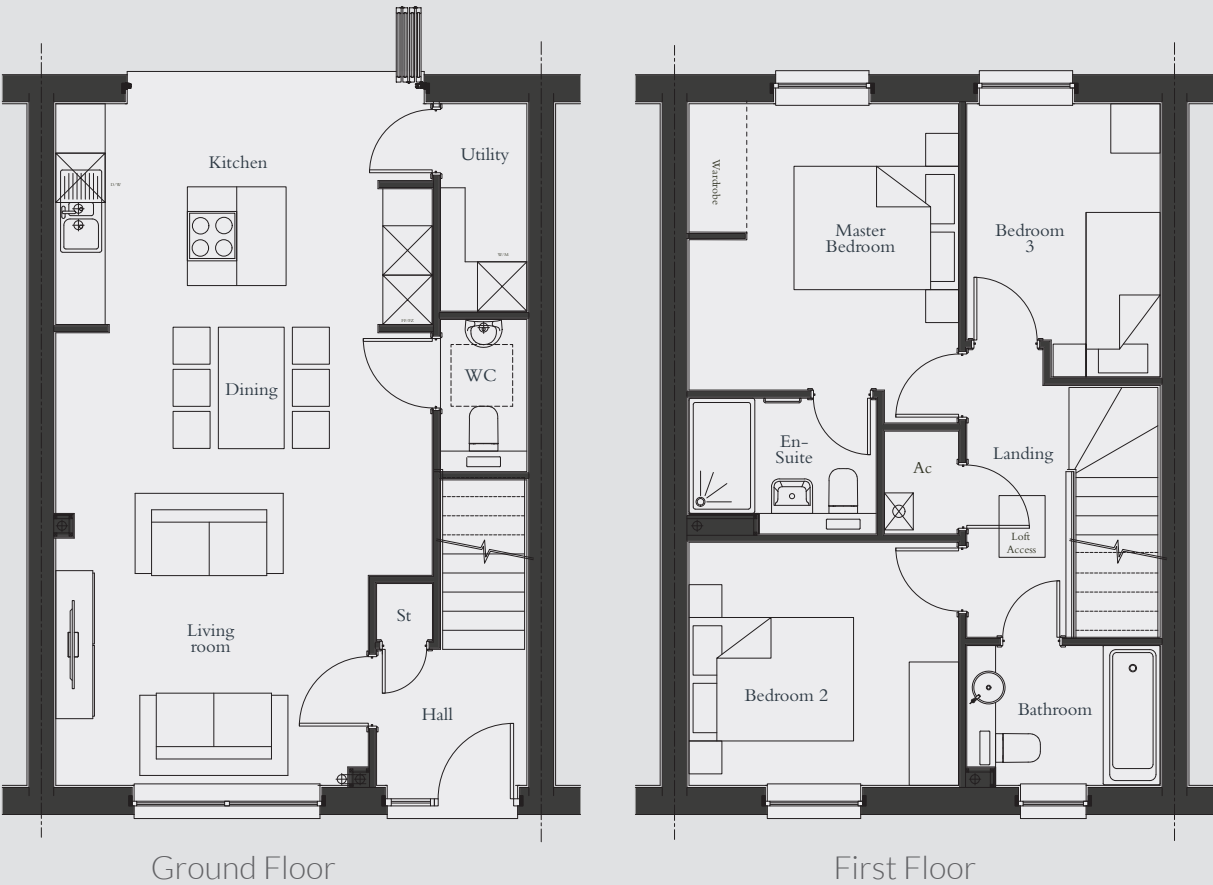




The Bunting  
Three bedroom terrace house

Ground Floor		
Kitchen:	4.58 x 2.68	15'00" x 8'10"
Living/Dining:	4.58 x 5.50	15'00" x 18'1"
Utility:	2.52 x 1.05	8'3" x 3'5"
First Floor		
Master Bedroom:	3.28 x 3.48	10'9" x 11'5"
En-suite:	2.28 x 1.65	7'6" x 5'5"
Bedroom 2:	3.28 x 2.96	10'9" x 9'8"
Bedroom 3:	2.35 x 3.32	7'9" x 10'11"
Bathroom:	2.35 x 1.70	7'9" x 5'7"
Overall:	94.8 SQ.M.	1020 SQ.FT.

Plots: 8, 9, 10, 20, 21, 22, 23, 24, 25 & 30



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BACKHOUSE

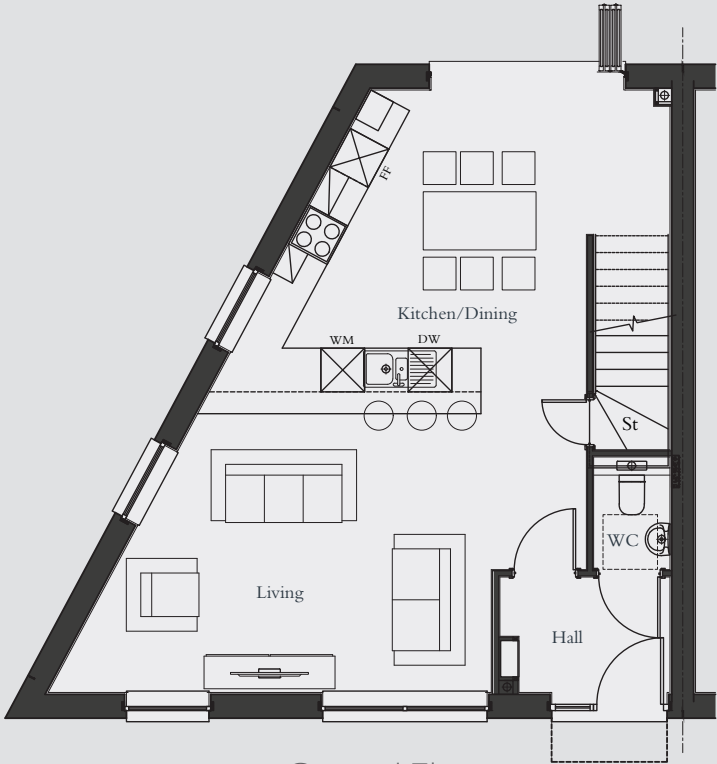
The Clarke  
Three bedroom semi detached house

The Clarke  
Three bedroom semi detached house

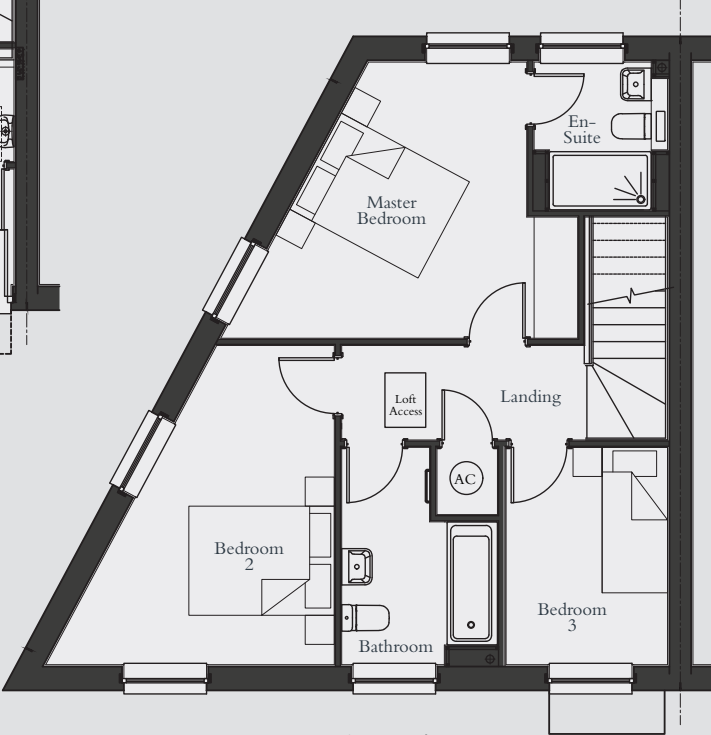
Type: T3.3

Ground Floor		
Kitchen/Dining:	4.11 x 4.45	13'6" x 14'7"
Living room:	6.09 x 3.83	20'0" x 12'7"

First Floor		
Master bedroom:	4.90 x 3.80	16'1" x 12'6"
En-suite:	2.03 x 1.84	6'8" x 6'0"
Bedroom 2:	4.39 x 3.97	14'5" x 13'0"
Bedroom 3:	2.99 x 2.22	9'10" x 7'3"
Bathroom:	2.99 x 2.14	9'10" x 7'0"
Overall:	104.8 SQ.M.	1128 SQ.FT.



Ground Floor



First Floor

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BACKHOUSE

The Wilding  
Three bedroom semi detached house

The Wilding  
Three bedroom semi detached house

T3.4

Ground Floor		
Kitchen/Dining:	6.45 x 4.25	21'2" x 13'11"
Living room:	5.43 x 5.10	17'10" x 16'9"
Utility:	2.75 x 1.99	9'0" x 6'6"
First Floor		
Master Bedroom:	4.14 x 3.86	13'7" x 12'8"
En-suite:	2.28 x 1.85	7'6" x 6'1"
Bedroom 2:	4.62 x 3.98	15'2" x 13'1"
Bedroom 3:	2.42 x 2.33	7'11" x 7'8"
Bathroom:	2.35 x 2.25	7'9" x 7'5"
Overall:	105.6 SQ.M.	1137 SQ.FT.

Plot: 43



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BACKHOUSE

The Nash  
Four bedroom semi detached house

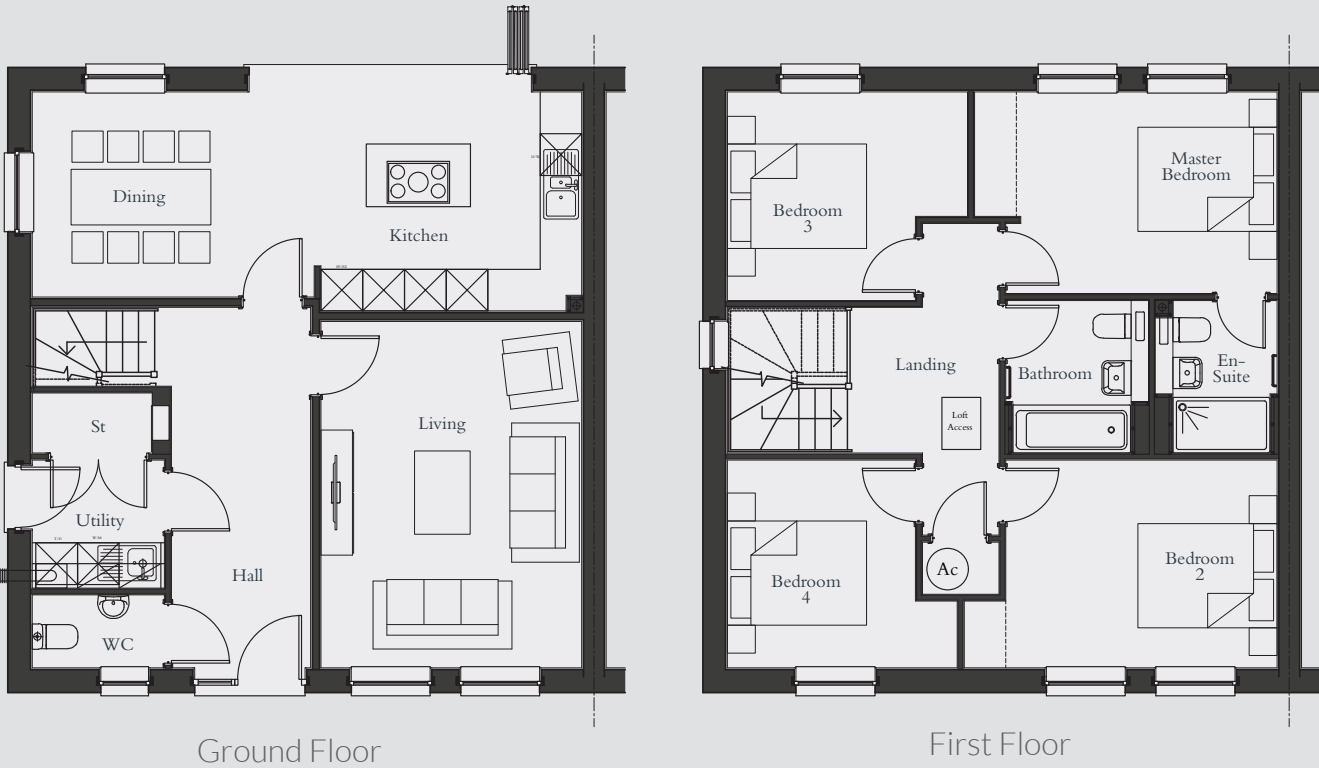
The Nash  
Four bedroom semi detached house

T4.1

Ground Floor		
Kitchen/Dining:	7.90 x 3.15	25'11" x 10'4"
Living Room:	4.98 x 3.75	16'4" x 12'4"
Utility:	1.90 x 1.84	6'3" x 6'0"

First Floor		
Master Bedroom:	4.35 x 2.90	14'3" x 9'6"
En-suite:	2.19 x 1.75	7'2" x 7'9"
Bedroom 2:	4.50 x 2.99	12'10" x 9'10"
Bedroom 3:	3.45 x 3.00	11'4" x 9'10"
Bedroom 4:	3.30 x 2.99	10'10" x 9'10"
Bathroom:	2.19 x 2.05	7'2" x 6'9"
Overall:	130.9 SQ.M.	1410 SQ.FT.

Plot: 42



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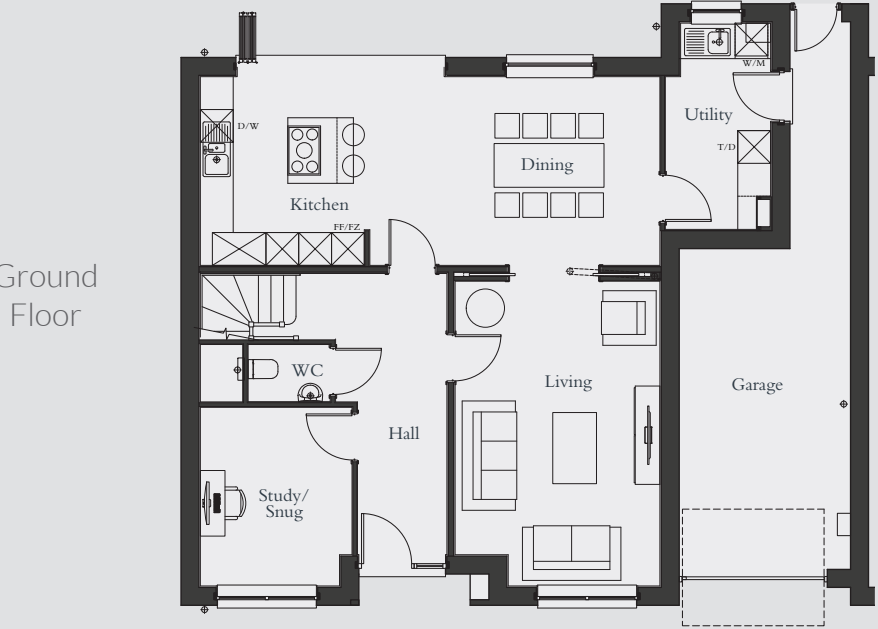
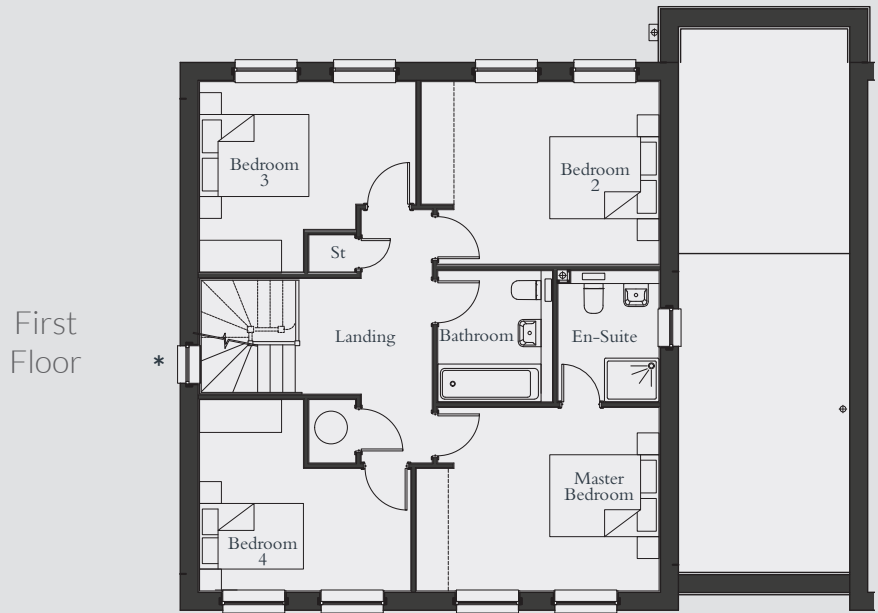
The Turnbull  
Four bedroom house with an integral garage

The Turnbull  
Four bedroom house with an integral garage

Ground Floor		
Kitchen/Dining:	8.41 x 3.45	27'7" x 11'4"
Living Room:	5.58 x 3.75	18'4" x 12'4"
Utility:	3.77 x 1.93	12'4" x 6'4"
Study/Snug:	3.27 x 2.77	10'9" x 9'1"
Garage:	5.58 x 3.14	18'4" x 10'6"

First Floor		
Master Bedroom:	4.44 x 3.36	14'7" x 11'0"
En-suite:	2.40 x 1.90	7'10" x 6'3"
Bedroom 2:	4.35 x 3.36	14'3" x 11'0"
Bedroom 3:	3.96 x 3.48	13'0" x 11'5"
Bedroom 4:	3.87 x 3.50	12'8" x 11'6"
Bathroom:	2.40 x 2.10	7'10" x 6'11"
Overall:	162.1 SQ.M.	1744 SQ.FT.

Plots: 48, 49, 55, 56, 57, 58, 59, 60, 61, 62, 65 & 66



Plots 49, 55, 57, 59, 62, 65 & 66 have a mirrored layout to the floor plan shown \*Plots: 48, 56, 57, 58, 59 & 61 do not have a window on the stairwell.

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BACKHOUSE

The Moore  
Four bedroom house with an integral garage

The Moore  
Four bedroom house with an integral garage

M4.3

Ground Floor		
Kitchen/Dining:	8.41 x 3.45	27'7" x 11'4"
Living Room:	5.58 x 3.75	18'4" x 12'4"
Utility:	2.89 x 2.41	9'6" x 7'11"
Study/Snug:	3.27 x 2.77	10'9" x 9'1"
Garage:	6.99 x 3.73	22'10" x 12'3"

First Floor		
Master Bedroom:	4.44 x 3.36	14'7" x 11'0"
En-suite:	2.40 x 1.85	7'10" x 6'1"
Bedroom 2:	4.35 x 3.36	14'3" x 11'0"
Bedroom 3:	3.96 x 3.50	13'0" x 11'6"
Bedroom 4:	3.87 x 3.50	12'8" x 11'6"
Bathroom:	2.40 x 2.10	7'10" x 6'11"
Overall:	161.7 SQ.M.	1740 SQ.FT.

Plots: 50, 51 & 54



Ground Floor

First Floor

Plot 54 has a mirrored layout to the floor plan shown

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BACKHOUSE

The Hepworth  
Five bedroom house with an integral garage

# The Hepworth

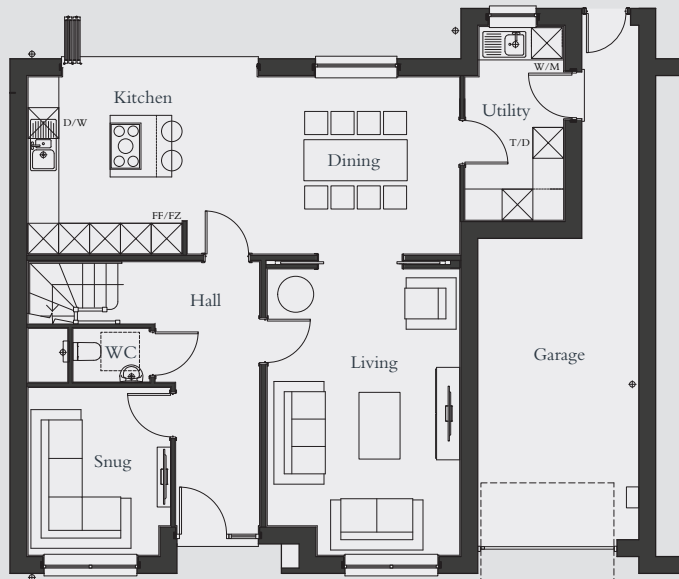
Five bedroom house with an integral garage

Ground Floor		
Kitchen/Dining:	8.41 x 3.45	27'7" x 11'4"
Living Room:	5.58 x 3.75	18'4" x 12'4"
Utility:	3.77 x 1.93	12'5" x 6'4"
Snug:	3.27 x 2.77	10'9" x 9'1"
Garage:	5.58 x 3.14	18'4" x 10'6"

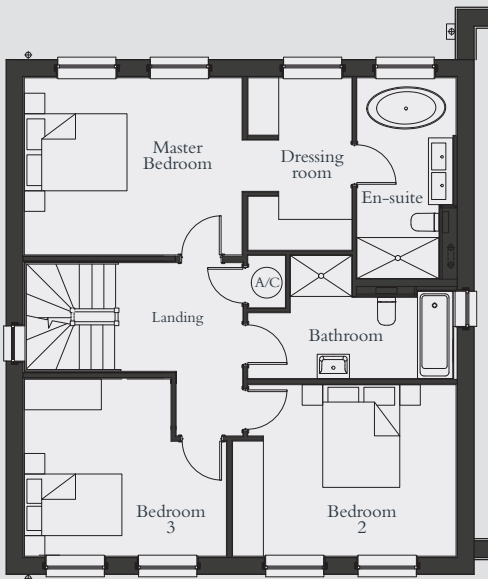
First Floor		
Master Bedroom:	4.24 x 3.45	13'11" x 11'4"
Dressing room:	2.03 x 3.45	6'8" x 11'4"
En-suite:	3.91 x 1.93	12'10" x 6'4"
Bedroom 2:	4.35 x 3.40	14'3" x 11'0"
Bedroom 3:	4.00 x 3.50	13'0" x 11'6"
Bathroom:	4.02 x 2.40	13'2" x 7'10"

Second Floor		
Bedroom 4:	3.40 x 2.60	11'2" x 8'5"
Bedroom 5:	3.40 x 2.60	11'2" x 8'5"
En-suite:	2.80 x 2.23	9'2" x 7'4"
Overall:	208 SQ.M.	2240 SQ.FT.

Plots: 44, 45, 46, 47, 67 & 68

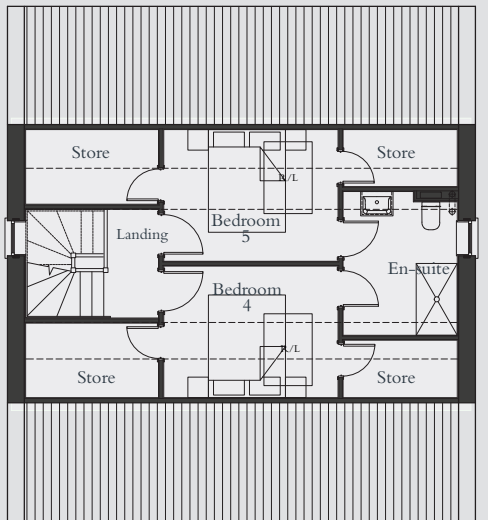


Ground Floor



First Floor

Second Floor \*



Plots 45, 47, 67 & 68 have a mirrored layout to the floor plan shown

\*Plots: 45, 46 & 47 do not have windows on the stairwell.

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BACKHOUSE

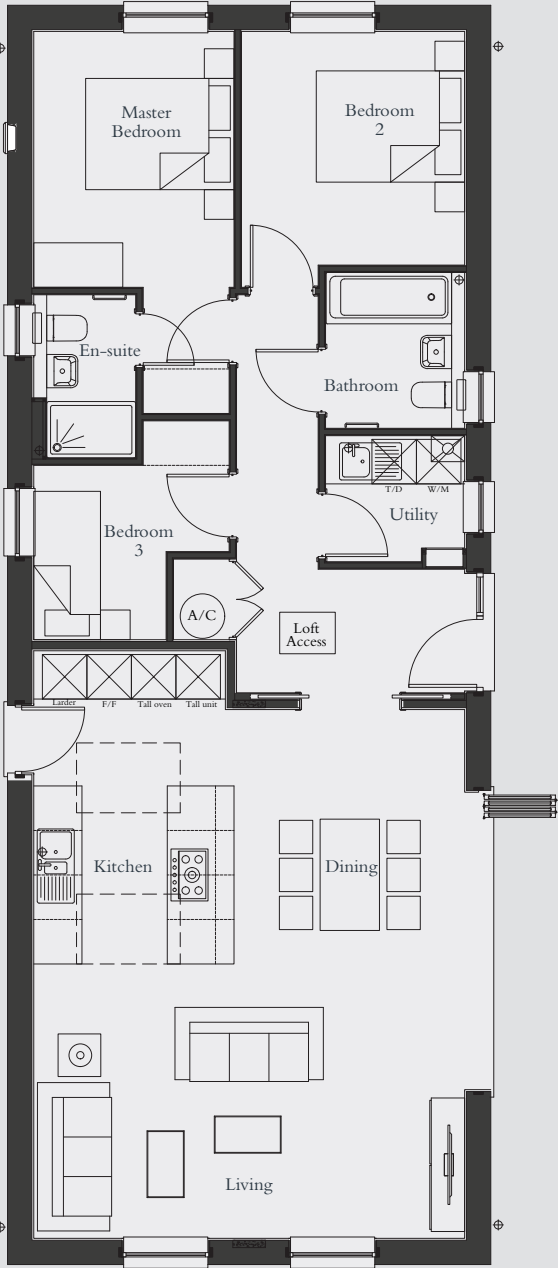
The Armitage  
Three bedroom barn

The Armitage

Three bedroom barn

Kitchen/Dining/ Living Room:		
Utility:	7.92 x 5.81	26'0" x 19'1"
	1.88 x 1.70	6'2" x 5'7"
Master Bedroom:		
En-suite:	3.45 x 2.70	11'4" x 8'10"
	2.20 x 1.38	7'3" x 4'6"
Bedroom 2:	3.15 x 3.09	10'4" x 9'11"
Bedroom 3:	2.67 x 2.35	8'9" x 7'9"
Bathroom:	2.40 x 1.88	7'10" x 6'2"
Overall:	94.5 SQ.M.	1017 SQ.FT.

Plots: 64



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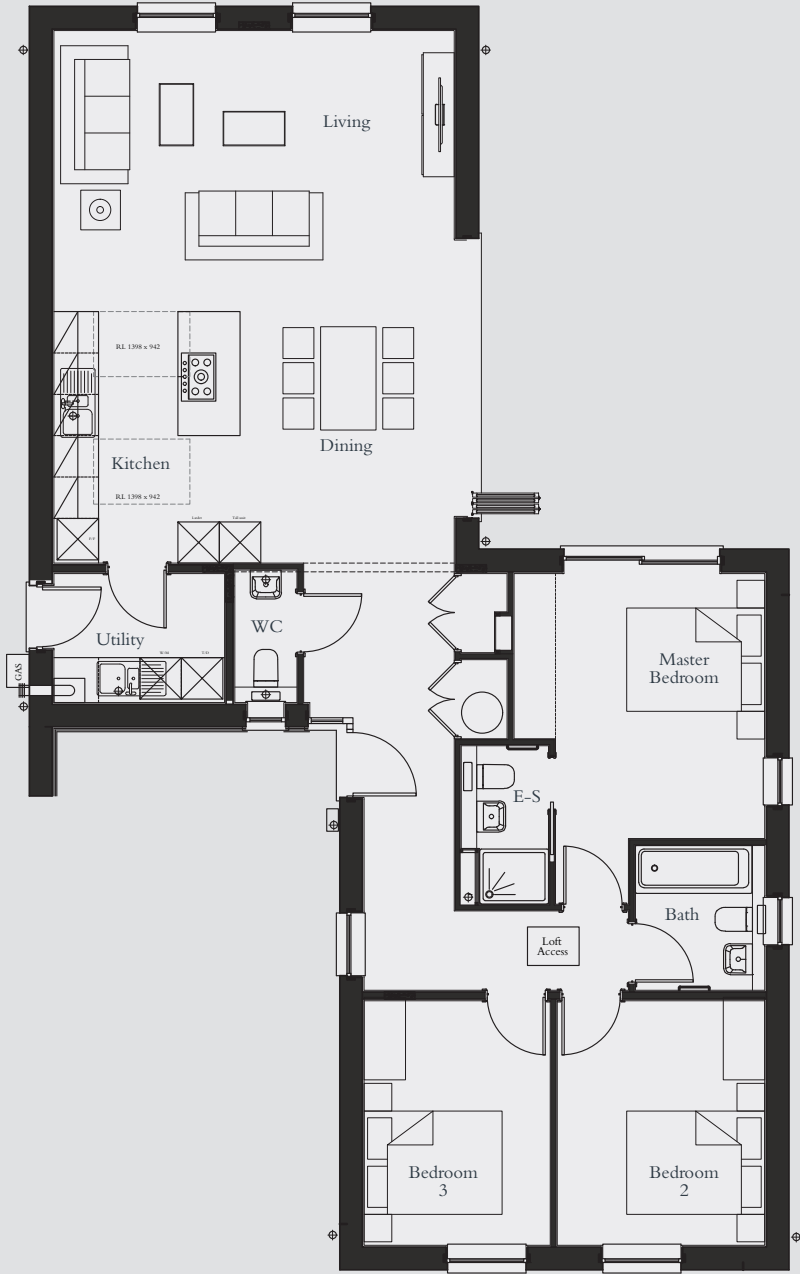


The Goldsworthy  
Three bedroom barn

The Goldsworthy  
Three bedroom barn

Kitchen/Dining/		
Living Room:	7.73 x 5.81	25'4" x 19'1"
Utility:	2.48 x 1.87	8'2" x 6'2"
Master Bedroom:	3.85 x 3.63	12'8" x 11'11"
En-suite:	2.30 x 1.27	7'7" x 4'2"
Bedroom 2:	3.60 x 3.01	11'10" x 9'11"
Bedroom 3:	3.60 x 2.70	11'10" x 8'10"
Bathroom:	2.10 x 1.88	6'11" x 6'2"
Overall:	110.7 SQ.M.	1192 SQ.FT.

Plots: 63, 69, 70, 71, 72, 73 & 74



Plot 70 has a mirrored layout to the floor plan shown

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# BACKHOUSE

