



ROOM DIMENSIONS **the TROUTBECK**

	Metric	Imperial
GROUND FLOOR		
Lounge	7420 x 3650	24' 4" x 11' 11"
Kitchen	3970 x 3650	13' 0" x 11' 11"
Utility	1800 x 2510	5' 10" x 8' 2"
Dining Room	3350 x 3650	10' 11" x 11' 11"
WC	2510 x 1000	8' 2" x 3' 3"
1ST FLOOR		
Master Bedroom	4800 x 2950	15' 8" x 9' 8"
En-Suite	2000 x 1550	6' 6" x 5' 1"
Bedroom 2	3670 x 3650	12' 0" x 11' 11"
Bedroom 3	3670 x 2830	12' 0" x 9' 3"
Bedroom 4	3650 x 2548	11' 11" x 8' 4"
Bathroom	2450 x 2000	8' 0" x 6' 6"



the TROUTBECK



The unique Troutbeck offers the best of individual luxury living in a tranquil village setting.

Quality features throughout this spacious 4 bedroom family home; solid oak flooring in the expansive hall, quality carpets throughout, and a top quality fitted kitchen with granite work surfaces and Neff appliances ensure the lifestyle your family deserve. Outdoors there are stone patios, a distinctive brick / stone entrance porch, solid stone parapets, timber marginal bar style windows, and a detached double garage.

Designed with space in mind downstairs, and with a galleried landing upstairs leading to 4 double bedrooms and family bathroom. With excellent open views to the rear, the Troutbeck is perfect for living your life to the full in every way.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

