

# YOUR HOME AWAITS

The following is a selection of some of the wide range of house types available to you at Bishopshill.

THE COACHHOUSE



THE FINLAY COTTAGE



THE CLOCK TOWER



THE CRANMORE



## HOUSE TYPES AND PLANS

Bishopshill is a development of the highest quality finish and includes the following specification:

### **FIREPLACES**

A range of high quality fireplaces are available from the nominated suppliers.

### **PAINTWORK**

There is extensive use of modern minimum maintenance uPVC surfaces externally. Any remaining external woodwork is primed, undercoated and painted. Internal moulded skirting and architrave may be painted white or alternatively stained pine. Walls will be finished in barley cream with ceilings finished in white.

### **DOORS**

White colonial six panel internal doors are standard throughout. A selection of alternative doors are available at an additional cost.

### **INTERIOR LIGHTING**

Low voltage spot lamps are provided to bedrooms, bathrooms, en-suites and kitchen/dining rooms.

### **CENTRAL HEATING**

Oil fired central heating will be standard in all homes.

### **ENERGY EFFICIENCY**

All homes benefit from high insulation levels and a SAP rating circa 30% higher than statutory requirements.

### **EXTERIOR FINISH**

Rustic facing brick with a very high standard of authentic detailing. Remaining Country/Georgian style homes will be finished with coloured render requiring no painting.

### **GLAZING**

uPVC double glazed windows will be fitted to all homes.

### **KITCHEN**

A choice of kitchen designs to the purchaser's choice are available from the nominated suppliers.

### **BATHROOM**

The bathroom will be fitted with a suite to the purchaser's choice from a range available from the nominated suppliers.

### **DRIVEWAY**

Driveways will be finished in tarmac.

### **LANDSCAPING AND GARDENS**

Front gardens will be turf lawns and planted beds.

### **COMMON LANDSCAPED AREAS**

These areas will be owned by The Bishopshill Management Company who will maintain the areas and charge an annual levy of approximately £130 to each home owner. All home owners will be equal share holders in The Bishopshill Management Company.



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# THE CLOCK TOWER

• 4 BEDROOM HOME WITH INTEGRAL GARAGE

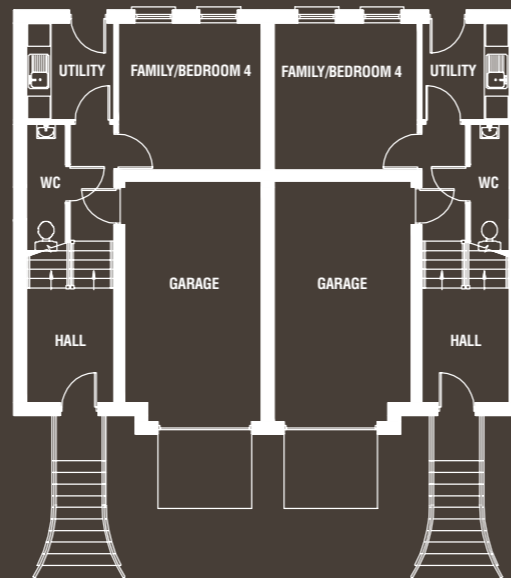
◀ [BACK TO HOUSE TYPES MENU](#)



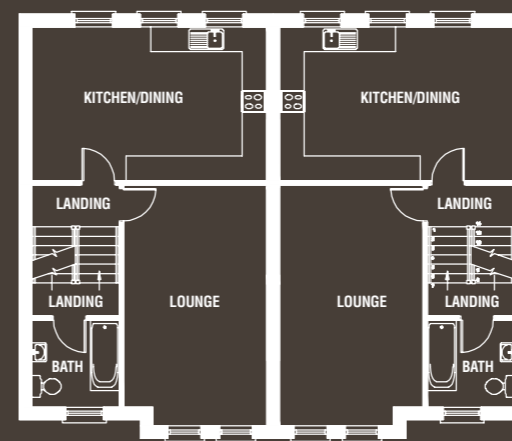
| ACCOMMODATION SCHEDULE |                         |                     |
|------------------------|-------------------------|---------------------|
|                        | GROSS FLOOR AREA approx |                     |
|                        | 140 sq m                | 1,506 sq ft         |
| <b>GROUND FLOOR</b>    |                         |                     |
| Family/Bedroom 4       | 3.45m x 3.56m           | 11'3" x 11'7"       |
| Utility                | 2.11m x 2.40m           | 6'11" x 7'10"       |
| WC                     | 0.95m x 3.00m           | 3'1" x 9'10"        |
| Integral Garage        | 5.82m x 3.32m           | 19' 1" x 10'11" max |
| Entrance Hall/Foyer    | 2.80m x 2.11m           | 9'2" x 6'11"        |
| <b>FIRST FLOOR</b>     |                         |                     |
| Lounge                 | 3.46m x 5.80m           | 11'4" x 19' max     |
| Kitchen/Dining         | 5.60m x 3.70m           | 18'5" x 12'1"       |
| Bathroom               | 2.10m x 2.11m           | 6'11" x 6'11"       |
| <b>SECOND FLOOR</b>    |                         |                     |
| Master Bedroom         | 4.72m x 3.46m           | 15'6" x 11'4" max   |
| En-suite               | 1.20m x 2.30m           | 3'11" x 7'6"        |
| Bedroom 2              | 3.71m x 2.96m           | 12'2" x 9'8"        |
| Bedroom 3              | 3.71m x 2.61m           | 12'2" x 8'6"        |
| H/L Store              | 2.11m x 2.10m           | 6'11" x 6'11"       |

Built in handmade brick, The Clock Tower exudes a stately elegance that perfectly complements its imposing Georgian style façade. The property offers an impressive and thoughtfully planned internal layout over three floors that is the perfect living space for a growing family.

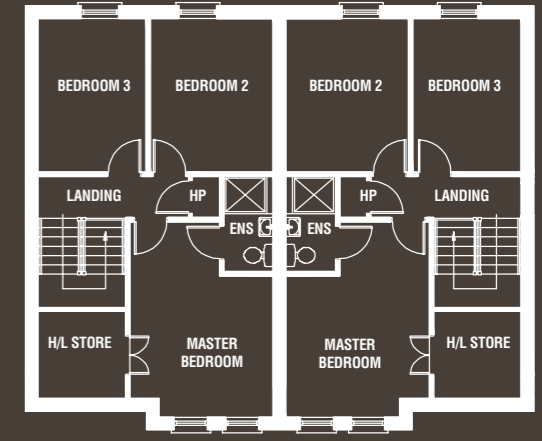
The lower ground floor provides a shower room and WC, a family room or fourth bedroom and access to an internal garage. A spacious upper floor features a bright lounge and an exceptional kitchen/dining area with a bathroom on the landing leading to the top floor which boasts three well-proportioned bedrooms including a master bedroom with en-suite shower room and high level storage.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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# THE COACHHOUSE A

• 4 BEDROOM HOME WITH INTEGRAL GARAGE

◀ BACK TO HOUSE TYPES MENU



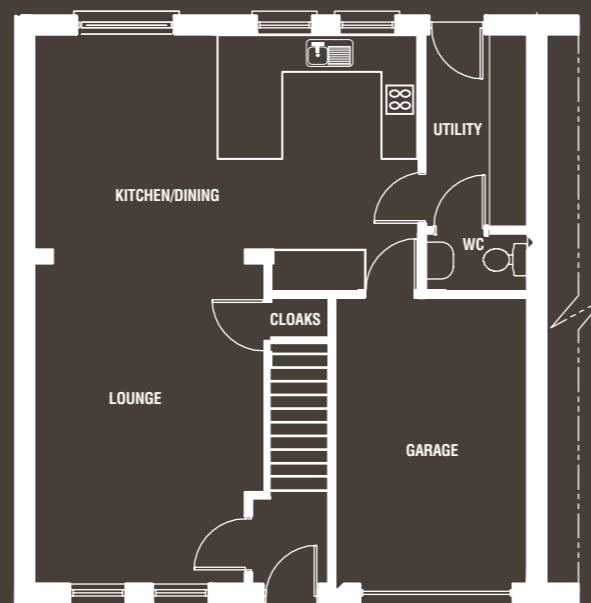
| ACCOMMODATION SCHEDULE |                         |                    |
|------------------------|-------------------------|--------------------|
|                        | GROSS FLOOR AREA approx |                    |
|                        | 136 sq m                | 1,460 sq ft        |
| <b>GROUND FLOOR</b>    |                         |                    |
| Lounge                 | 5.58m x 3.74m           | 18'4" x 12'4" max  |
| Dining                 | 3.36m x 3.02m           | 11'1" x 9'11"      |
| Kitchen                | 3.26m x 3.15m           | 10'9" x 10'4" max  |
| WC                     | 2.00m x 0.95m           | 6'7" x 3'1"        |
| Utility                | 3.30m x 1.66m           | 10'10" x 5'5"      |
| Integral Garage        | 3.00m x 5.40m           | 9'10" x 17'8"      |
| <b>FIRST FLOOR</b>     |                         |                    |
| Master Bedroom         | 5.44m x 3.74m           | 17'10" x 12'4" max |
| En-suite               | 1.90m x 1.80m           | 6'3" x 5'11" max   |
| Bedroom 2              | 5.44m x 3.14m           | 17'10" x 10'4" max |
| Bedroom 3              | 3.90m x 3.14m           | 12'10" x 10'4" max |
| Bedroom 4              | 3.41m x 2.80m           | 11'2" x 8'2" max   |
| Bathroom               | 2.36m x 2.19m           | 7'9" x 7'3" max    |

This delightful mews style townhouse offers excellent accommodation and many individual characters both internally and externally.

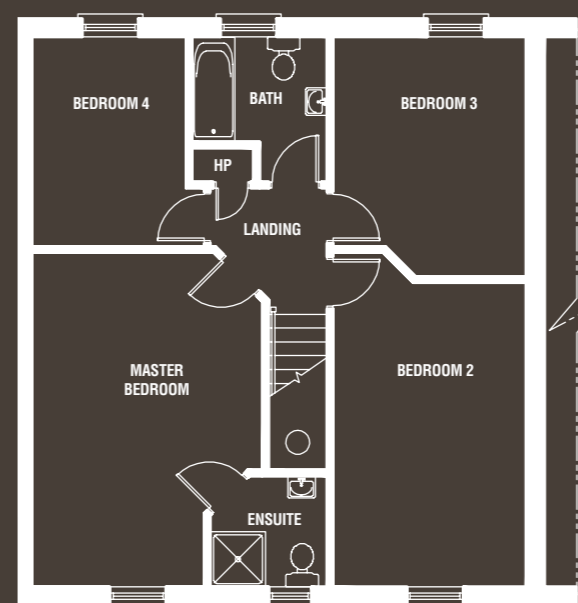
The remarkably spacious Coachhouse features a fabulous open plan kitchen/living area which leads to a well-proportioned lounge. The layout also provides for a utility room and downstairs WC.

On the first floor The Coachhouse A boasts four large bedrooms and a bathroom, with an en-suite shower room off the master bedroom.

The Coachhouse A benefits from a spacious integral garage and the home is finished in self-coloured render to keep maintenance to a minimum.



GROUND FLOOR



FIRST FLOOR



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# THE COACHHOUSE B

• 4 BEDROOM HOME WITH PLAYROOM

◀ [BACK TO HOUSE TYPES MENU](#)



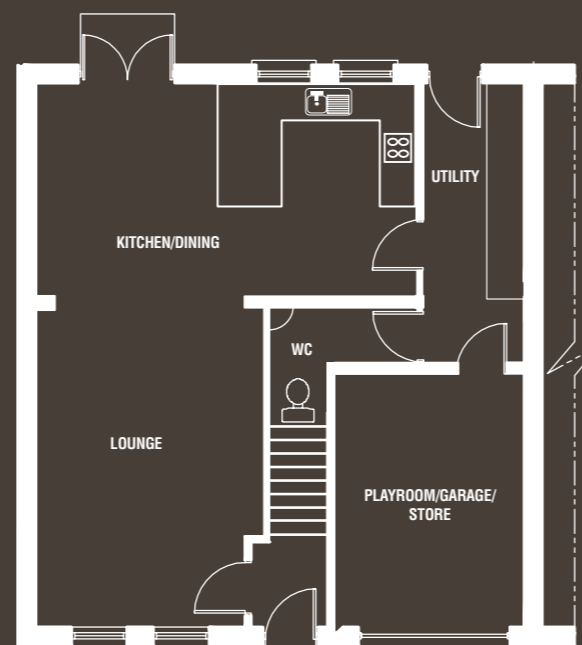
| ACCOMMODATION SCHEDULE |                         |                    |
|------------------------|-------------------------|--------------------|
|                        | GROSS FLOOR AREA approx |                    |
|                        | 136 sq m                | 1,460 sq ft        |
| <b>GROUND FLOOR</b>    |                         |                    |
| Lounge                 | 5.58m x 3.74m           | 18'4" x 12'4" max  |
| Dining                 | 3.36m x 3.02m           | 11'1" x 9'11"      |
| Kitchen                | 3.26m x 3.15m           | 10'9" x 10'4" max  |
| WC                     | 2.70m x 2.00m           | 8'10" x 6'7" max   |
| Utility                | 4.50m x 1.66m           | 14'9" x 5'5" max   |
| Playroom/Garage        | 3.00m x 4.30m           | 9'10" x 14'1"      |
| <b>FIRST FLOOR</b>     |                         |                    |
| Master Bedroom         | 5.44m x 3.74m           | 17'10" x 12'4" max |
| En-suite               | 1.90m x 1.80m           | 6'3" x 5'11" max   |
| Bedroom 2              | 5.44m x 3.14m           | 17'10" x 10'4" max |
| Bedroom 3              | 3.90m x 3.14m           | 12'10" x 10'4" max |
| Bedroom 4              | 3.41m x 2.80m           | 11'2" x 8'2" max   |
| Bathroom               | 2.36m x 2.19m           | 7'9" x 7'3" max    |

The Coachhouse B is a remarkably spacious mews-style townhouse with many individual characters both internally and externally. In this version of the Coachhouse, the ground floor WC is entered via the utility room giving a highly balanced home with tremendous circulation. This layout features a fabulous open plan kitchen/living area which leads to the excellent lounge.

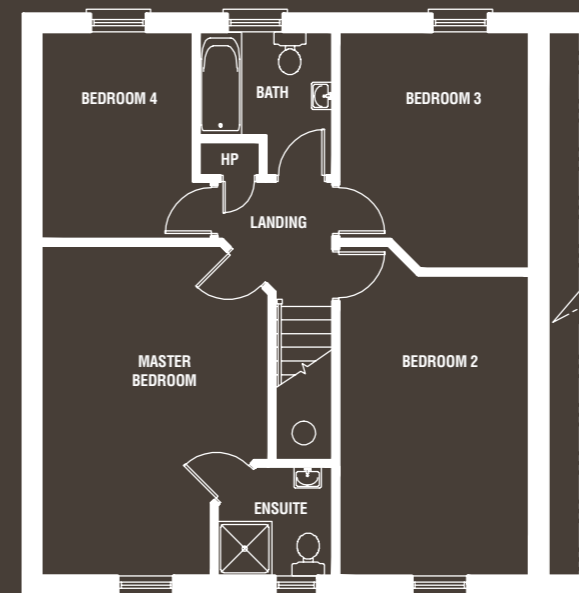
On the first floor The Coachhouse B boasts four large bedrooms and a bathroom, with an en-suite shower room off the master bedroom.

The integral garage is planned to provide a flexible space, suitable for a playroom, workshop or simply valuable extra storage.

The Coachhouse is finished in self-coloured render to minimise maintenance.



GROUND FLOOR



FIRST FLOOR



BISHOPSHILL

# THE CRANMORE (FULL 3 STOREY)

- 4 BEDROOM HOME WITH INTEGRAL GARAGE

◀ [BACK TO HOUSE TYPES MENU](#)



## ACCOMMODATION SCHEDULE

GROSS FLOOR AREA approx  
143 sq m      1,540 sq ft

### GROUND FLOOR

|                     |               |                |
|---------------------|---------------|----------------|
| Family/Bedroom 4    | 3.50m x 2.40m | 11'6" x 7'10"  |
| Utility             | 2.10m x 2.40m | 6'11" x 7'10"  |
| Integral garage     | 6.00m x 3.30m | 19'8" x 10'10" |
| WC                  | 2.20m x 0.95m | 7'2" x 3'1"    |
| Entrance Hall/Foyer | 2.80m x 2.10m | 9'2" x 6'10"   |

### FIRST FLOOR

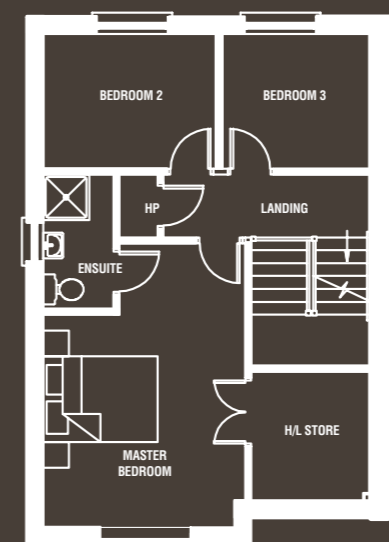
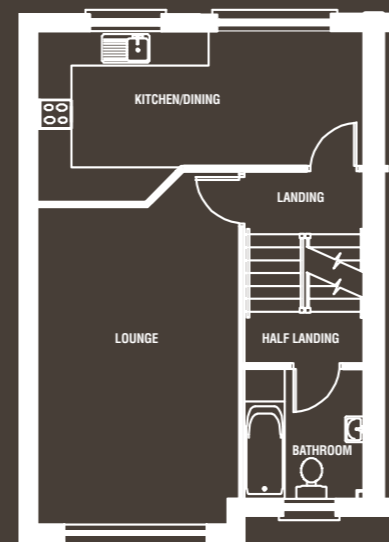
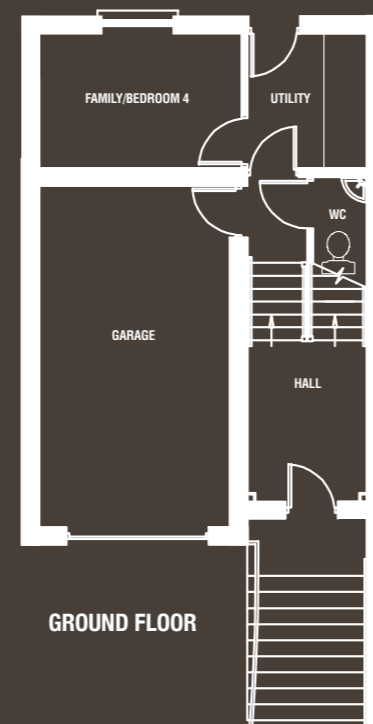
|                |               |                   |
|----------------|---------------|-------------------|
| Kitchen/Dining | 5.70m x 3.00m | 18'8" x 9'10" max |
| Lounge         | 5.50m x 3.10m | 18'1" x 10'2"     |
| Bathroom       | 1.90m x 2.30m | 6'3" x 7'         |

### SECOND FLOOR

|                |               |                   |
|----------------|---------------|-------------------|
| Master Bedroom | 5.00m x 3.50m | 16'5" x 11'6" max |
| En-suite       | 1.20m x 2.40m | 3'11" x 7'10"     |
| Bedroom 2      | 2.80m x 2.40m | 9'2" x 7'10"      |
| Bedroom 3      | 2.60m x 2.40m | 8'6" x 7'10"      |
| H/L Store      | 2.10m x 2.27m | 6'11" x 7'5"      |

This charming Victorian style semi-detached home provides exceptional accommodation over three floors, perfectly complemented by a stylish external appearance. The living floor includes a generously proportioned lounge, kitchen and dining room with a bathroom on the half landing.

The lower floor offers flexible accommodation that includes a family room, garage, utility and WC. The upper floor features three good-sized bedrooms including a master bedroom with en-suite and separate large, high level store.





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# THE HAMILTON IV

• 4 BEDROOM HOME WITH INTEGRAL GARAGE

◀ [BACK TO HOUSE TYPES MENU](#)

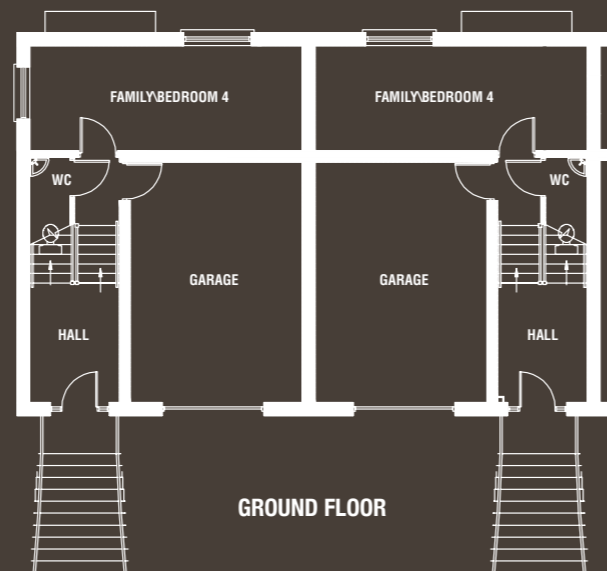


| ACCOMMODATION SCHEDULE |                         |                   |
|------------------------|-------------------------|-------------------|
|                        | GROSS FLOOR AREA approx |                   |
|                        | 140 sq m                | 1,500 sq ft       |
| <b>GROUND FLOOR</b>    |                         |                   |
| Family/Bedroom 4       | 6.41m x 2.49m           | 21' x 8'2"        |
| WC                     | 2.29m x 0.95m           | 7'6" x 3'1"       |
| Integral Garage        | 4.05m x 5.67m           | 13'3" x 18'7"     |
| Entrance Hall/Foyer    | 2.11m x 2.80m           | 6'11" x 9'2"      |
| <b>FIRST FLOOR</b>     |                         |                   |
| Lounge                 | 5.80m x 4.20m           | 19' x 13'9" max   |
| Kitchen/Dining         | 6.41m x 3.10m           | 21' x 10'2" max   |
| Bathroom               | 2.27m x 2.11m           | 7'5" x 6'11"      |
| <b>SECOND FLOOR</b>    |                         |                   |
| Master Bedroom         | 4.61m x 4.20m           | 15'1" x 13'9" max |
| En-suite               | 2.34m x 1.23m           | 7'8" x 4'         |
| Bedroom 2              | 3.21m x 2.49m           | 10'6" x 8'1"      |
| Bedroom 3              | 3.10m x 2.49m           | 10'2" x 8'1"      |
| H/L store              | 2.30m x 2.10m           | 7'6" x 6'11"      |

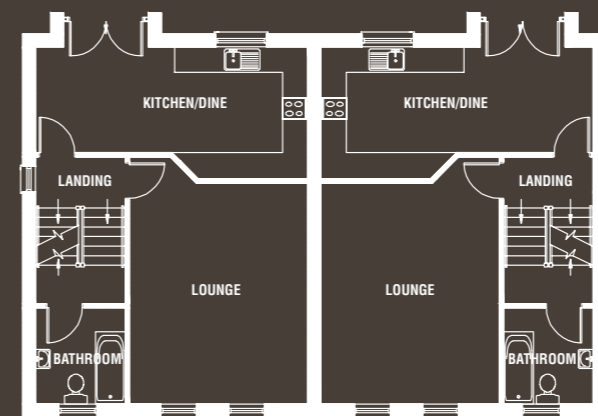
This superb three-storey Georgian style townhouse offers exceptional family accommodation, enhanced by attractive external features rarely found in a modern home.

The ground floor features a large garage with space for an optional utility area and WC; an excellent room adaptable for a bedroom or family room.

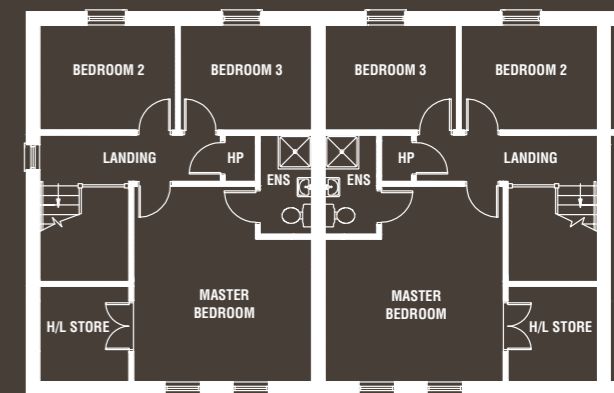
The living floor includes a well-proportioned lounge with twin Georgian style windows; a kitchen/dining area which can be divided into two separate rooms; and a bathroom on the half landing. The upper floor features three large bedrooms including a master bedroom with an en-suite shower room and high level store.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## BISHOPSHILL

# THE HAMILTON IV (FULL 3 STOREY)

- 4 BEDROOM HOME WITH INTEGRAL GARAGE

◀ [BACK TO HOUSE TYPES MENU](#)



### ACCOMMODATION SCHEDULE

GROSS FLOOR AREA approx  
140 sq m      1,500 sq ft

#### GROUND FLOOR

|                     |               |                  |
|---------------------|---------------|------------------|
| Family/Bedroom 4    | 4.20m x 2.95m | 13'9" x 9'8"     |
| Utility             | 2.11m x 2.47m | 6'11" x 8'1" max |
| WC                  | 2.29m x 0.95m | 7'6" x 3'1"      |
| Integral Garage     | 4.05m x 5.67m | 13'3" x 18'7"    |
| Entrance Hall/Foyer | 2.11m x 2.80m | 6'11" x 9'2"     |

#### FIRST FLOOR

|                |               |                 |
|----------------|---------------|-----------------|
| Lounge         | 5.80m x 4.20m | 19' x 13'9" max |
| Kitchen/Dining | 6.41m x 3.10m | 21' x 10'2" max |
| Bathroom       | 2.27m x 2.11m | 7'5" x 6'11"    |

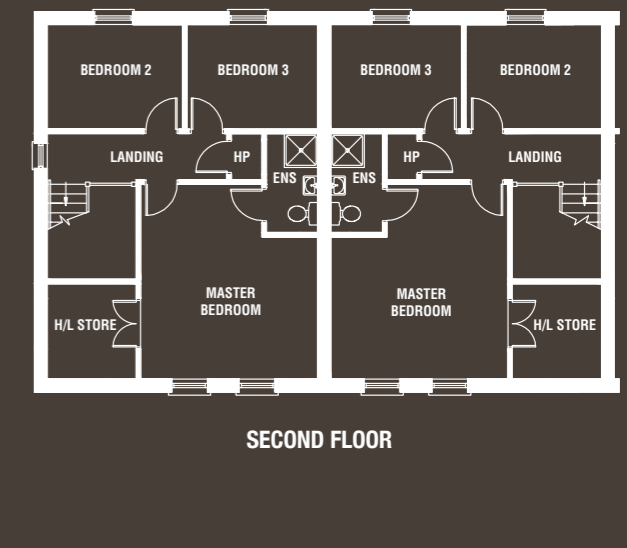
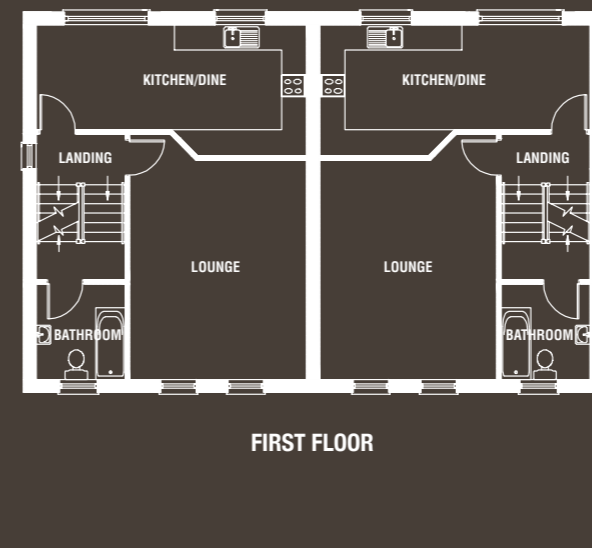
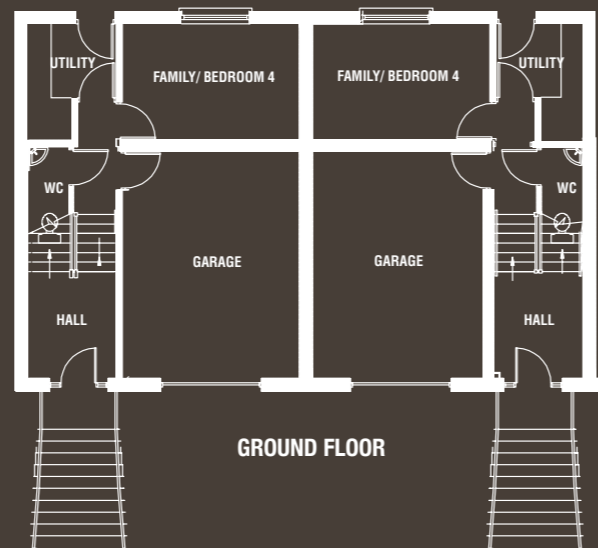
#### SECOND FLOOR

|                |               |                   |
|----------------|---------------|-------------------|
| Master Bedroom | 4.61m x 4.20m | 15'1" x 13'9" max |
| En-suite       | 2.34m x 1.23m | 7'8" x 4'         |
| Bedroom 2      | 3.21m x 2.49m | 10'6" x 8'1"      |
| Bedroom 3      | 3.10m x 2.49m | 10'2" x 8'1"      |
| H/L store      | 2.30m x 2.10m | 7'6" x 6'11"      |

This superb three-storey Georgian style townhouse offers exceptional family accommodation, enhanced by attractive external features rarely found in a modern home.

The ground floor features a large garage with a utility area, WC, and an excellent room adaptable for a bedroom or family room.

The living floor includes a well-proportioned lounge with twin Georgian style windows; a kitchen/dining area which can be divided into two separate rooms; and a bathroom on the half landing. The upper floor features three large bedrooms including a master bedroom with an en-suite shower room and high level store.





BISHOPSHILL

# THE FINLAY COTTAGE

• 3 BEDROOM END TERRACE HOME

◀ [BACK TO HOUSE TYPES MENU](#)

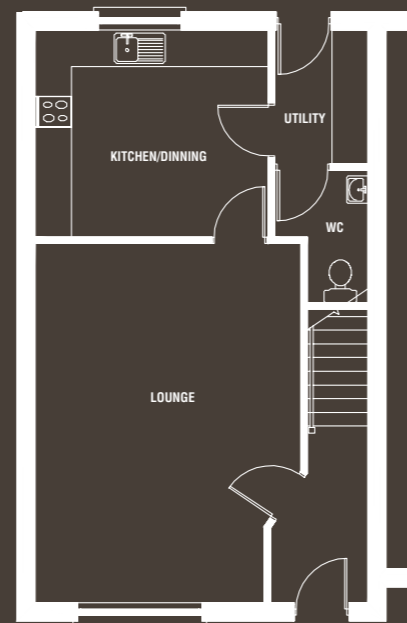


| ACCOMMODATION SCHEDULE |                         |                   |
|------------------------|-------------------------|-------------------|
|                        | GROSS FLOOR AREA approx |                   |
|                        | 103 sq m                | 1,109 sq ft       |
| <b>GROUND FLOOR</b>    |                         |                   |
| Lounge                 | 4.37m x 5.90m           | 14'4" x 19'4" max |
| Kitchen/Dining         | 3.80m x 3.40m           | 12'6" x 11'2"     |
| Utility                | 1.53m x 2.20m           | 5' x 7'3"         |
| WC                     | 1.53m x 2.20m           | 5' x 7'3" max     |
| <b>FIRST FLOOR</b>     |                         |                   |
| Master Bedroom         | 3.02m x 4.20m           | 9'11" x 13'9"     |
| En-suite               | 3.02m x 1.10m           | 9'11" x 3'7"      |
| Bedroom 2              | 3.30m x 3.90m           | 10'10" x 12'10"   |
| Bedroom 3              | 2.35m x 3.00m           | 7'9" x 9'10"      |
| Bathroom               | 2.07m x 2.50m           | 6'9" x 8'2" max   |

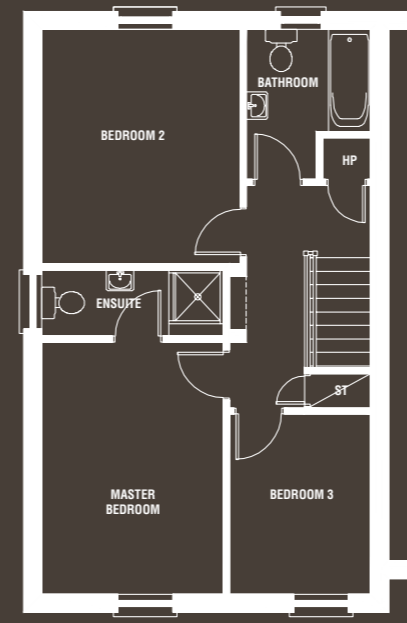
The Finlay Cottages are delightful mews style townhouses that feature a well proportioned lounge and dining area and a spacious kitchen with utility room and wc on the ground floor. Three bright bedrooms and a bathroom on the first floor complete the attractive layout of these charming homes.

The master bedroom boasts a spacious ensuite.

The Finlay Cottages are finished in self-coloured render to keep maintenance to a minimum.



GROUND FLOOR



FIRST FLOOR