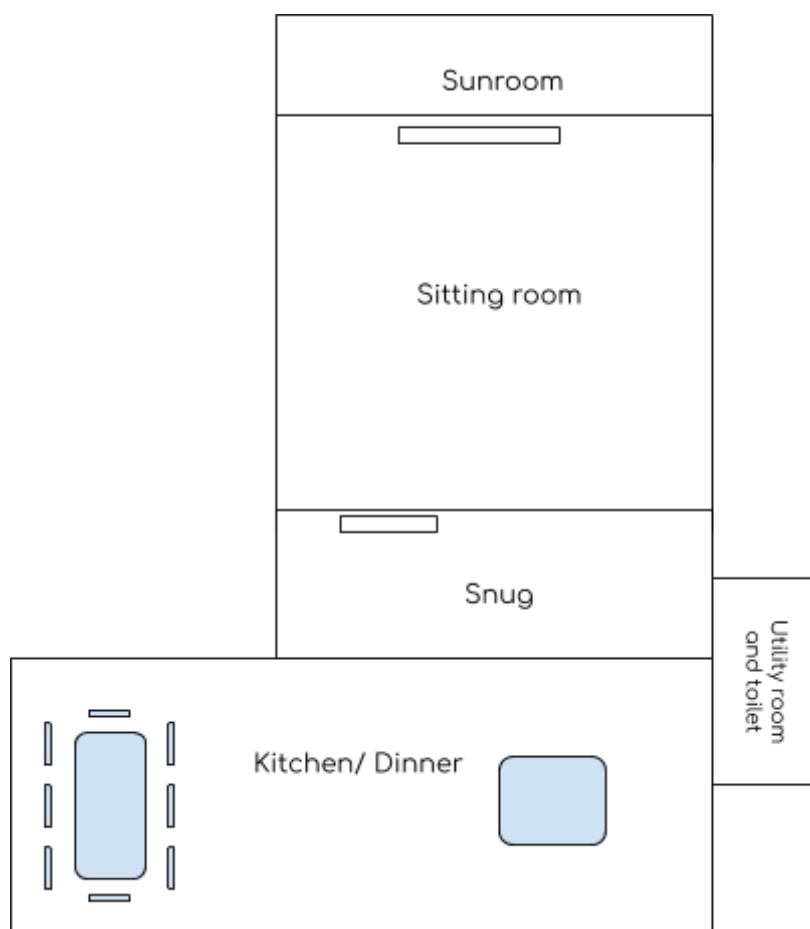


Blackers Hill Farmhouse Floor Plan

Ground Floor.

Main entrance into the porch with shoe storage. Entering the kitchen, inside there is a large dining table to seat 10 people with a log burner at the end of the room. The kitchen has a large island in the middle and comes with a range of appliances such as: american fridge/ freezer, dishwasher, microwave, 5 hob dual fuel rangemaster with two ovens and grill. Off the kitchen is a utility room with washing machine, sink and downstairs toilet. This room also has access to the decking and hot tub.



Next to the kitchen is a snug with a working fireplace and sofa. Going through from here you will enter the very large sitting room which has 3 sofas, extra chairs for seating, TV/ DVD, log burning fire at the end and a range of reading material and games for you to use.

At the far end of the house there is a doorway to the sunroom with summer kitchen and fridge, this has double doors leading out on the main decking area with a range of seating, BBQ and Pizza oven, the gardens and the hot tub.

First Floor

Room 1:

Large double four poster bed, large ensuite with bath. This room overlooks the front of the house and the extensive driveway and farmland.

Room 2:

Large antique french double bed with shower ensuite. Overlooks the back of the house and gardens.

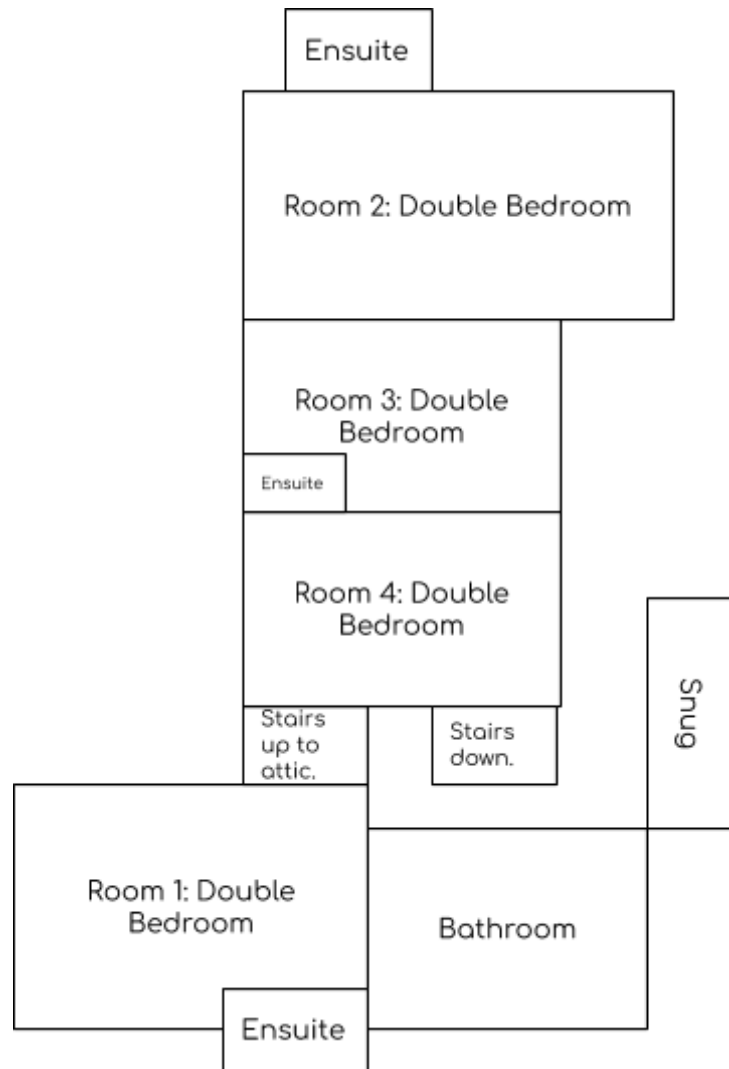
Room 3:

Antique french double bed with shower ensuite. This room overlooks the side of the house and gardens.

Room 4:

Antique painted french bed with views over the side of the house and gardens.

Bathroom: Large family bathroom with roll top bath and spa shower.



Second Floor

Room 5: Top floor area, separated into two areas. Bedroom has a pair of french antique single beds and the bathroom has a roll top slipper bath with views out the window through the wooded valley.

