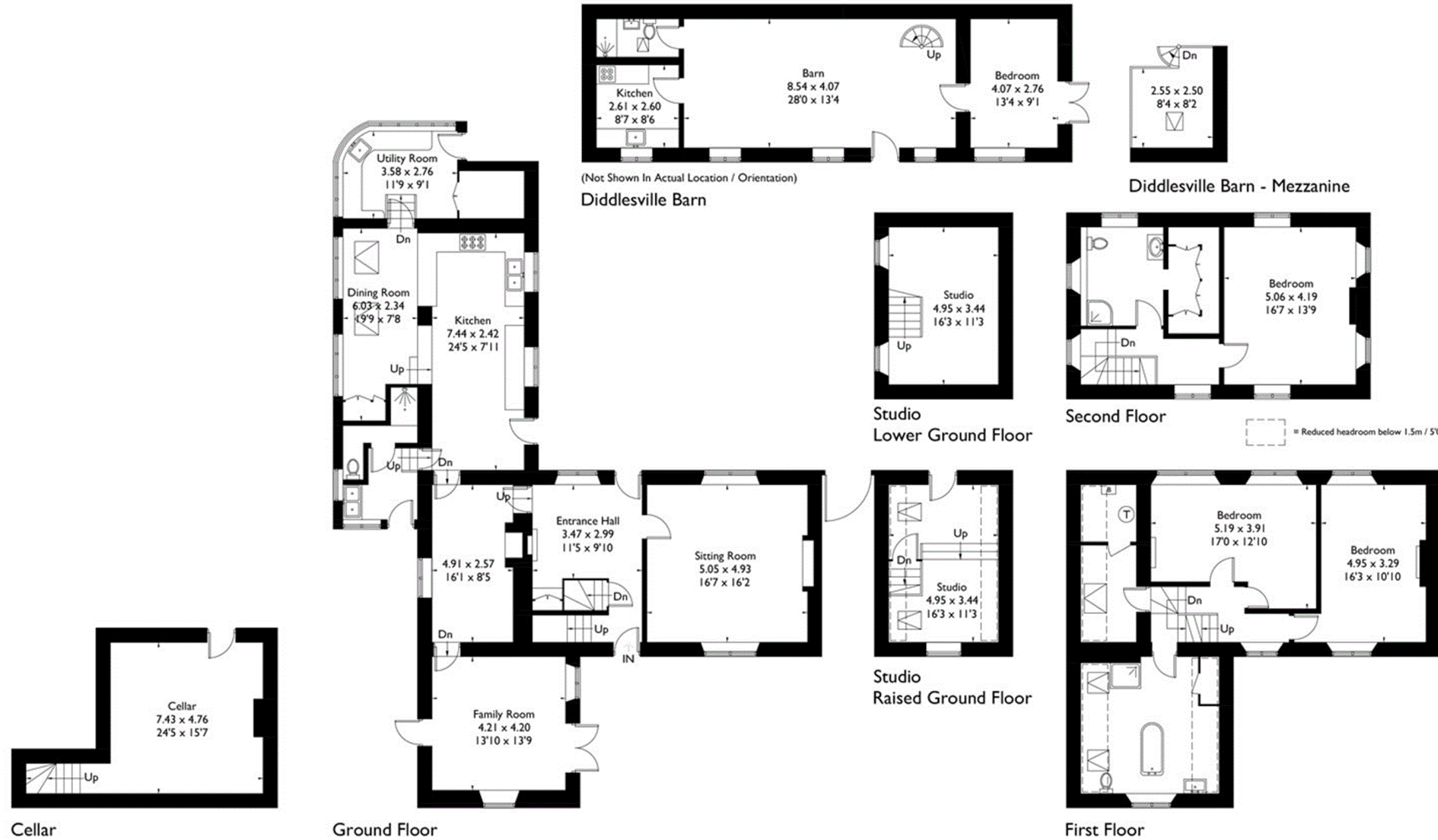


Approximate Gross Internal Area = 260.5 sq m / 2804 sq ft
 Cellar = 25.6 sq m / 275 sq ft
 Studio = 34.4 sq m / 370 sq ft
 Diddlesville Barn = 66.4 sq m / 715 sq ft
 Total = 386.9 sq m / 4164 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.