

BASIL BARN



V 5.00



LIGHTEACH ESTATE

Extraordinary Design

Basil Barn is a beautifully designed, contemporary barn conversion nestled within the prestigious Lighteach Estate, offering breathtaking countryside views and modern comforts in equal measure.

The design by LK2 Architects and by Prior Architects creates a sense of warmth, with elements inspired by the property's natural surroundings. Open, expansive spaces are designed to bring the outside in and offer a tranquil refuge. The interiors reflect a sophisticated use of natural materials and refined finishes, each selected to enhance the comfort of everyday life.

This is an inspirational integrated development that puts you on the pulse of the aspirational lifestyle. Privacy is guaranteed with distinct boundaries and sound proofing



Kitchen Dining Room

The huge open plan gourmet kitchen and dining room combines timeless elegance with state-of-the-art features. Equipped with brand new top-tier AEG appliances, Porcelanosa tiles, and bespoke lighting, it's a culinary space designed for both everyday ease and special occasions.



Ground Floor 1

The ground floor of Basil Barn is filled with huge spaces enjoying fabulous views. The lounge is a massive 37 sq m. You will enjoy a full fitted state of the art kitchen diner with an awesome size of 28 sq m. The massive glazing with large windows make this floor a symphony of light.

Rooms

Gross internal area of ground floor 82.5s qm

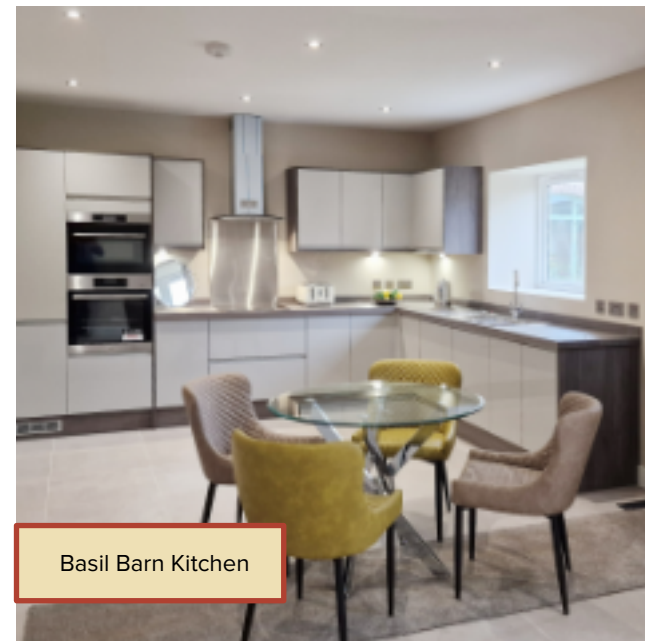
Luxury Kitchen 4.6m x 3.9m

Dining Room 3.9m x 2.6m

Living Room 6.1m x 6.1m

Inner Hall

Shower Room with attractive white suite



Basil Barn Kitchen

Ground Floor 2



First Floor 1

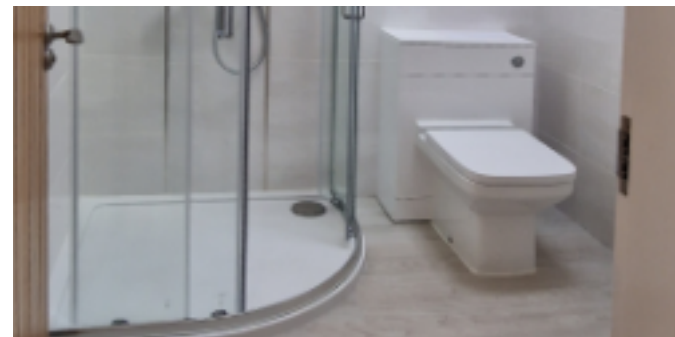
Massive authentic beams and trusses are features of the first floor, whilst the iconic circular windows frame the epic views of huge skies. The rooms all have high ceilings reaching to almost 4m. And it's all complete with three amazing bathrooms with rain showers.

Overall gross internal area of first floor 84 sq m
Bedroom One 6.1m x 4.2m
En-Suite Bathroom with white suite.
Bedroom Two 4.8m x 4.3m
En-Suite with attractive white suite.
Bedroom Three 3.9m x 3m
En-Suite with attractive white suite.



Basil Barn Bedroom 1

First Floor 2



Outside 1

Outside to the front you have a gated garden with parking, a grassed area, a patio area and a brand new summerhouse. To the rear is a fenced private space with grass and new slabs.

Summerhouse

The brand new summerhouse by Palmako is a 2.8m square with 2 double opening windows, and glazed double doors. It is designed to maximize your outdoor living space, while providing a cosy and inviting atmosphere for gatherings with family and friends. It also allows ample room for any storage needs you have. It has a mains electricity supply.

Planters

There are 2 massive concrete planters upcycled from the original estate planted with seasonal plants and standard holly trees.

Communal Areas

The common areas are the zones within the complex, shown beige on the plan, that are enjoyed and shared by the owners. These include the driveways and the area around the treatment plant.



Outside 2



Extraordinary Spaces

Basil Barn is a brand new traditional barn conversion. It is elegant and stylish with huge windows to the rear, overlooking a compact rear garden. To the front is a fenced and gated garden with a driveway, grassed area and summerhouse. With an internal gross area of 168 sq m (1808 sq ft) it is almost twice the size of a typical UK home

The living area is framed with hardwood stairs with sparkling glass balustrades. It has numerous spotlights and side lighting which allows you to create whatever ambience you choose.

Your gourmet kitchen is a cut above the rest. It has all of the best appliances from AEG, brand new and waiting for you. Tiles are all by Porcelonsa. Feature lighting illuminates your cuisine as you cook. Your kitchen is a reflection of timeless elegance.

You have four bathrooms all of the highest standard with brand new power showers waiting to wash away the cares of the day.

Your three bedrooms have been created with massive authentic beams and trusses which together with iconic circular windows give a unique character. They are wired for TV, power and bedside facilities.



Rear elevation

Extraordinary Facilities

Your new home has it all and everything is brand new, spotless and ready for you. It complies with the latest building regulations for both thermal and acoustic insulation.

There is :-

- Security with a new built in intruder alarm
- Smoke and fire detection
- LPG gas central heating with WiFi control
- Underfloor heating downstairs
- Massive insulation throughout
- A state of the art kitchen
- Bathrooms with rain showers
- All tiles are by Porcelanosa
- All doors are solid wood
- Bespoke double glazed windows
- Complies with electrical 18th edition IET
- Gas safe certificate
- A full ICW 10 year structural warranty



Reassurance

We want our customers to enjoy their new homes free from any worries. We are not about mass production, but rather individual buildings carefully crafted, with traditional methods to stand the test of time.

ICW 10 Year Warranty

All properties include a 10-year structural warranty provided by ICW. This warranty begins when the project is completed, so the remaining coverage period may be shorter than 10 years when the property is sold. ICW currently insure over 10,000 projects and are recognised by 97% of mortgage lenders.

ICW 2 Year Workmanship Warranty

The ICW warranty covers defects affecting the home and any common areas which are clearly attributable to material and/or workmanship faults. Warm Beautiful Homes will always as a first measure repair or replace any such defects. This warranty begins when the project is completed, so the remaining coverage period may be shorter than 2 years when the property is sold.

Manufacturers Warranties

We pass on the benefit of all manufacturers warranties and provide the appropriate documentation.

Building Control

All work is inspected and approved as it progresses by ICW Building Control. ICW provide the Building Regulation approval process to ensure compliance of projects both at plan and site stage.

Warm Beautiful Homes Customer Care Policy

We have adopted a customer care policy, which you can see in full here:-
<https://wbh1.co.uk/customer-care-policy>.

Life Quality

Much of the quality of our lives is dependant up the health and diversity of the natural world. We are all dependant upon biodiversity. Our developments seek to preserve and enhance that environment.

Giving Nature A Home

This development is in an area of abundant wildlife, biodiversity and attractive landscape. Our homes do not come at the expense of wildlife or nature.

We seek to enlarge the green areas, stop barriers to wildlife movement and minimise the amount of land we cover in paving and driveways. We move vehicles and parking away from the homes we create as far as possible. Drainage systems are designed to be environmentally friendly and non polluting.

We also provide swallow nesting places (swallow cups), and conserve bat environments where we are able. Hedgerows and other original plants are preserved as far as possible.



Reducing Emissions

Concrete and steel production are two of the processes that produce large amounts of carbon dioxide. So we work to use the minimum amounts of both concrete and steel in our homes. Instead wherever possible we conserve the wood that is full of character and that has supported these structures for years. We provide car charging points where we can.

Local Wildlife

In your new home you will be able to see the common birds such as swallows, house sparrows, starlings, blackbirds, wood pigeons, blue tits, magpies, rosins, great tits, dunnocks, and collared doves. You may even catch a glimpse of the rare species such as the lesser black-backed gull and the glossy ibis.

There will be many types of butterfly, moths and bats. Then there is the local population of, for example, squirrels, hedgehogs, moles, shrews, rabbits, hares, otters, voles and many more. This is all about continuity in the countryside.

Utilities

Gas

The development has an LPG gas supply fed from your own tank. You can choose the gas provider as you wish.

Electricity

The development has a mains electricity supply fed to each individual dwelling. You can choose the utility provider as you wish.

Sewage

Sewage is treated through a communal treatment tank which is discretely buried on site. The cost which will be managed by the management company is estimated to be less than £200 per home per year.

Internet

Fibre is installed and serves each dwelling. You can choose your broadband provider, as you wish.

Surface Water

Rainwater is routed to multiple soak aways. The running cost is zero.

Vendor

Basil Barn and the common areas are owned by a special purpose vehicle called Lighteach Development Ltd. who will be the legal vendor on this project.

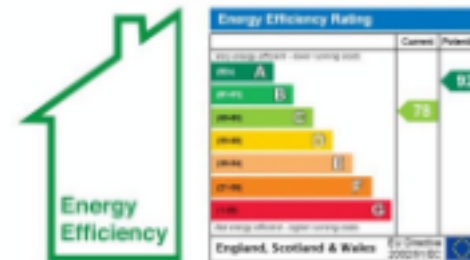
Management Of Common Areas

The management of the common areas will be carried out by an owner's management company called Lighteach Management Ltd. The shares in the management company will be owned by each home owner in proportion to the number of bedrooms. Ownership of the shares will be transferred upon completion of each sale. The management company will be responsible for the maintenance and upkeep of the common areas and any ongoing charges. It will also be responsible for the emptying of the package treatment plant when needed.

Service Charges

It is anticipated that the management company will seek to minimise the charges to the owners and, if so, the management charges should not exceed a few hundred pounds a year.

EPC





LIGHTEACH ESTATE



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