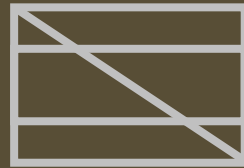


THE FARMYARD



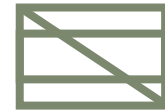
LACY SCOTT
& KNIGHT

est. 1869



THE FARM YARD || East Living || Lacy Scott Knight
T: 01284 743600

LUXURY COUNTRY LIVING



Introducing The Farmyard, a collection of five unique bungalows, in a private redevelopment of an old Suffolk Farmyard. The opportunity to own a barn style bungalow with the choice between two high end finishes schemes.

A secluded site located in a sought after village, Gislingham, whilst still having access to amenities in nearby villages Rickinghall , Finningham and Thornham.



Computer Generated Image for indicative purposes only

GISLINGHAM



Situated in the tranquil village of Gisingham and only 5 miles from the quaint town of Eye, this village offers the opportunity of a relaxing lifestyle whilst still having a number of amenities within a 10 miles radius. Gisingham boasts a 13th century grade I listed church that creates the centerpiece of this village. Whilst having a sense of community Gisingham also has a playing field, village hall and small local shop all surrounded by the quintessential Suffolk country side making it perfect dog walking and cycling country.

The village of Rickinghall is less than five miles away and offers two pubs, a large Co-op and a number of take away options. Within just 10 miles of the village you have the choice of 13 schools, including three outstanding primary schools and two outstanding secondary schools.

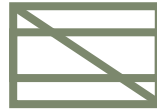
Situated only 7 miles from Diss, Gisingham offers a commuter service to both Cambridge, Norwich and London Liverpool Street.



- EYE
5 miles / 7 mins
- DISS
7 miles / 15 mins
- BURY ST. EDMUNDS
17 miles / 30mins
- SUFFOLK COAST
22 miles / 40mins
- NORWICH
30 miles / 45mins
- STANSTED AIRPORT
64 miles / 1 hr 20mins
- LONDON
100 miles / 2 hrs. 20 mins.



SUSTAINABLE LUXURY



The Farmyard has a number of details to ensure an energy efficient and sustainable home is achieved.

All materials were selected by an interior designer with the objective to creating timeless luxurious homes.

1. Insulation

Triple glazed windows and doors

Triple glazed windows dramatically reduce the energy consumption of a home whilst minimising cold draughts, keeping a more consistent room temperature and providing the benefits of solar gain and heat loss throughout the year. These thermal benefits are further improved by highly insulated flooring and full cavity wall insulation.

2. Energy

Energy efficient Air Source heat pump and Underfloor heating throughout

The benefits of an air source Heat Pump are not only related to lower carbon footprint this energy system provides. Air source heat pumps have a longer life span, lower maintenance and eliminate the use of fossil fuels in your home. This system is compatible with the underfloor heating that will be installed throughout the property therefore eliminating unattractive and space consuming radiators.

3. Water

Water softener

All properties will have a water softener installed as standard ensuring the best tasting and quality water. Water softeners also provide longevity to appliances and pipework.

4. Air

MVHR System

All properties will have an MVHR system installed, these systems provide a constant supply of fresh air throughout the properties. Whilst filtering out outdoor air pollution and cleaning out the indoor air pollution. An MVHR system dramatically improves the air quality of a home as well as removing airborne bacteria and viruses.

PLOT ONE



A three bedroom bungalow with an impressive open plan kitchen, living and dining room with sliding doors that open to a large private garden, a separate utility, pantry and large main bathroom. In addition this plot has an impressive principal bedroom with en-suite and walk in robe. There is a garage plus two additional parking spaces and a separate plant room.



Computer Generated Image for indicative purposes only



GROUND FLOOR
 Kitchen/ Dining Room: 5.8m x 3.8m
 Pantry: 2.2m x 1.15m
 Living Room: 3.3m x 3.6m

 Utility Room: 2.4m x 2.2m
 Main Bathroom: 3.2m x 2.5m
 Entrance: 3.45m x 2m

 Principal Bedroom: 4.3m x 3.9m
 En-Suite: 2.6m x 1.6m

 Bedroom 2: 2.4m x 4.1m
 Bedroom 3: 2.4m x 3.3m

OUTSIDE
 Garage: 2.75m x 6m
 Plant: 1m x 1.5m
 Parking Spaces: 3



PLOT TWO



A two bedroom, two bathroom linked detached bungalow with a large open plan kitchen, living and dining room with sliding doors that open to the private garden. Parking for two cars and an en-suite in the principal bedroom.

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GROUND FLOOR

Kitchen/ Dining Room: 4.3m x 6.1m
Living Room: 3.4m x 4.6m
Main Bathroom: 2.6m x 1.6m
Entrance: 3.7mx 1.2m

Principal Bedroom: 3.7m x 2.9m
En-Suite: 2.6m x 1.6m
Bedroom 2: 2.8m x 3.1m

Parking Spaces: 2



PLOT THREE



A three bedroom linked detached bungalow with an impressive open plan kitchen, living and dining room with two sets of sliding doors that open to a large private garden, a separate utility, pantry and large main bathroom. In addition, this plot has a grand principal bedroom with en-suite and large robes. There is garage plus two additional parking spaces and a separate plant room.



Computer Generated Image for indicative purposes only



GROUND FLOOR

Kitchen/ Dining Room: 3.8m x 6.8m
Pantry: 1.2m x 3.4m
Living Room: 3.3m x 5.1m

Utility Room: 1.7m x 3.4m
Main Bathroom: 2.5m x 3.2m
Entrance: 1.4m x 3.3m

Principal Bedroom: 3.8m x 4.9m
En-Suite: 2.6m x 1.9m

Bedroom 2: 4.2m x 3.3m
Bedroom 3: 2.9m x 3.3m

OUTSIDE

Garage: 1.2m x 2.75m
Plant: 1.2m x 2.75m
Parking Space: 3



PLOT FOUR



A three bedroom bungalow with an impressive open plan kitchen, living and dining room with two sets of sliding doors that open to a large private garden overlooking fields. There is a separate utility, pantry and large main bathroom. In addition this plot has an impressive principal bedroom with en-suite and walk in robe. There is a garage plus two additional parking spaces and a separate plant room.

Computer Generated Image for indicative purposes only

GROUND FLOOR

Kitchen: 4.1m x 5.8m
 Pantry: 1.7m x 2.3m
 Dining Room: 5.7m x 2.7m
 Living Room: 4.9m x 3.3m

Utility Room: 1.7m x 3.4m
 Main Bathroom: 3.2m x 2.5m
 Entrance: 1.3m x 4.5m

Principal Bedroom: 3.6m x 3.6m
 Walk-in Robe: 2.6m x 2.1m
 En-Suite: 2.6m x 1.6m

Bedroom 2: 2.9m x 3.1m
 Bedroom 3: 3.0m x 3.1m

OUTSIDE

Garage: 2.75m x 4.8m
 Plant: 1.5m x 1.5m
 Parking Spaces: 3



PLOT FIVE



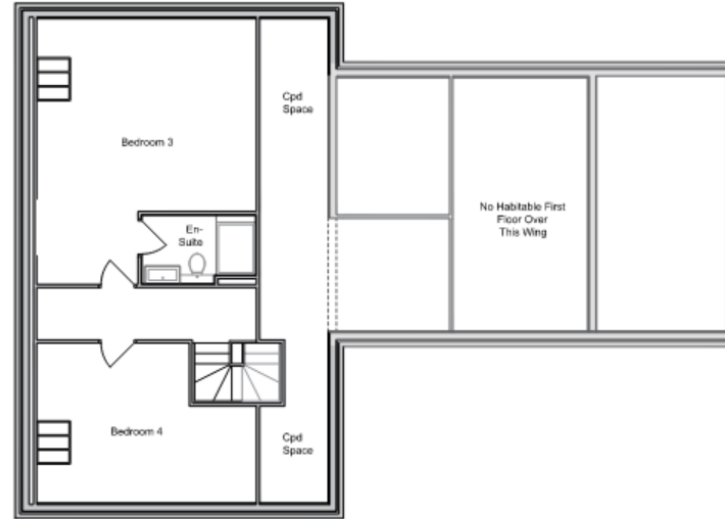
A four bedroom bungalow with an impressive open plan kitchen, living and dining room with sliding doors that open to a large private garden overlooking fields. There is a separate utility, pantry and large main bathroom. In addition this plot has two impressive principal bedroom with en-suite and built in robe. There is a garage plus two additional parking spaces and a separate plant room.



Computer Generated Image for indicative purposes only



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Kitchen: 3.8m x 3.8m
 Pantry: 2.2m x 1.2m
 Dining Room: 4.2m x 3.8m
 Living Room: 3.8m x 3.7m

Utility Room: 2.2m x 1.9m
 Main Bathroom: 3.2m x 2.5m
 Entrance: 2.6m x 2.6m

Principal Bedroom: 3.1m x 5.5m
 En-Suite: 2.6m x 1.6m
 Bedroom 2(or snug): 5.9m x 3.1m

FIRST FLOOR

Bedroom 3: 5.0m x 6.3m
 En-Suite bed 3: 2.6m x 1.6m
 Bedroom 4: 5.2m x 3.1m

OUTSIDE

Garage: 2.75m x 4.8m
 Plant: 1.5m x 1.5m
 Parking Spaces: 2

CONTEMPORARY SCHEME- KITCHEN AND DINING



Computer Generated Image for indicative purposes only

SPECIFICATION OPTION ONE –CONTEMPORARY SCHEME

ENTRANCE HALL

- CERAMIC TILED FLOORING
-

KITCHEN & DINING

- CERAMIC TILE FLOORING
 - FITTED KITCHEN WITH POLYURETHANE CUPBOARDS AND BEIGE MELAMINE INTERIOR
 - QUARTZ STONE BENCHTOP AND SPLASHBACK
 - UNDERMOUNT STAINLESS STEEL DOUBLE SINK
 - INTEGRATED APPLIANCES INCLUDING FRIDGE FREEZER
 - PAINTED WALLS
-

LIVING ROOM

- CERAMIC TILED FLOORING
 - PAINTED WALLS
-

UTILITY

- CERAMIC TILE FLOORING
 - POLYURETHANE CUPBOARDS
 - BEIGE MELAMINE INTERIOR
 - QUARTZ STONE BENCHTOP WITH UPSTAND
 - UNDERMOUNT STAINLESS STEEL SINGLE SINK
 - WATER SOFTENER
-

BEDROOMS

- CARPET FLOORING
 - POLYURETHANE FINISH BUILT IN WARDROBES (TO PRINCIPAL BEDROOM ONLY)
 - PAINTED WALLS
-

ENSUITES

- CERAMIC TILE FLOORING
- FULL HEIGHT CERAMIC TILED WALLS
- WALL HUNG VANITY WITH INTEGRATED SINK
- WHITE FLOOR MOUNTED PAN WITH SOFT CLOSE SEAT AND DUAL FLUSH CONCEALED CISTERN
- BRUSHED STAINLESS STEEL TAPWARE
- FIXED GLASS SHOWER ENCLOSURE
- ELECTRIC HEATED TOWEL RAIL
- BRUSHED STAINLESS STEEL TOILET ROLL HOLDER

BATHROOMS

- CERAMIC TILE FLOORING
 - FULL HEIGHT CERAMIC TILED WALLS
 - WALL HUNG VANITY WITH INTEGRATED SINK
 - WHITE FLOOR MOUNTED PAN WITH SOFT CLOSE SEAT AND DUAL FLUSH CONCEALED CISTERN
 - BRUSHED STAINLESS STEEL TAPWARE
 - FIXED GLASS SHOWER ENCLOSURE
 - FREE STANDING BATH (WHERE SHOWN ON FLOOR PLAN)
 - ELECTRIC HEATED TOWEL RAIL
 - BRUSHED STAINLESS STEEL TOILET ROLL HOLDER
-

LIGHTING

- MATT WHITE LED RECESSED DOWNLIGHTS TO ALL ROOMS
 - LED FEATURE LIGHT TO KITCHEN OVER HEAD UNITS AND KICKBOARDS
-

COMMUNICATION

- TELEPHONE / DATA OUTLETS TO LIVING, DINING AND BEDROOMS
 - TV OUTLETS TO LIVING, DINING AND BEDROOMS
-

HEATING

- UNDERFLOOR HEATING TO GROUND FLOOR WITH EACH ROOM BEING ZONE CONTROLLED
 - AIR SOURCE HEAT PUMP
 - MVHR SYSTEM
 - PRESSURISED HOT WATER CYLINDER
-

GENERAL INTERIOR

- WHITE 35M DOORS
 - WHITE SKIRTING AND ARCHITRAVES
 - LOFT HATCH AND LADDER PROVIDED WHERE APPLICABLE
-

EXTERIOR

REAR GARDEN

- OUTSIDE TAP
- RESIN BOUND SURFACE TO REAR OF PROPERTY
- TOP SOIL LEVELLED



SPECIFICATION OPTION TWO –COUNTRY SCHEME

ENTRANCE HALL

- CERAMIC TILED FLOORING
-

KITCHEN & DINING

- CERAMIC TILE FLOORING
 - FITTED KITCHEN WITH POLYURETHANE CUPBOARDS AND BEIGE MELAMINE INTERIOR
 - QUARTZ STONE BENCHTOP AND SPLASHBACK
 - DOUBLE SINK
 - INTEGRATED APPLIANCES INCLUDING FRIDGE FREEZER
 - PAINTED WALLS
-

LIVING ROOM

- CERAMIC TILED FLOORING
 - PAINTED WALLS
-

UTILITY

- CERAMIC TILE FLOORING
 - POLYURETHANE CUPBOARDS WITH BEIGE MELAMINE INTERIOR
 - QUARTZ STONE BENCHTOP WITH UPSTAND
 - SINGLE SINK
 - WATER SOFTENER
-

BEDROOMS

- CARPET FLOORING
 - POLYURETHANE FINISH BUILT IN WARDROBES (TO PRINCIPAL BEDROOM ONLY)
 - PAINTED WALLS
-

ENSUITES

- CERAMIC TILE FLOORING
- FULL HEIGHT CERAMIC TILED WALLS
- WALL HUNG VANITY WITH INTEGRATED SINK
- WHITE FLOOR MOUNTED PAN WITH SOFT CLOSE SEAT AND DUAL FLUSH CONCEALED CISTERN
- BRUSHED NICKEL TAPWARE
- FIXED GLASS SHOWER ENCLOSURE
- ELECTRIC HEATED TOWEL RAIL
- BRUSHED BRASS TOILET ROLL HOLDER

BATHROOMS

- CERAMIC TILE FLOORING
 - FULL HEIGHT CERAMIC TILED WALLS
 - WALL HUNG VANITY WITH INTEGRATED SINK
 - WHITE FLOOR MOUNTED PAN WITH SOFT CLOSE SEAT AND DUAL FLUSH CONCEALED CISTERN
 - BRUSHED BRASS TAPWARE
 - FIXED GLASS SHOWER ENCLOSURE
 - FREE STANDING BATH (WHERE SHOWN ON THE PLAN)
 - ELECTRIC HEATED TOWEL RAIL
 - BRUSHED NICKEL BRASS ROLL HOLDER
-

LIGHTING

- MATT WHITE LED RECESSED DOWNLIGHTS TO ALL ROOMS
 - LED FEATURE LIGHT TO KITCHEN OVER HEAD UNITS AND KICKBOARDS
-

COMMUNICATION

- TELEPHONE / DATA OUTLETS TO LIVING, DINING, BEDROOMS AND STUDY
 - TV OUTLETS TO LIVING, DINING AND BEDROOMS
-

HEATING

- UNDERFLOOR HEATING TO GROUND FLOOR WITH EACH ROOM BEING ZONE CONTROLLED
 - AIR SOURCE HEAT PUMP
 - MVHR SYSTEM
 - PRESSURISED HOT WATER CYLINDER
-

GENERAL INTERIOR

- WHITE 35M DOORS
 - WHITE SKIRTING AND ARCHITRAVES
 - LOFT HATCH AND LADDER PROVIDED WHERE APPLICABLE
-

EXTERIOR

REAR GARDEN

- OUTSIDE TAP
- RESIN BOUND SURFACE TO REAR OF PROPERTY
- TOP SOIL LEVELLED

T

TEAM

The Farmyard is being delivered by East Living. Purchasers will benefit from a team of leading professionals, Adam and Emma who have a huge amount of know-how and experience delivering high-end residential developments in London, Sydney and East Anglia. They're setting a new tone, with consideration given to every detail ensuring each home is the best it can possibly be.

East Living has teamed up with NAP Anglia. As well as working for East Living Adam is operations manager at NAP Anglia, his family's company and an experienced builder with 40 years building homes in the Suffolk area. NAP has built a significant number of homes and developments which are of similar specification and scale to Norton Rise.



[Cuckoo Close, Yaxley](#)



[Willow Corner, Wortham](#)



[Ferryway, Ferry Road, Southwold](#)



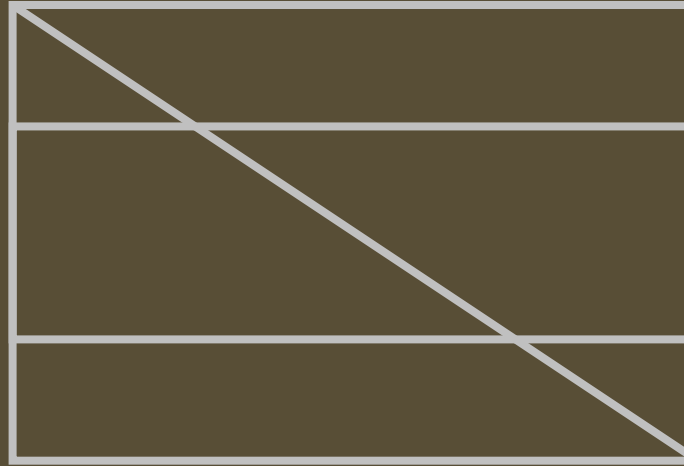
[Lower Farm Drive, Ixworth](#)



[Owl Barn, Denham](#)



[Low Street, Hardingham](#)



Homes by



Sales by

LACY SCOTT
& KNIGHT

est. 1869

T: 01284 748600

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This is correct as of 10/10/2022.