

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.00m (9'10")
Kitchen	5.30m (17'5") x 5.10m (16'9")
Wet Room	2.50m (8'2") x 1.40m (4'7")
Saloon Bar	8.30m (27'3") x 4.70m (15'5")
Lounge Bar	12.00m (39'4") x 6.90m (22'8")
Bedroom 1	4.10m (13'5") x 3.10m (10'2")
Bedroom 2	4.10m (13'5") x 2.90m (9'6")
Bedroom 3	4.80m (15'9") x 3.70m (12'2")

Bedroom 4	3.30m (10'10") x 2.60m (8'6")
Bedroom 5	2.90m (9'6") x 2.60m (8'6")
Bedroom 6	3.30m (10'10") x 3.00m (9'10")
Shower Room	3.30m (10'10") x 1.60m (5'3")

Gross internal floor area (m²): 281m²

EPC Rating: G

Extras (Included in the sale): All fitted floor coverings, blinds, and light fittings, along with the furniture in the public house.

