



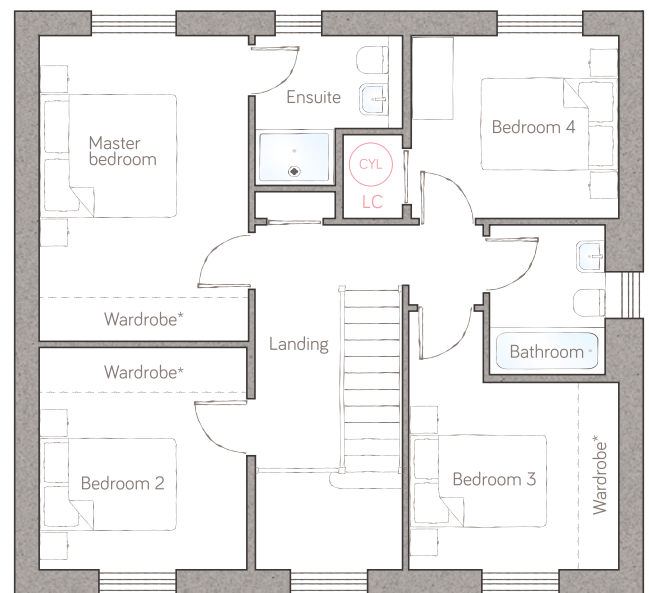
# ivy house

CRAFT COLLECTION • 4 BED, 2 BATH

With a huge family kitchen, dining and casual sitting area running the whole width of the house, this superb 4-bedroom family home offers future-proofed, flexible living space that can grow with you. There are multiple reception rooms, a galleried landing and lots of practical storage too.



ground floor



first floor

<b>kitchen</b>	3.38m x 3.04m (11' 1" x 9' 11")	<b>magic room</b>	3.08m x 2.72m (10' 1" x 8' 11")
<b>family/dining</b>	5.13m x 3.04m (16' 10" x 9' 11")	<b>powder room</b>	2.16m x 1.81m (7' 1" x 5' 11")
<b>living room</b>	3.02m x 4.65m (9' 11" x 15' 3")	<b>housekeeper's corner</b>	1.82m x 1.81m (5' 11" x 5' 11")

<b>master bedroom</b>	3.09m x 4.48m (10' 1" x 14' 8")	<b>ensuite</b>	2.18m max x 2.20m max (7' 2" max x 7' 2" max)
<b>bedroom 2</b>	3.04m x 3.26m (10' 0" x 10' 8")	<b>bedroom 4</b>	3.05m max x 2.68m max (10' 0" max x 8' 9" max)
<b>bedroom 3</b>	3.08m x 2.74m (10' 1" x 9' 0")	<b>bathroom</b>	1.90m x 2.20m (6' 2" x 7' 2")

ST Storage L Dynamic larder OU Open unit LC Linen closet Appliance Air source heat cylinder  
Plots 113 & 114 as shown. Plots 123, 131, 132, 142, 159 & 163 are handed.

\*Available as an upgrade.  
For illustrative purposes only. Specifications & layouts correct at time of print and are subject to change.

**bunnyhomes**

Old Callywith Road, Bodmin, Cornwall PL31 2GT  
bunnyhomes.com 01208 244971