

Plant Farm

Decoration Refurbishment

ELECTRICS

Full rewire throughout property. Once completed full cert will be provided.

All cabling will be fitted following the latest regulations.

All sockets and switches will be white finish.

CENTRAL HEATING

New central heating pipes to installed throughout to existing boiler. Gas and hot water pipes to be fitted in the kitchen to allow for cooker and sink.

Gas safe cert to be issued once completed.

DOORS

All internal doors to be wooden cottage style.

SKIRTING & ARC

5" + 3" Skirts and Arc to be soft wood torus style.

FRONT & SIDE DOOR

Replace under the guidance of Mark Kilby.

WINDOW SILLS

All to be fitted with wooden sills, replacing previous damaged ones.

LOFT HATCHES

Wooden hatches with ladders.

GF

BOOT ROOM:

Replace single glazed window, like for like. No other work required.

CLOAK ROOM:

Walls to be limelite, Ref Heritage surveyors report. Stud walls to be plasterboard and plastered using two coats multi finish.

Ceiling, plasterboard and plastered using two coats multi finish process. White downlights.

Flooring, Self-levelling compound to be applied. Tiled and fitted with underfloor electric heating.

WC:

Walls to be limelite, Ref Heritage surveyors report. Stud wall to be plasterboard and plastered using two coats multi finish process. Then fitted halfway up with wood panelling. Two wall lights.

Ceiling, plasterboard and plastered using two coats multi finish process. White downlights.

Flooring, Self-levelling compound to be applied. Tiled and fitted with underfloor electric heating.

KITCHEN, DINING & UTILITY:

Walls, all walls to be limelite, Ref Heritage surveyors report and fireproof plasterboard to be fitted over steel to follow building regs. Part of the original wall in kitchen left exposed, Ref Heritage surveyors report. White electric sockets to be fitted.

Ceiling, Plasterboard and plastered using two coats multi finish process. Fireproof plasterboard on steel (following building regs) and finished with limelite. White downlights and two rose light pendant fittings in kitchen/dining area.

Flooring, Removal of previously fitted damaged false flooring and then screed to level the floor. Tiled and fitted with electric underfloor heating.

Fireplace, to be restored to working stove, including a flue liner installed.

CELLAR:

Please ref Heritage surveyors report. All work to be completed as instructed on report.

STUDY:

Walls to be limelite Ref Heritage surveyors report. White electric sockets.

Ceiling, plasterboard and plastered using two coats multi finish process. White downlights.

Flooring, Self-levelling compound to be applied. Tiled and fitted with underfloor electric heating.

LIVING AREA:

Walls to be limelite, Ref Heritage surveyors report. Walls lights.

Ceiling, Plasterboard on ceiling and plastered using two coats multi finish process. Fireproof plaster board fitted over existing steel and finished with limelite. White downlights to be fitted.

Flooring, engineered oak flooring to be fitted with underfloor electric heating.

Existing radiators to be re-installed. Modern fireplace to be removed and taken back to original state and new stove fitted, following correct regs.

White sockets and switches to be fitted.

STAIRCASE:

Staircase to be softwood with an oak veneer capping with metal spindles.

Walls, limelite Ref Heritage surveyors report.

Ceiling, Plasterboard and plastered using two coats multi finish process.

Rose light pendant fitted.

FF

BATHROOM:

Ceiling, plasterboard and plastered using two coats multi finish process. White waterproof downlights to be fitted.

Walls, To be limelite Ref Heritage surveyors report. Wall lights to be fitted. Tiled full wall in the shower cubicle and halfway up on all other walls.

Flooring, 18mm Caberdeck chipboard tongue and groove flooring. Tiled and fitted with electric underfloor heating.

Towel central heating radiator to be installed.

BEDROOM 4:

Ceiling, Plasterboard and plastered using two coats multi finish process. White downlights to be fitted.

Walls. External walls to be limelite, Ref Heritage surveyors report. Stud walls to be plastered board and finished using two coats multi finish process.

Flooring, 18mm Caberdeck chipboard tongue and groove. Engineered oak flooring and fitted with electric underfloor heating.

White sockets and switches to be fitted.

BEDROOM 1:

Ceiling, Plasterboard and plastered using two coats multi finish process. Central rose light pendant and white downlights to be fitted.

Walls, To be limelite Ref Heritage surveyors report.

Flooring, 18mm Caberdeck chipboard tongue and groove. Engineered oak flooring and fitted with electric underfloor heating.

White sockets and switches to be fitted.

ENSUITE:

Ceiling, Plasterboard and plastered using two coats multi finish process. White waterproof downlights to be fitted.

Walls, External walls to be limelite ref Heritage surveyors report. Stud wall to be plasterboard and plastered using two coats multi process finish process and then tiled. Wall lights to be fitted.

Flooring, 18 mm Caberdeck chipboard tongue and groove. Tiled and fitted with electric underfloor heating.

Towel central heating to be installed.

BEDROOM 3:

Existing nonfunctioning fireplace to remain in the room as a feature.

Ceiling, Plasterboard and plastered using two coats multi finish process. Rose light pendant to be fitted.

Walls, Limelight, Ref Heritage surveyors report. Wall lights to be fitted.

Flooring, 18mm Caberdeck chipboard tongue and groove. Engineered oak flooring fitted with electric underfloor heating.

White sockets and switches to be fitted.

BEDROOM 2:

Existing nonfunctioning fireplace to remain in the room as a feature.

Ceiling, Plasterboard and plastered using two coats multi finish process. Rose light pendant to be fitted.

Walls, Limelite, Ref Heritage surveyors report. Wall lights to be fitted.

Flooring, 18mm Caberdeck chipboard tongue and groove. Engineered oak flooring fitted with electric underfloor heating.

White sockets and switches to be fitted.

LANDING:

Ceiling, Plasterboard and plastered using two coats multi finish process. Rose light pendant fitted.

Walls, Limelite, Ref Heritage surveyors report.

Flooring, 18mm Caberdeck chipboard tongue and groove. Engineered oak flooring fitted with electric underfloor heating.

White sockets and switches to be fitted.