

cottages



design portfolio





# cottages



## distinctive oak structures

The Border Oak Cottage portfolio includes a myriad of quintessential country properties - traditional and contemporary. Distinctive, full of character and inherently practical, our range encapsulates the very best of vernacular detail with inglenook fireplaces, weatherboarded annexes, oak porches and a subtle mix of natural materials. Often designed to appear as if they have been extended over time, Border Oak cottages are deceptively spacious and incredibly efficient in both layout and sustainability. Based upon the traditional bay format, many have double

aspects and consequently are light, open and atmospheric with areas specifically conceived to suit modern family life. Our designers pay close attention to scale and proportion, ensuring that the home possesses a sense of relaxed purpose - weathering into the landscape with a quiet confidence. Each Border Oak design is bespoke, created individually for you and your requirements. Our houses are built with the very best of British craftsmanship - meeting and exceeding all industry regulations. Beautiful and Sustainable.

\*Border Oak reserve the right to amend and alter designs to meet industry standards. All designs and intellectual property is protected under copyright. All rights reserved.

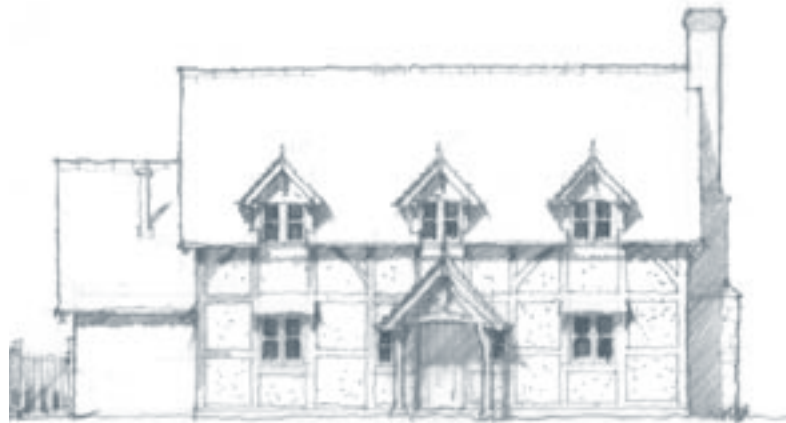


# lower marston

A classic oak framed cottage with a trio of dormer windows and a discreet frontage which belies the comfortable accommodation. Materials can be varied to suit your location but, the profile and detail of this cottage ensures it enhances its surroundings. Porch design, chimney detail and annex size can all be varied to suit your vernacular surroundings.

external dimensions: 13.75m x 10.25m

gross external area: 165m<sup>2</sup>



front elevation



side elevation



ground floor



first floor

# castle cottage

Another classical oak framed cottage, using traditional 'bays', inspired by the Welsh Marches with exemplary attention to detail. This cottage could be rendered, brick or stone, or indeed, a combination of materials. It can also be orientated to fit within a narrow plot as the overall depth is just 6.5m. Pragmatic, efficient and undoubtedly pretty it also holds surprises such as two large vaulted bedrooms, double aspect fenestration, and an abundance of craftsmanship. Compact yet generous.

**external dimensions:** 6.5m x 9m

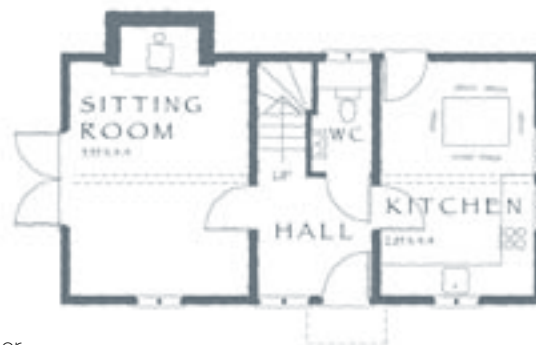
**gross external area:** 86m<sup>2</sup>



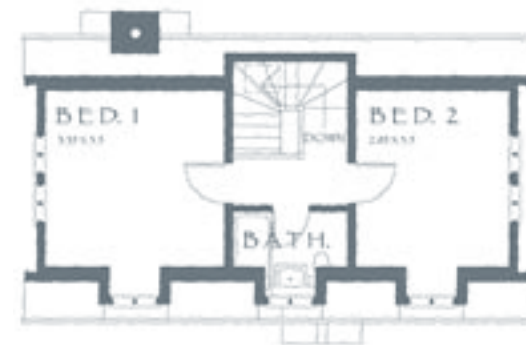
front elevation



rear elevation



ground floor



first floor

# west end farm

Generous and simple, West End Farm Cottage is one of our earliest designs, but one that still endures. With a potential second floor of accommodation it is also spacious without feeling imposing. The thatch is optional but adds immediate softness and age. The ground floor family room can be vaulted and could also provide a bedroom suite. Large windows flood the rooms with natural light whilst other features include a bay window and an impressive galleried hall.

**external dimensions:** 17.25m x 13.25m

**gross external area:** 227m<sup>2</sup>



front view



rear view



first floor



ground floor

# midsummer house

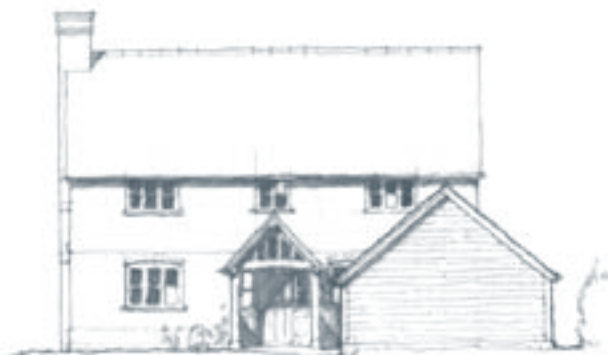
Originally designed for a slender plot within a Conservation Area, Midsummer House is refined and elegant. From the iconic Border Oak porch you approach the open hall and sitting room with the inglenook fireplace and French doors beyond. The large kitchen is supported by a garden room and very generous utility space, which leads to a ground floor bathroom and office (which could be used as a bedroom). The attached garage is optional but could be used to increase floor area even further. Shown as brick, this design would also work for render, weatherboard or stone.

**external dimensions (Inc Garden room and Carport): 18.6m x 12.75m**

**gross external area (Excluding Carport): 160m<sup>2</sup>**



rear elevation



front elevation



first floor



ground floor



# croft lea

An 'upside down' cottage with the living spaces on the first floor making use of the beautiful exposed cruck frame vaulted ceilings. A simple layout working within traditional bays and combining masonry ground floor elevations with exposed oak framing above.

maximum external dimensions: 12.5m x 7.2m

gross external area: 150m<sup>2</sup>



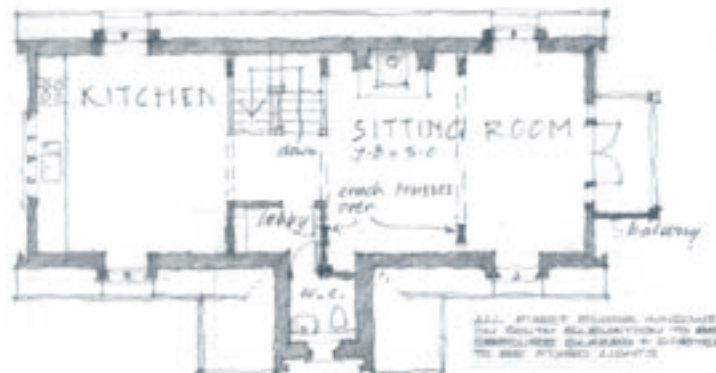
rear elevation



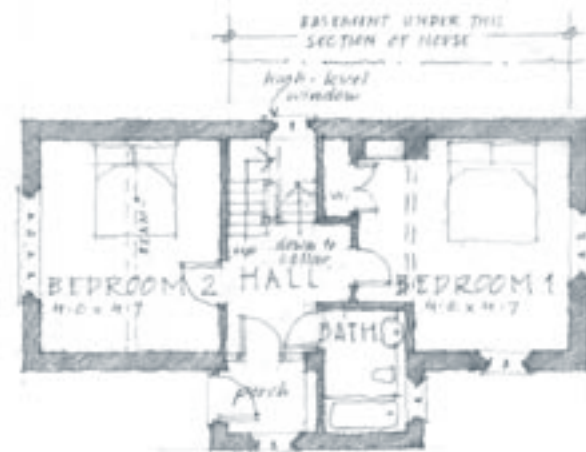
side elevation



side elevation



first floor



ground floor

# titley cottage

Based on our popular Pearmain Cottage concept, this L-shaped plan has proven to be popular and attractive. Again, the external materials can be varied - two alternatives are shown here. A typical one and a half storey cottage with plenty of windows and an informal family orientated layout, this home could be either 3 or 4 bedroom, but has a spacious master suite with oak framed features throughout.

external dimensions: 13.5m x 10.5m  
gross external area: 171m<sup>2</sup>



front elevation



side elevation



rear elevation



first floor



ground floor

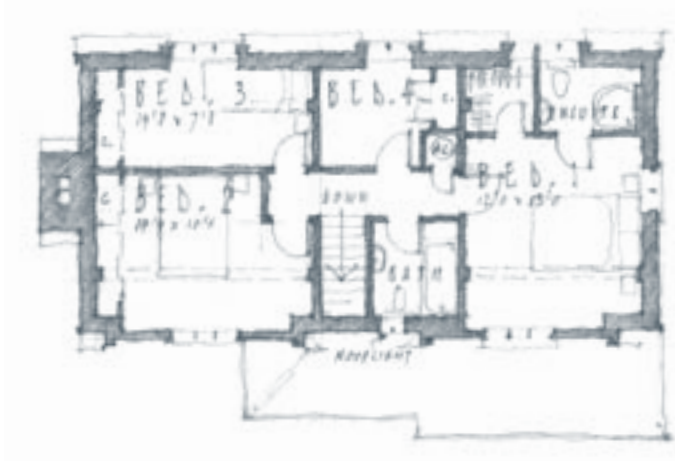


# lily cottage

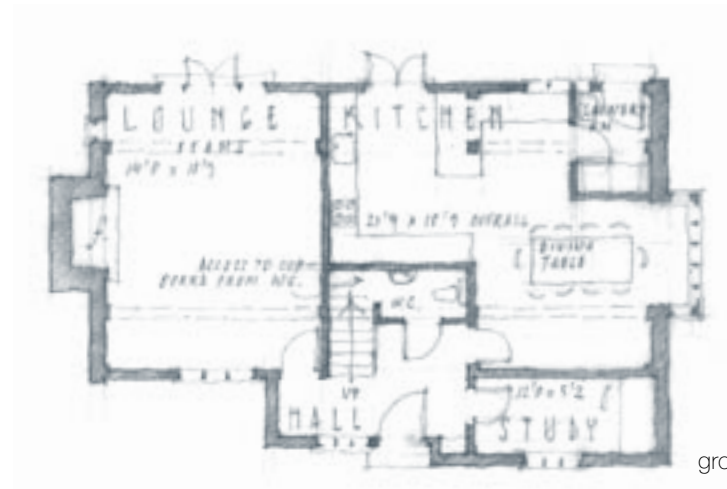
Taking inspiration from the Arts and Crafts movement, this pretty cottage has a low eaves to the front, diminishing its volume and softening its profile. The ground floor layout could be open plan and a weather boarded annex added to form a boot room and utility space. The palette of materials will ensure that the house mellows with age and merges into the surrounding landscape.

maximum external dimensions: 12.2m x 7.9m

gross external area: 156m<sup>2</sup>



first floor



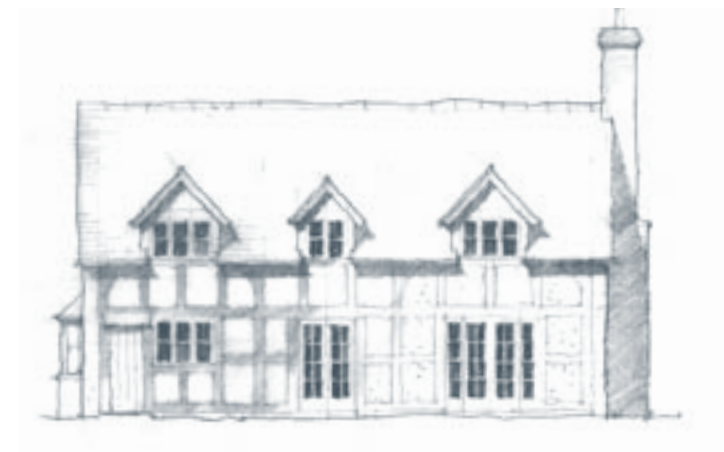
ground floor



front elevation



side elevation



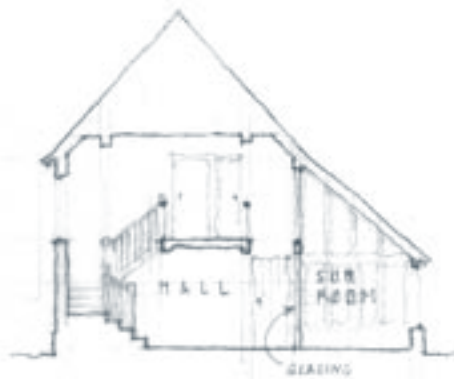
rear elevation

# red barn farm

A contemporary interpretation of a long house, based upon our Pearmain Cottage principles. The expansive glazing and asymmetric frontage deliberately forge an informal appeal with architectural features including the jettied two storey porch, galleried landing, and oak sunroom. The internal chimney stack relocated to an external wall and a balcony could be added to the rear gable.

external dimensions: 16.25m x 11m

gross external area: 230m<sup>2</sup>



section



front elevation



ground floor



first floor

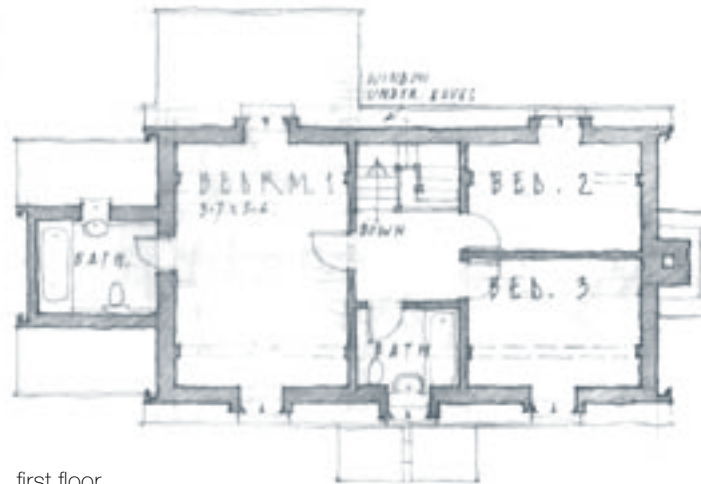


# luntley cottage

A two and a half bay cottage with brick gable ends, oak framed front and rear elevations, adapted from our Halfpenny Range of cottages. Here the porch is pitched, with three dormers and a kitchen extended with a glazed oak 'lean to'. Incredibly pretty with double aspect rooms ensuring the house is bright, light and welcoming.

maximum external dimensions: 13.3m x 6.25m

gross external area: 160.4m<sup>2</sup>



first floor



ground floor



rear elevation



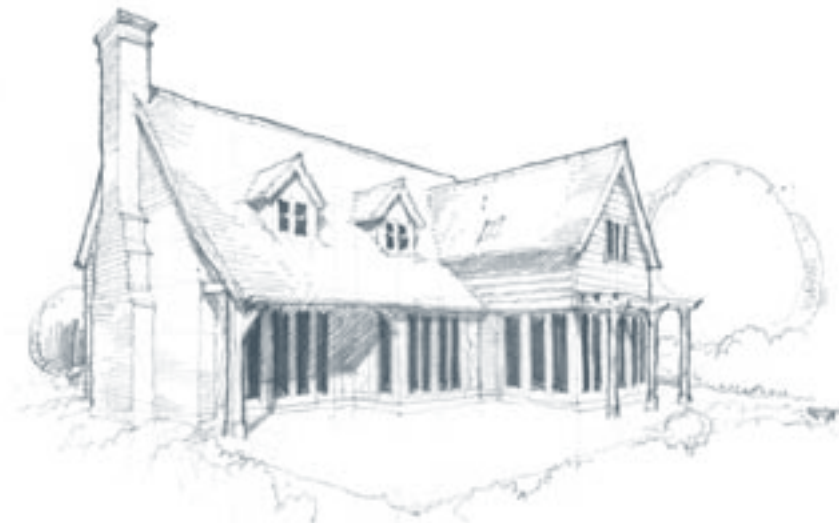
side elevation

# the toll house

Strong and perpendicular from the front but more contemporary at the rear, this design brims with architectural interest. More complex than most cottages, it is multi gabled and significantly glazed, but does offer intriguing internal spaces and interesting niches. A statement cottage that will soften into the landscape without diluting its charming aesthetic eccentricities.

external dimensions: 11.75m x 15.25m

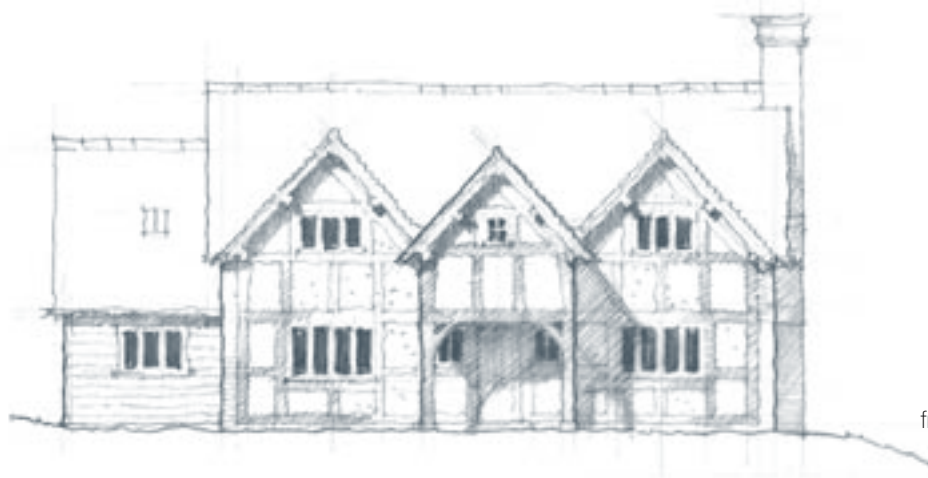
gross external area: 235m<sup>2</sup>



ground floor



first floor



front elevation



# staunton glebe

A pretty cottage with an asymmetrical frontage and interesting internal arrangement. Shown with external brick, this cottage could also be rendered, weatherboarded or faced in stone. The oak porch and rear 'lean to' provide an introduction to the internal oak framed walls and ceilings.

**external dimensions:** 13.85m x 8.6m

**gross external area:** 154m<sup>2</sup>



front elevation



rear elevation



side elevation



side elevation



ground floor



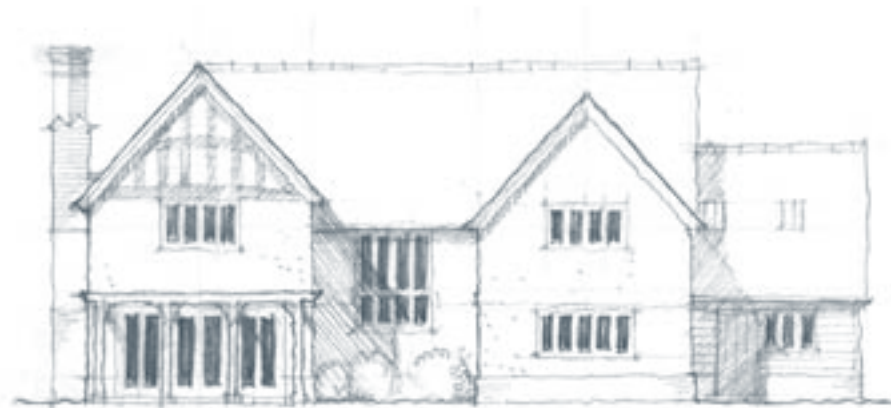
first floor

# meadowfield

Too large to be considered an authentic 'cottage', Meadowfield does however possess the essence of our cottage ethos including the one and half storey height, dormer windows, weatherboarded annex, and an informal interior layout. The possible second floor attic rooms could provide further accommodation, but the floor plans are incredibly spacious with additional features such as a walk in pantry, large study and several en-suites.

**external dimensions:** 12m x 19m (excluding pergola)

**gross external area:** 313m<sup>2</sup>



rear elevation



ground floor



first floor



# middle grange

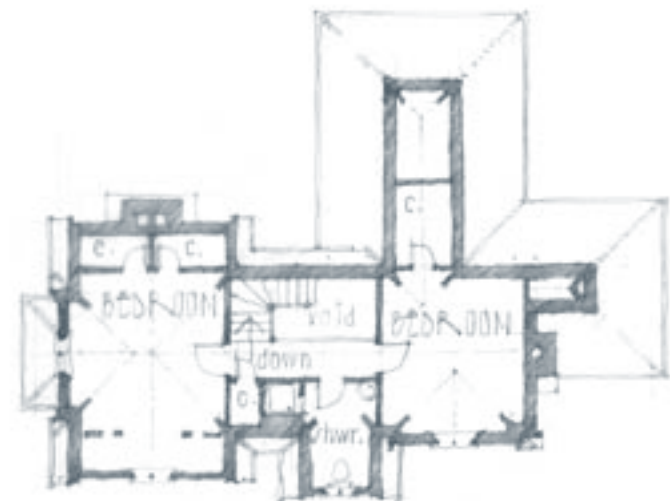
With references to the Arts and Crafts movement, this cottage is a mixture of stone, render and oak with steeply pitched gables and soaring chimney stacks. The central hall could be used as a dining area overlooked by the galleried landing. The bedrooms upstairs are both generous, and could be subdivided. Characterful and charming, with a nod to the best of Victorian design.

maximum external dimensions: 15.75m x 12.25m

gross external area: 184.75m<sup>2</sup>



ground floor



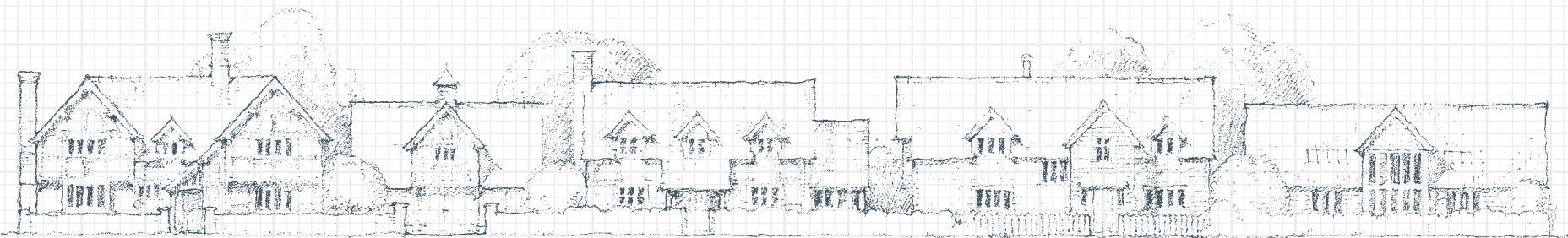
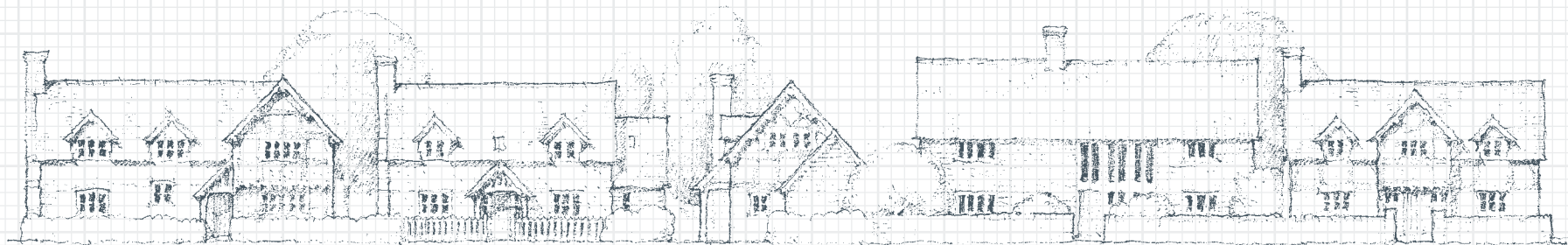
first floor



front elevation



side elevation



# border oak

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