

# farmhouses



design portfolio



# farmhouses

## tanners farm

A handsome and imposing two storey home, combining masonry with a beautiful jettied oak frame above. The floor plan is practical and adaptable with a feature hallway at its heart. A further set of rooms can be created from the attic space.

maximum external dimensions: 13m x 11m

gross external area: 204m<sup>2</sup>



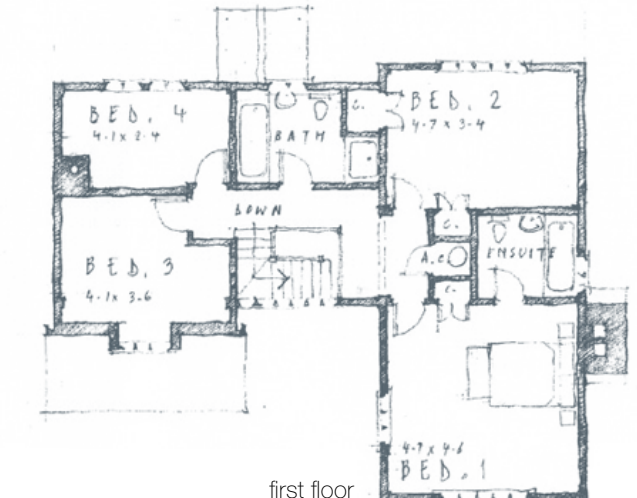
front elevation



rear elevation



ground floor



first floor

## distinctive oak structures

The Border Oak farmhouse portfolio is the epitome of relaxed family living. Inspired by the traditional farmstead, these designs are organic, informal and practical. Using a broad palette of natural materials a Border Oak farmhouse will reflect the wider landscape, adopting a handsome, yet honest air. Some may possess a quiet grandeur whilst others are deliberately functional - all are planned to embrace the practicalities of country living. 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 and standards. 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.



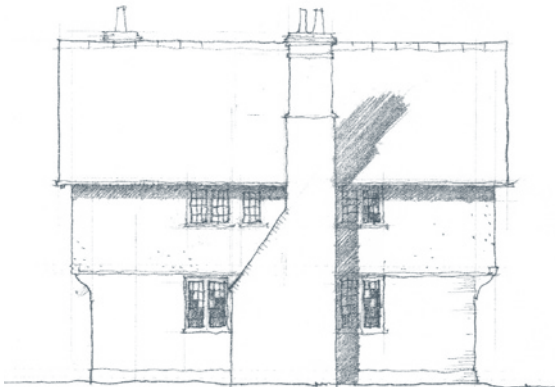
beckfields

One of our earliest designs reconfigured to meet modern day expectations. Lime render over a brick plinth with an internal oak frame creates vaulted ceilings and dividing walls of interest and texture. The large drawing room could be subdivided into a study.

maximum external dimensions: 13.75m x 9.3m  
gross external area: 180m²



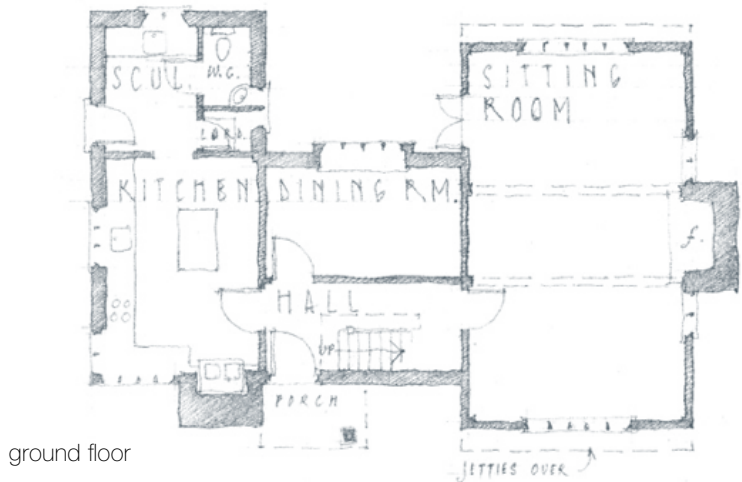
front elevation



side elevation



rear elevation



ground floor



first floor

the ford

A large home made of two visually distinctive arrangements – the farmhouse and a contemporary adjoining barn. With generous living spaces and a range of ancillary rooms this building is incredibly flexible. Large areas of glazing have been incorporated to maximise solar gain.

external dimensions: 12.75m x 20.4m  
gross external area: 366m² (including attic floor)



first floor



ground floor



front elevation



side elevation



rear elevation



# grange farm

Pretty and unassuming, this house was originally designed to sit within a village, next to variety of vernacular properties. With the dropped ridge line the height of the building is softened into the landscape.

external dimensions: 20.25m x 11.25m

gross external area: 224m<sup>2</sup>



first floor



ground floor



rear elevation



front elevation

# horton hall

A house that blends vernacular influences with contemporary ideas. This design has pockets of privacy and function to support the largely open plan living arrangement downstairs - conventional divides could be reinstated for a more traditional form.

maximum external dimensions: 15.2m x 16.5m

gross external area: 281m<sup>2</sup>



front elevation



rear elevation



ground floor



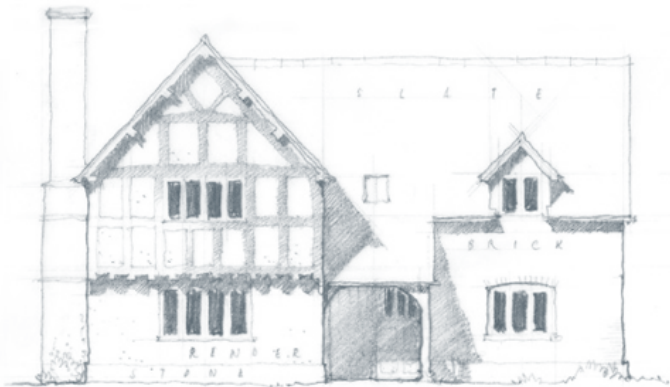
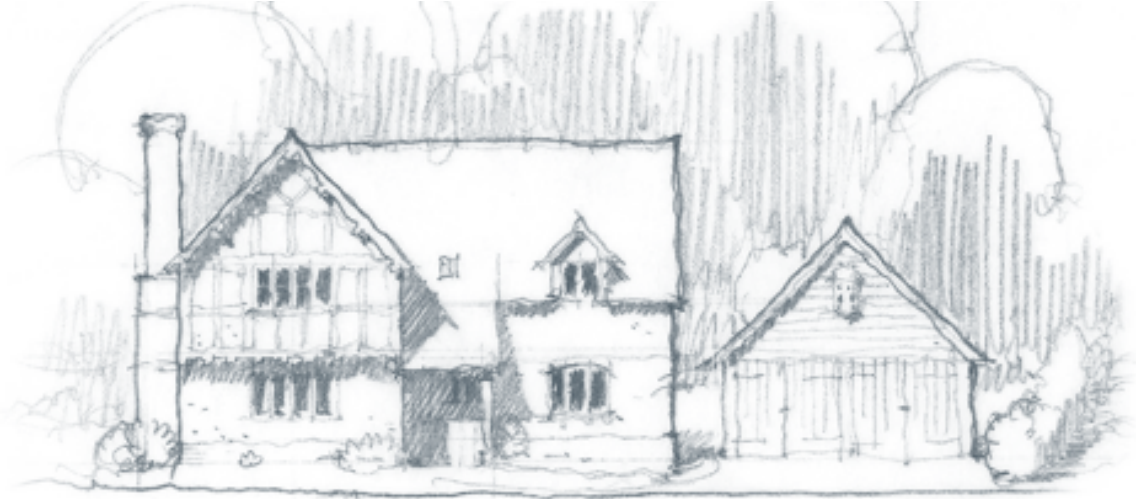
first floor



# lower lane farm

Designed for a narrow plot, this house has a compact frontage and a very efficient internal layout. The exposed oak jettied wing sits against brick and render to give the building an informality.

external dimensions: 12.6m x 11m  
gross external area: 186m<sup>2</sup>



front elevation



side elevation



ground floor

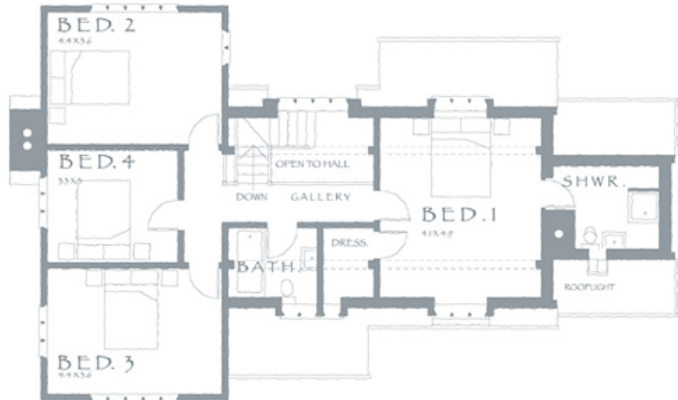


first floor

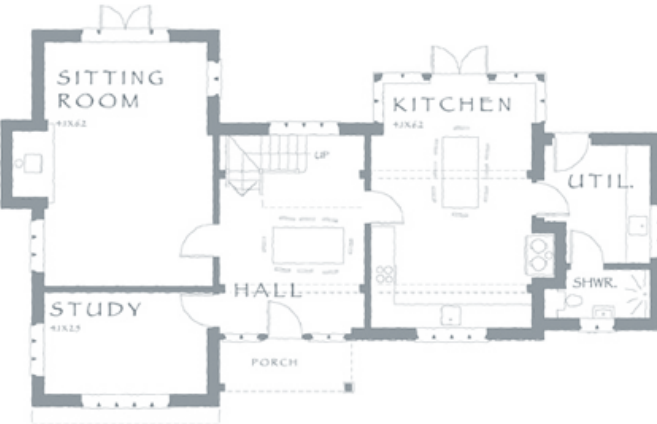
# meadow lane house

An honest and traditional farmhouse. With a feature window to the rear and a glazed lean-to adjoining the kitchen, this home is light and well sized. The blend of brick, oak, weatherboard and render provide a palette of materials that will soften beautifully with age.

maximum external dimensions: 16.9m x 9.55m  
gross external area: 208m<sup>2</sup>



first floor



ground floor



rear elevation



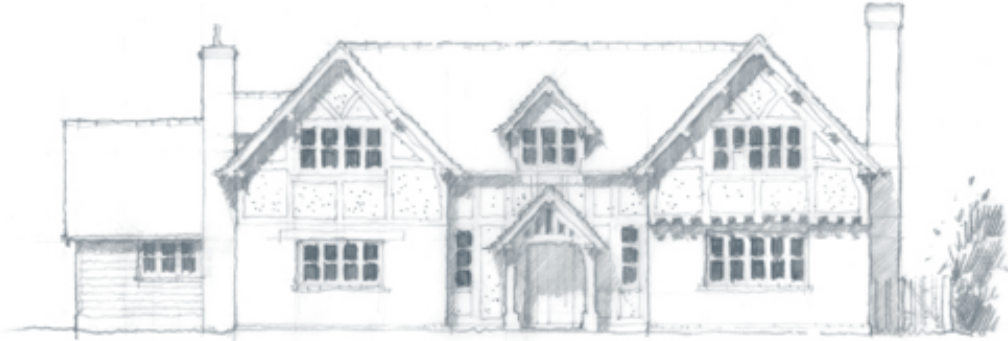
front elevation



# old end farm

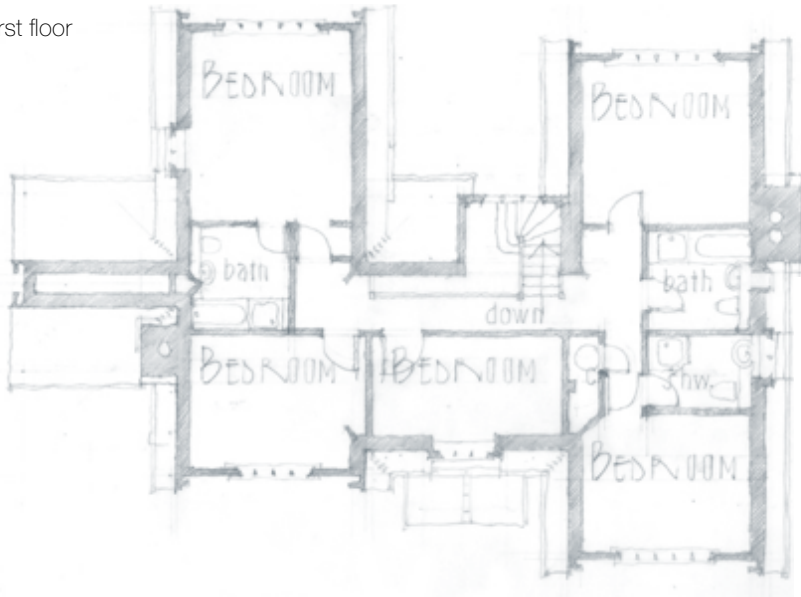
A double-fronted property reminiscent of a small manor house but with a relaxed atmosphere due to the lower ridge height and mix of materials. A generous, spacious five bedroom family home.

external dimensions: 18.5m x 12.75m  
gross external area: 290m<sup>2</sup>



front elevation

first floor



rear elevation

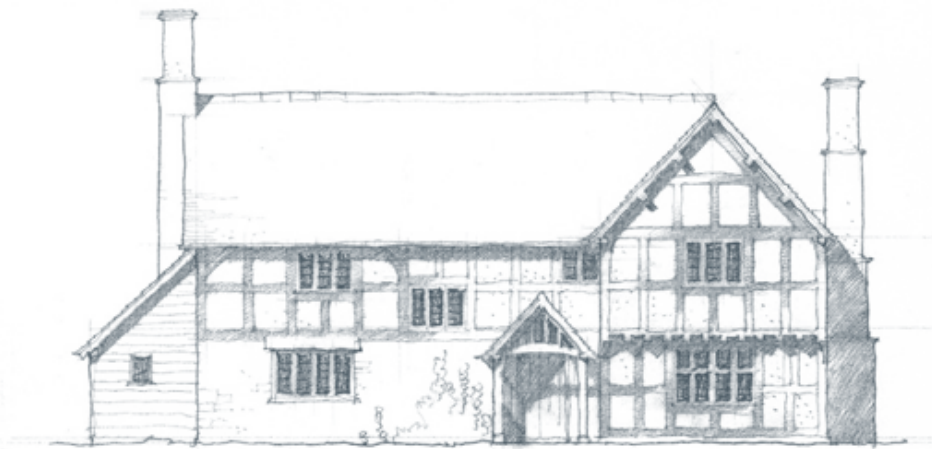
# the parsonage

A classical oak framed farmhouse with a fully framed cross wind enabling the master suite to have a vaulted ceiling. Punctuated by two inglenook chimneys either end.

maximum external dimensions: 11.8m x 17.4m  
gross external area: 228m<sup>2</sup>

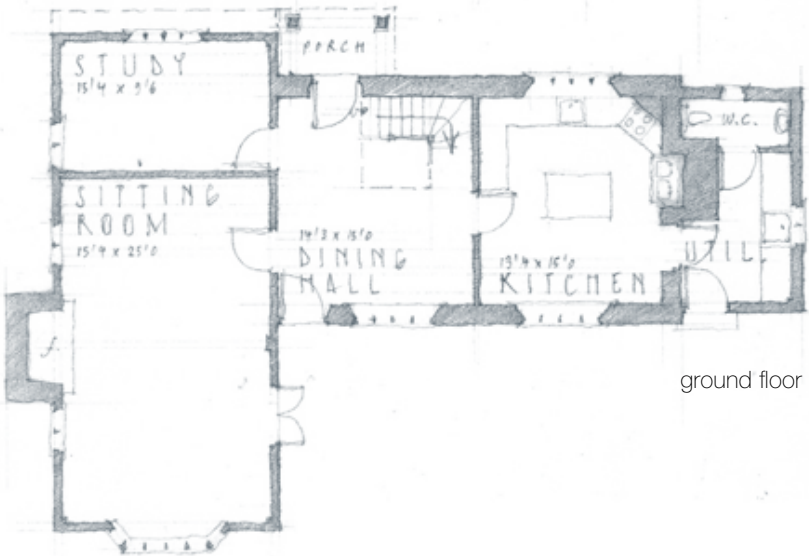


rear elevation

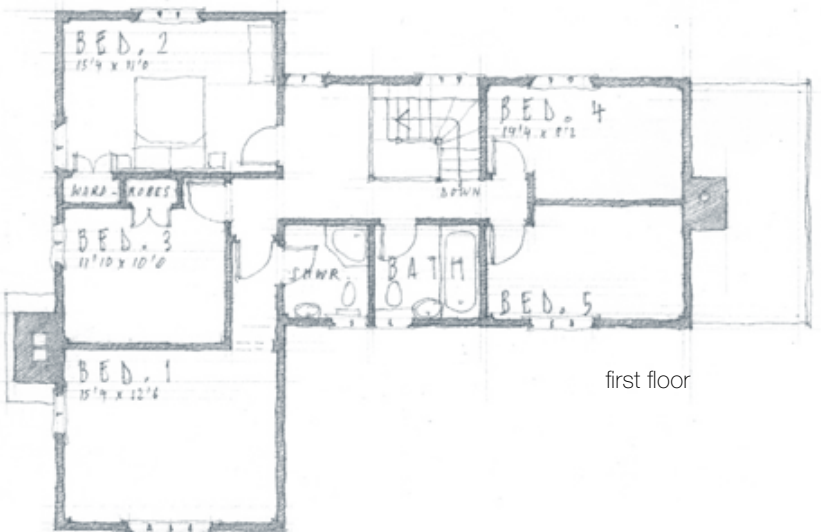


front elevation

ground floor



ground floor



first floor



# rectory farm

A compact farmhouse, built from brick and oak, sits at right angles to a weather boarded barn with further accommodation above. Evoking a traditional court yard arrangement this design is perfect for self-contained accommodation, B&B or an independent guest wing.

external dimensions: 18m x 15m  
gross external area: 251m<sup>2</sup>



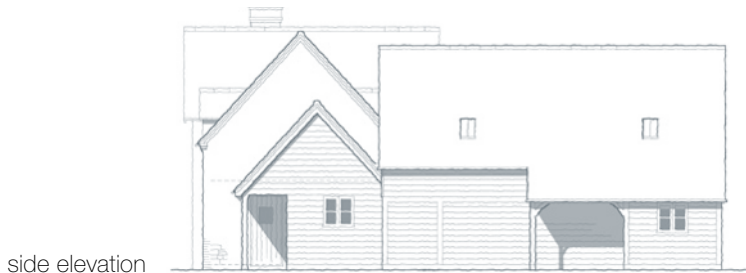
ground floor



first floor



front elevation



side elevation

# staunton house

Imposing, strong and yet with a feeling of evolution through passing fortunes. This house has a floor plan split into two wings based around a central hall and landing. Easily reconfigured and adapted, this home is based on one of our most popular designs.

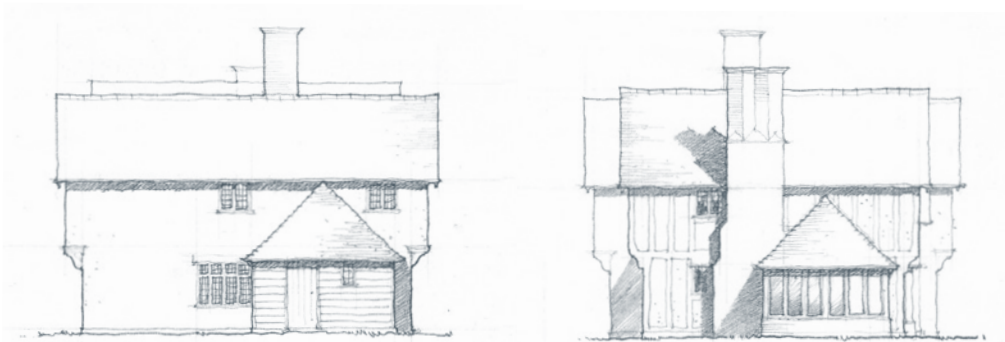
external dimensions: 21m x 10.5m  
gross external area: 252m<sup>2</sup>



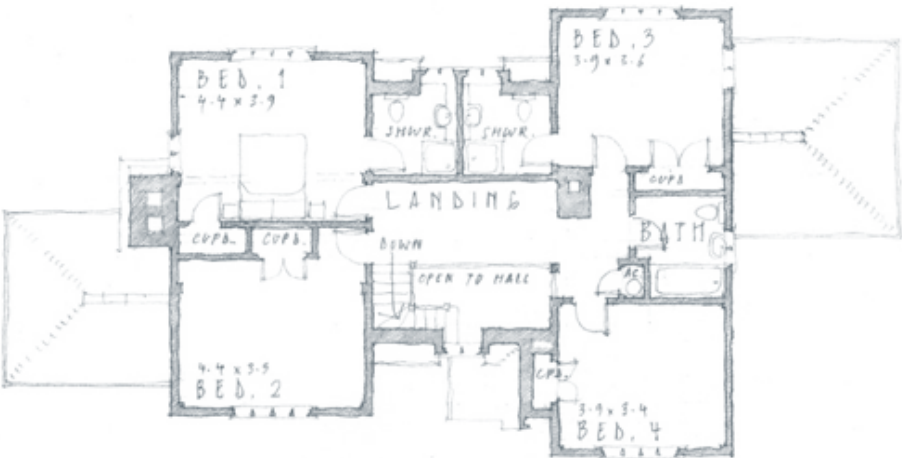
front elevation



rear elevation



side elevations



first floor



ground floor



# wellingore house

Symmetrical, handsome and inspired by Georgian country homes - this design works across three floors and could be faced in brick, stone or render to complement location.

external dimensions: 17.55m x 9.8m

gross external area: 325m<sup>2</sup>



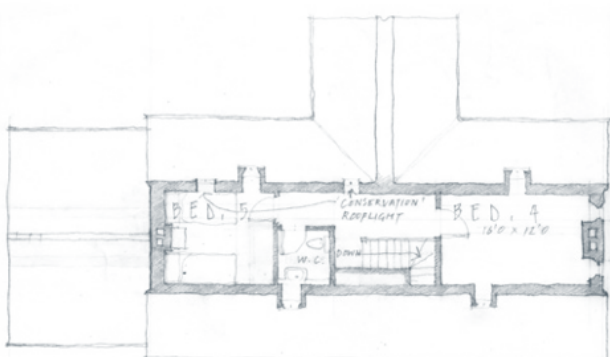
front elevation



rear elevation



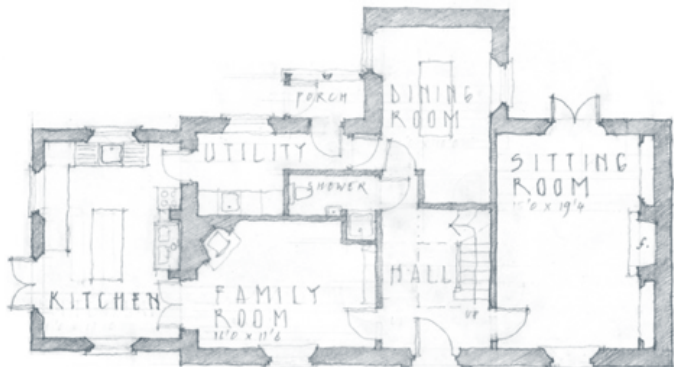
side elevation



attic



first floor



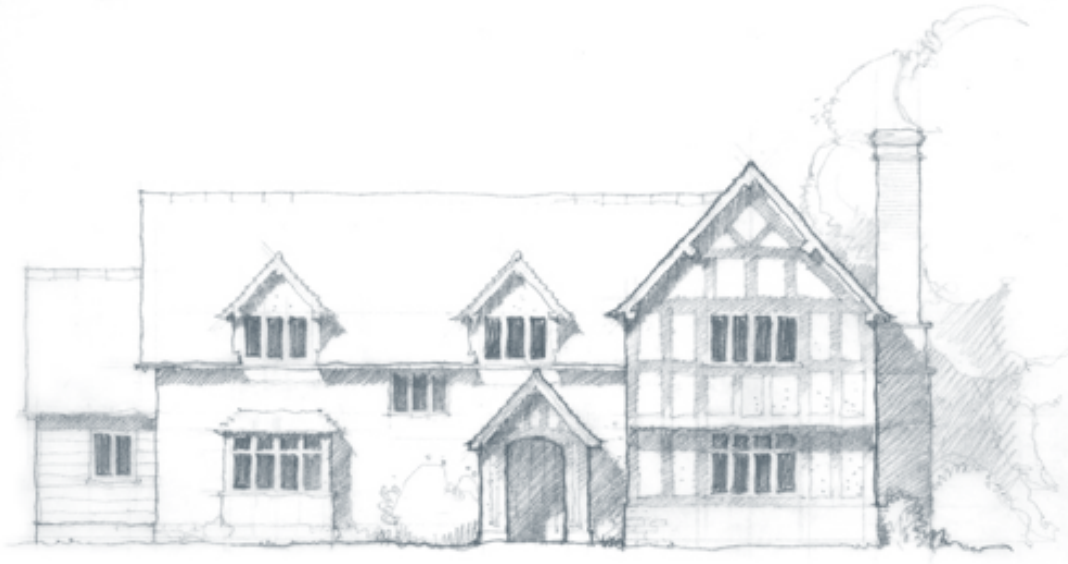
ground floor

# withington house

A deep and wide house with equally handsome front and rear elevations. With an intriguing set of projections formed by the jetty, bay windows, double gables, porch and annex this farmhouse will settle into its landscape well.

external dimensions: 17m x 11m

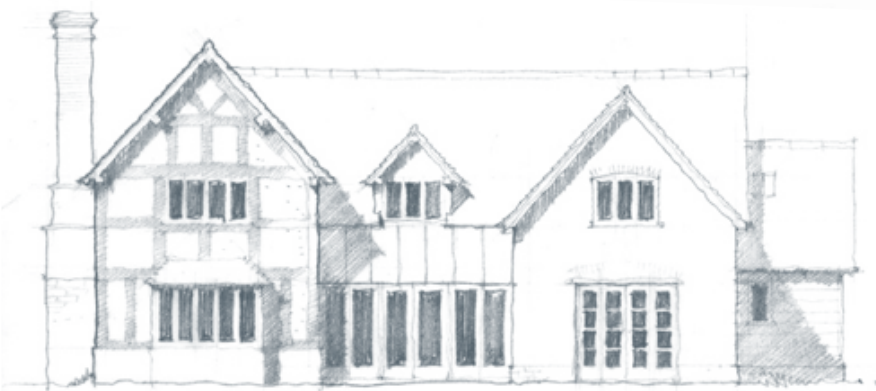
gross external area: 236m<sup>2</sup>



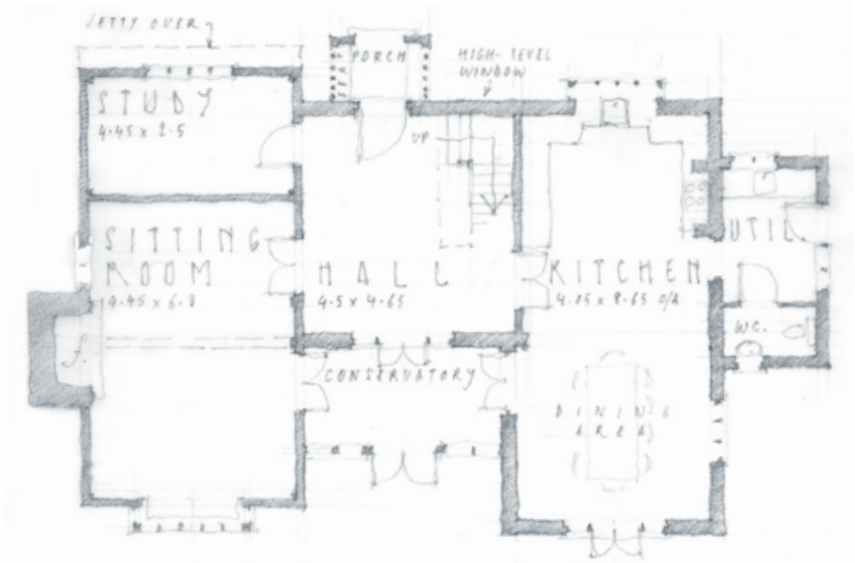
front elevation



first floor



rear elevation



ground floor





# border oak

design & construction limited

Kingsland, Leominster, Herefordshire HR6 9SF England | [www.borderoak.com](http://www.borderoak.com)  
t: 01568 708 752 | f: 01568 708 295 | e: [sales@borderoak.com](mailto:sales@borderoak.com)