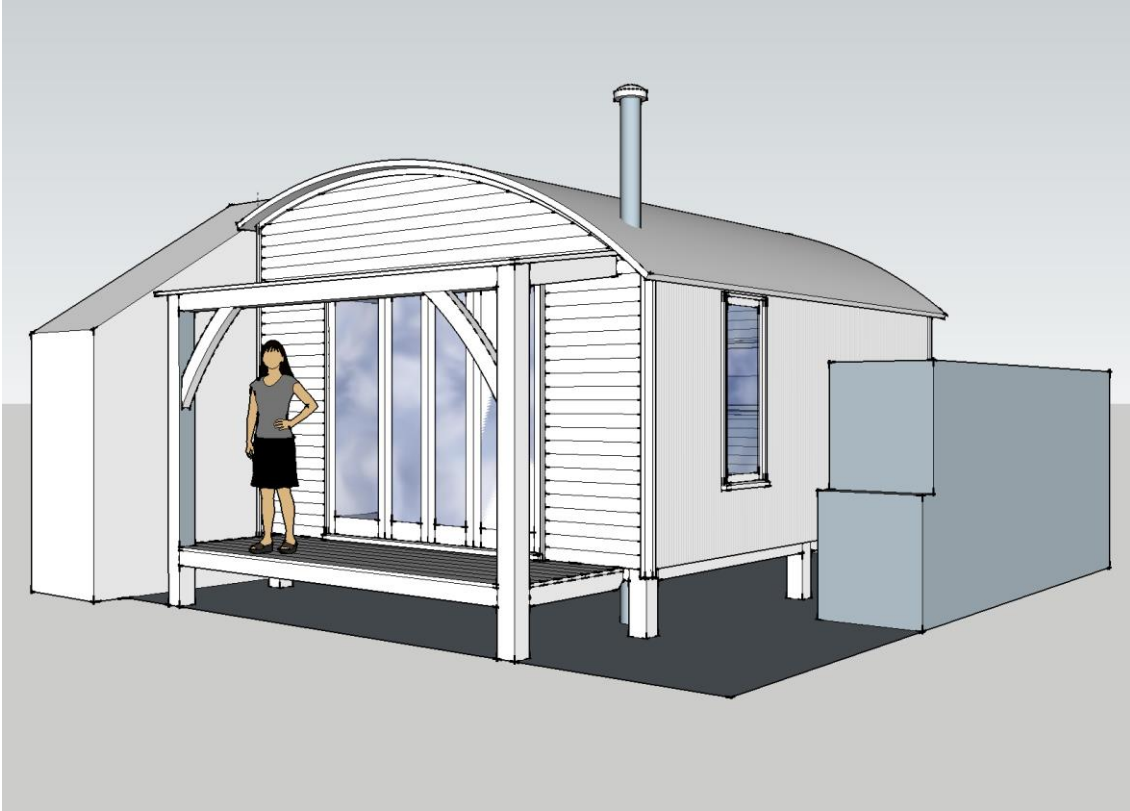




Tess's cabin





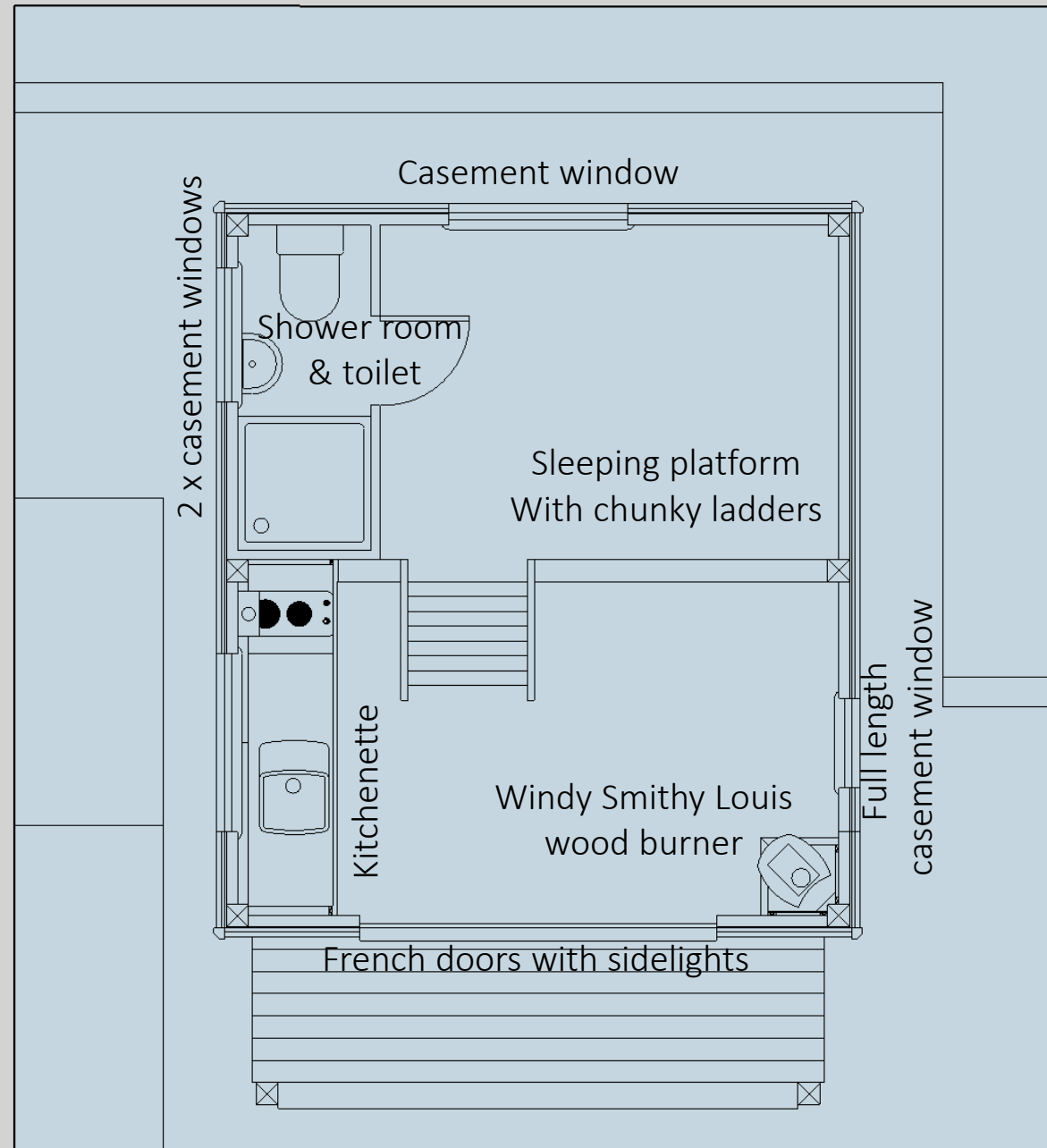
Based in the heart of Devon, The Cabin Company design and manufacture unique, stunning wagons, cabins and lodges and huts from locally sourced, sustainable wood, ideal for living, holiday and work space. Our ethos is to provide high quality work, using beautiful local wood, for a fair and sensible price.

This brochure is for a self-contained, solid, timber-frame cabin. Made from locally sourced Douglas fir and larch with exposed internal beams and purlins, birch ply walls, wood-burner, kitchenette, shower room with toilet, sleeping platform, insulated throughout and finished with high-quality wooden windows.

Our work is fully regulated, using professional contractors for all services and providing all the necessary certificates, offering peace of mind when purchasing a structure from us.







Specification

- 4.2m (14ft) x 4.8m (16ft) timber framed cabin made from local Douglas fir & larch
- 1.2m (4ft) solid timber frame veranda with straight galvanised tin
- Roof constructed of Heavy duty laminate curved beams and purlins | 6mm ply treated with hard wax oil | 100mm Earthwool insulation | breather membrane | curved, galvanised corrugated tin roof with Lindab galvanised guttering and downpipes
- Walls constructed of Heavy solid timber frame made using traditional mortis and tennon method | 6mm birch ply treated with hard wax oil | 70mm tanalised studs | 100mm Earthwool acoustic and thermal insulation | 9mm structural ply boarding | breathable membrane | treated roof batten | Ex32mm locally sourced Douglas fir / larch Featheredge cladding on front and back walls | Galvanised corrugated tin on side walls
- Floor constructed of 9mm structural softwood ply | 125mm tanalised floor joist's | 150mm Earthwool 18mm structural spruce ply treated with two coats hard wax oil
- Shower room 1 x 900mm x 900mm low profile shower tray, mixer taps and sliding door with multi-panel splash back of choice | 1 x slim line pedestal basin with chrome taps | 1 x slim-line toilet
- Sleeping platform with chunky ladders
- Hobbit 4kw Wood burner with slate hearth, all associated flues and fireproof backboard, vented and fitted to regulatory voluntary code
- All necessary plumbing works with regulatory certificate

Specification

- Windows Benlowe standard casement, double glazed, high performance timber windows. Fully factory finished in colour of choice from range with chrome furniture. Dimensions - 1 x 915mm x 450mm frosted glass bathroom window | 1 x 915mm x 600mm mezzanine window | 1 x 1200mm x 450mm kitchen window | 1 x 1200mm x 750mm back wall window | 1 x 488mm x 1500mm full length window (either side hung or with top opener)
- Door Benlowe French doors with sidelights in colour of choice with chrome or black furniture. Overall size 2.4m x 2m (actual door size 1.1m)
- Kitchenette Solid wooden worktop, with choice of doors from Howdens Greenwich range. Units to include 1 x 400mm drawer stack unit with 2 ring gas hob | 1 x 600mm integrated Lamorna fridge with ice box freezer compartment | 1 x 600mm sink base unit with stainless steel single bowl / drainer with mixer tap | 1 x 600mm base unit | Intergas combi boiler
- Electrical package 1 x pendant light | 4 x spotlights | 1 x exterior light – overall lighting budget £200 (does not include lightshade for pendant) | 4 x double plug socket | 1 x electric slim-line wall heater | necessary electric certificate

Guide price for design, manufacture and assembly

£59,995 inc 5% VAT

This lodge would be manufactured in our Okehampton workshop, flat packed, delivered and assembled on site. Groundworks, connection of services and transportation are not included. Transportation would be based on location and access. Prices are subject to change.