



THE ALINGTON ESTATE  
LITTLE BARFORD, ST NEOTS, BEDFORDSHIRE  
FLOORPLANS AND EPCS



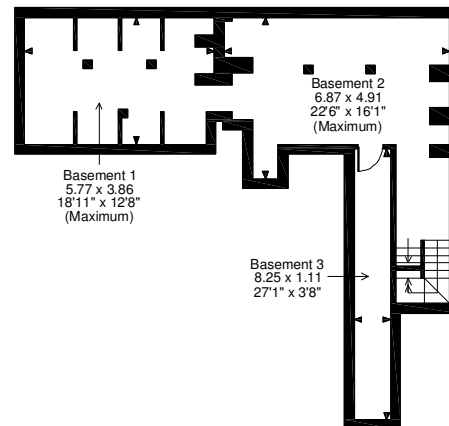
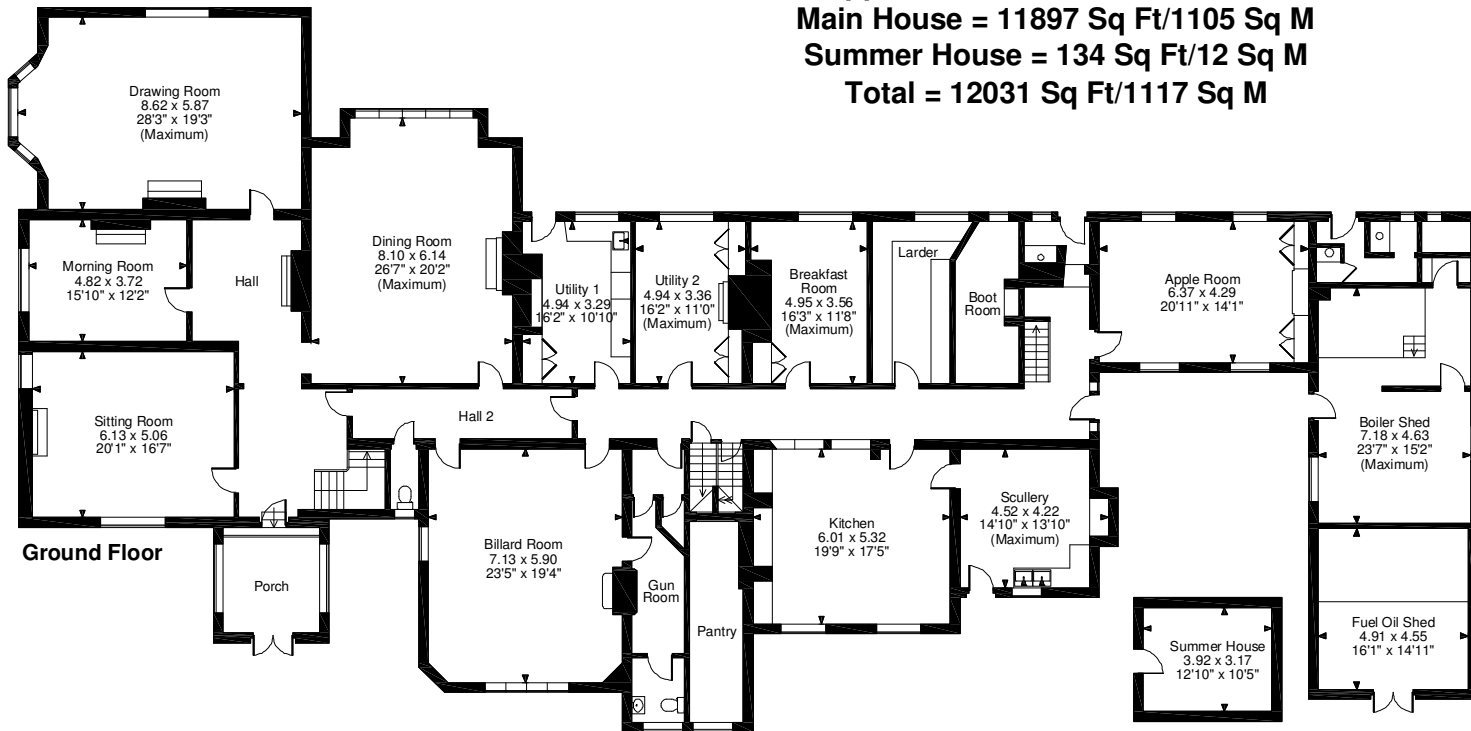
# Manor House, Alington Estate, St Neots

Approximate Gross Internal Area

Main House = 11897 Sq Ft/1105 Sq M

Summer House = 134 Sq Ft/12 Sq M

Total = 12031 Sq Ft/1117 Sq M

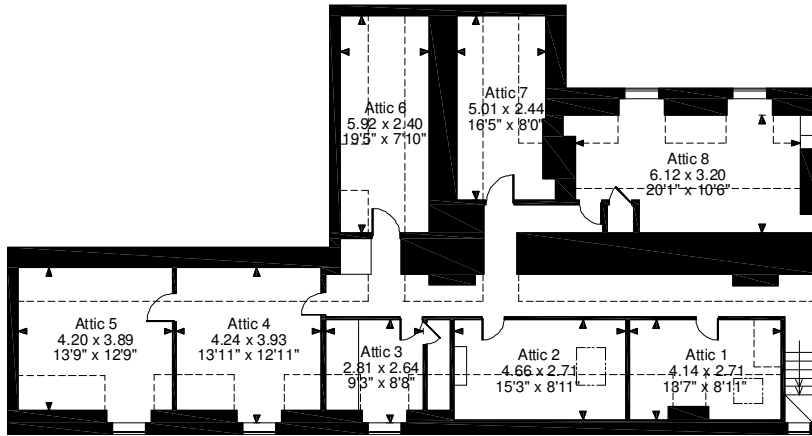
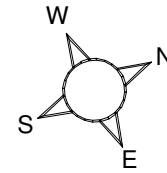


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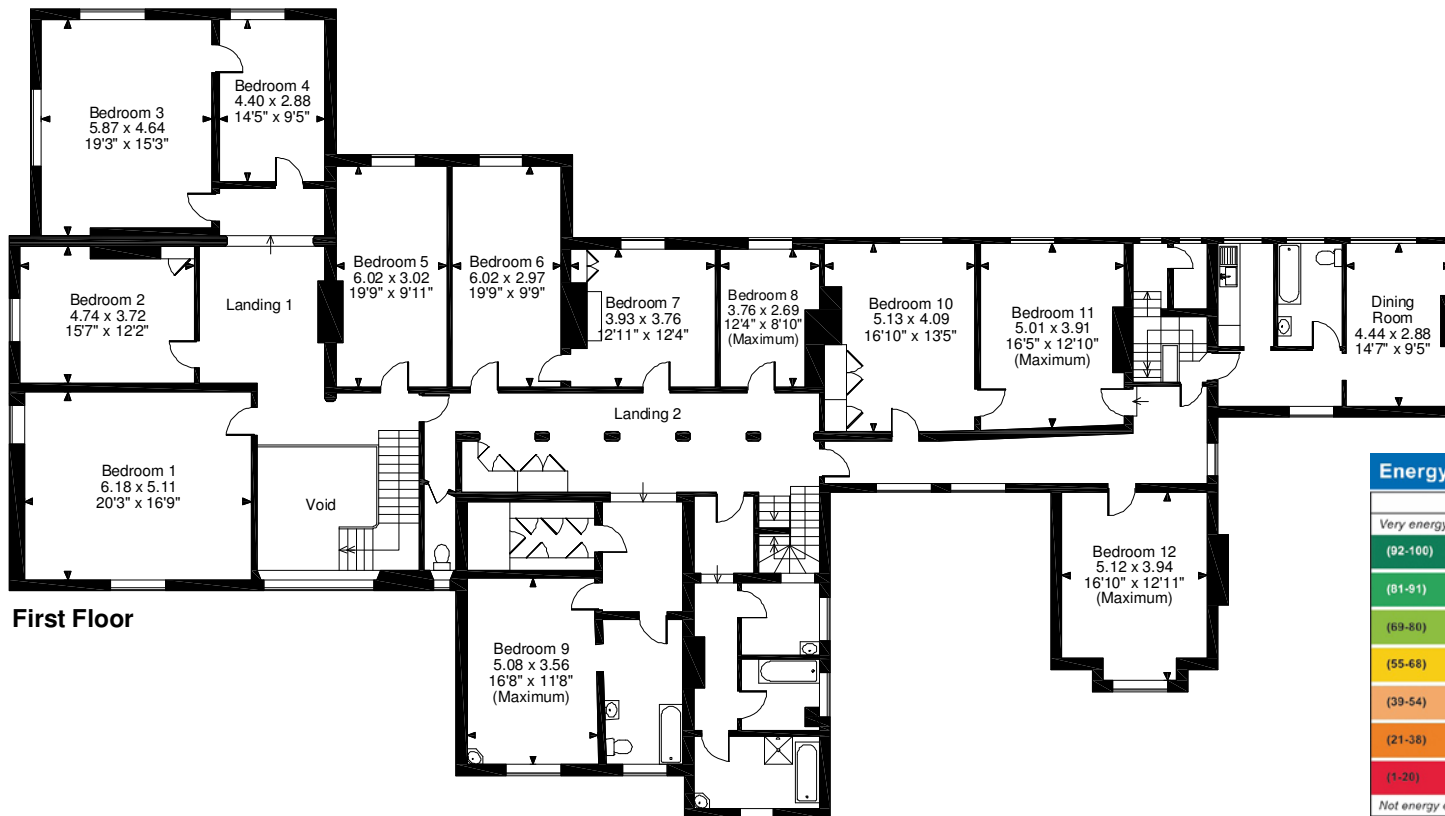
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□ □ □ □ Denotes restricted head height

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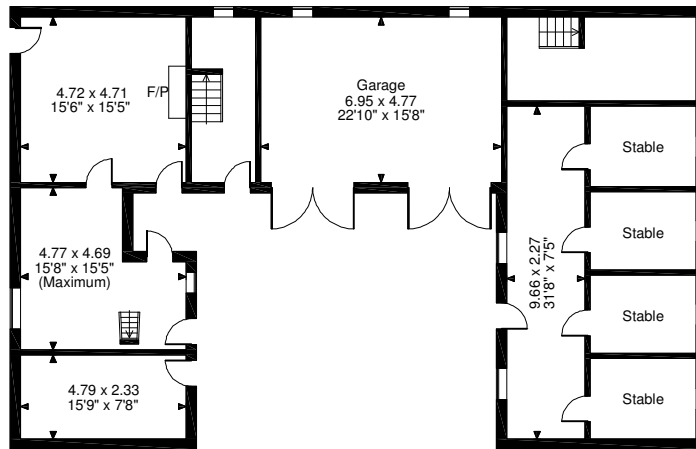
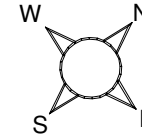
**Second Floor**



**First Floor**

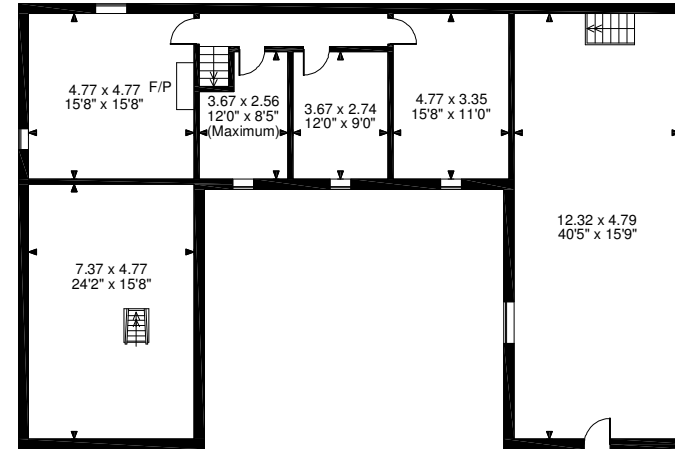
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			<b>31</b>
		EU Directive 2002/91/EC	

**Manor House Outbuildings**  
**Coach House internal area 3,485 sq ft (324 sq m)**  
**Garage Building internal area 1565 sq ft (145 sq m)**  
**Game Larder/Dairy internal area 124 sq ft (12 sq m)**  
**Stores internal area 736 sq ft (68 sq m)**



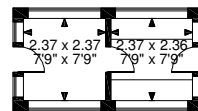
**Coach House  
Ground Floor**

**Stables**

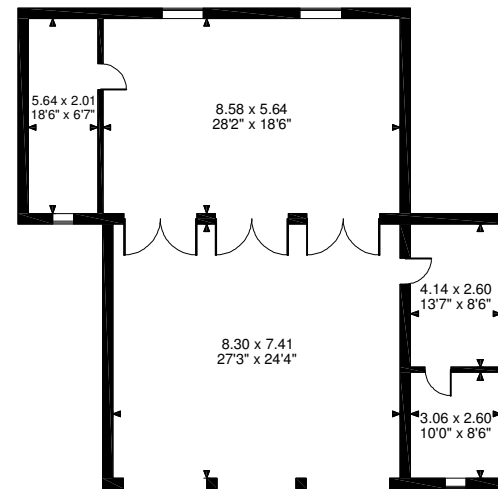


**Coach House  
First Floor**

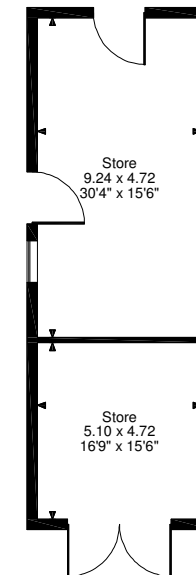
**Floor Above Stables**



**Game Larder/Dairy**



**Garage Building**

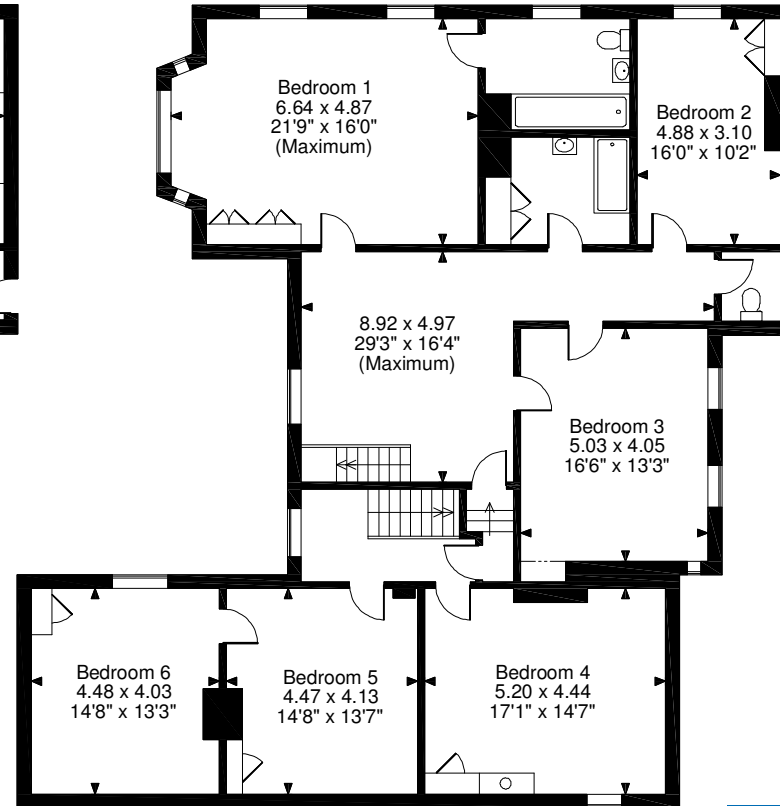
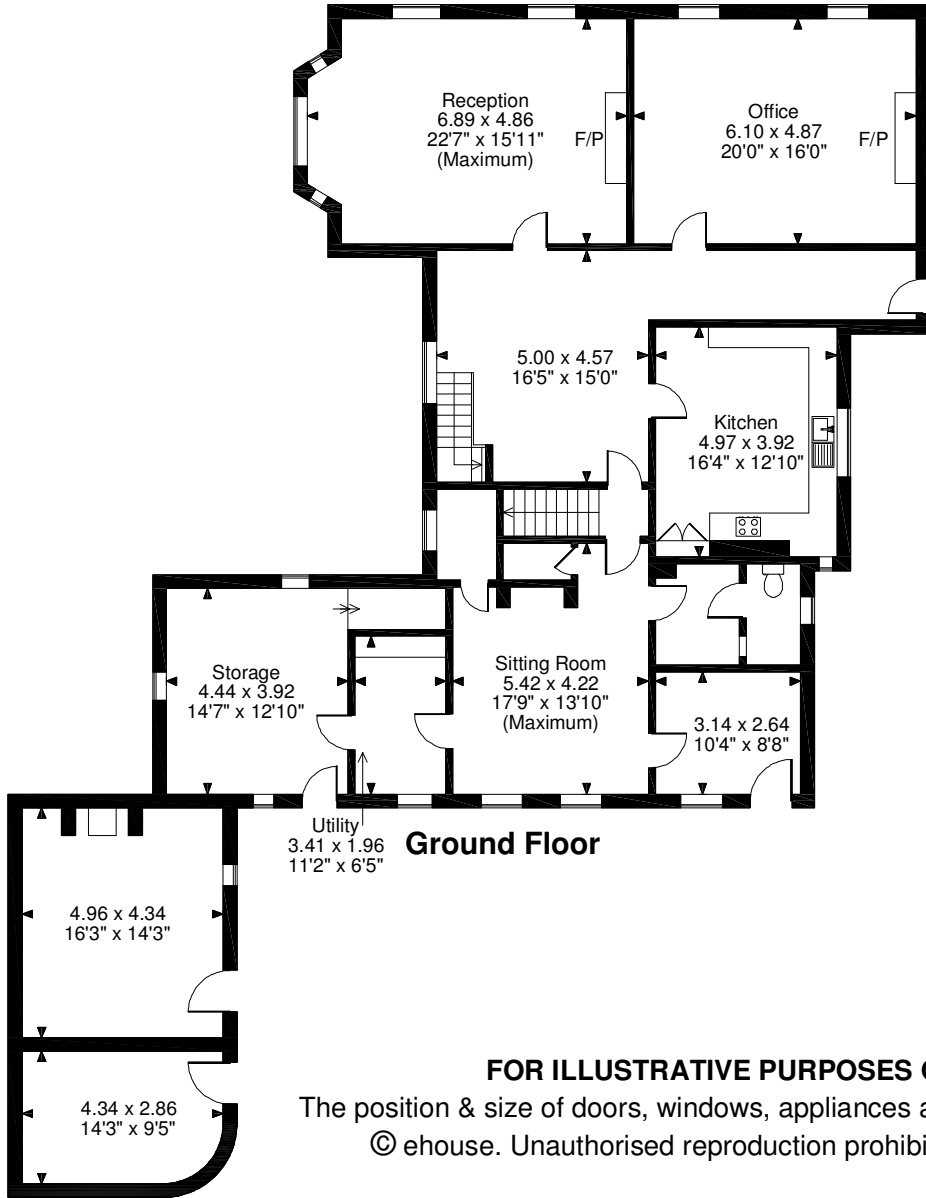
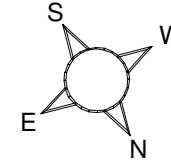


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**Lower Farm House, Little Barford, St. Neots**  
**Approximate Gross Internal Area**  
**Main House = 4062 Sq Ft/377 Sq M**  
**Outbuilding = 375 Sq Ft/35 Sq M**



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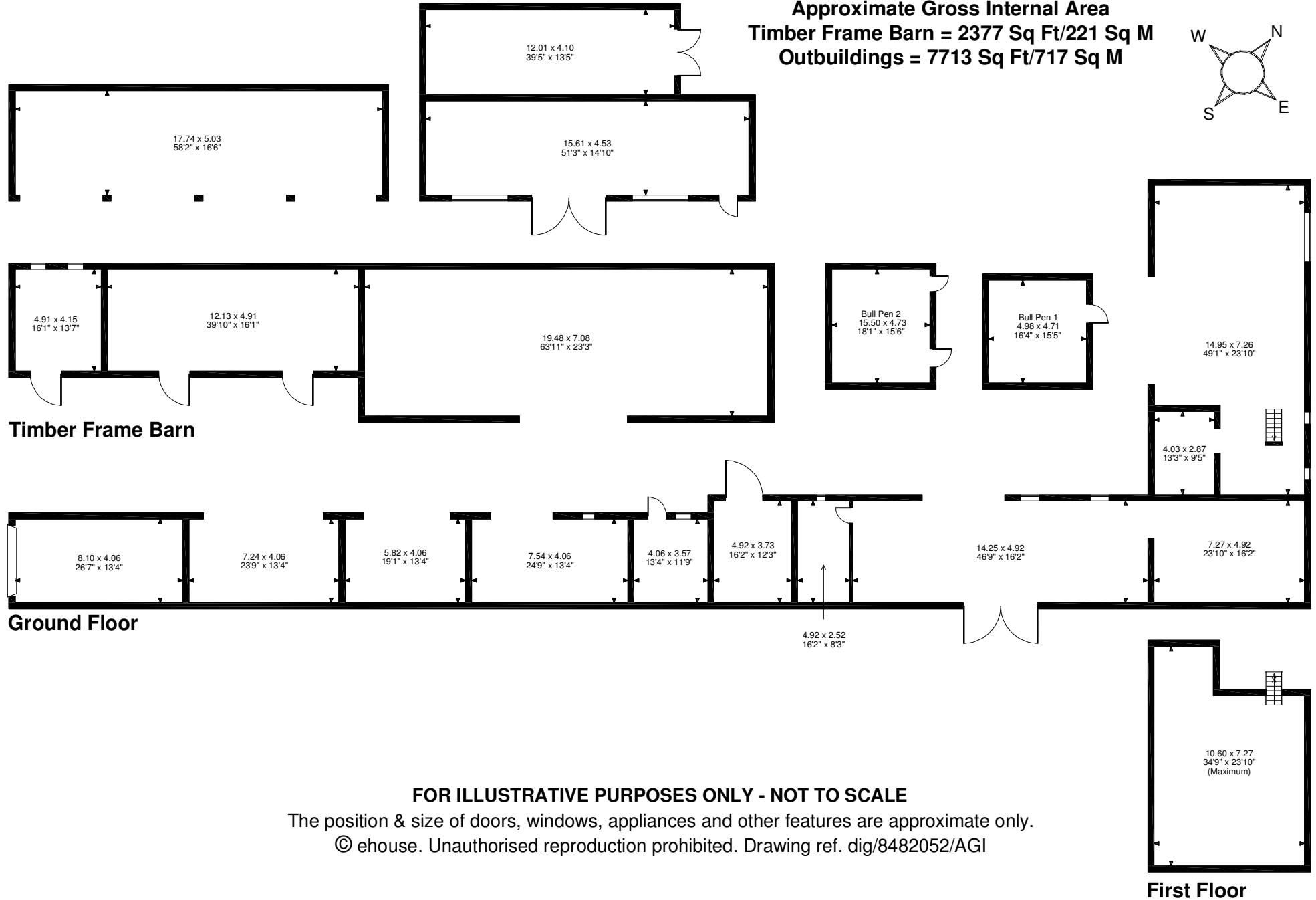
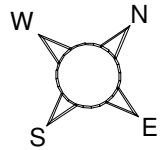
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			
			EU Directive 2002/91/EC

# Lower Farm Buildings, Little Barford, St. Neots

Approximate Gross Internal Area  
Timber Frame Barn = 2377 Sq Ft/221 Sq M  
Outbuildings = 7713 Sq Ft/717 Sq M

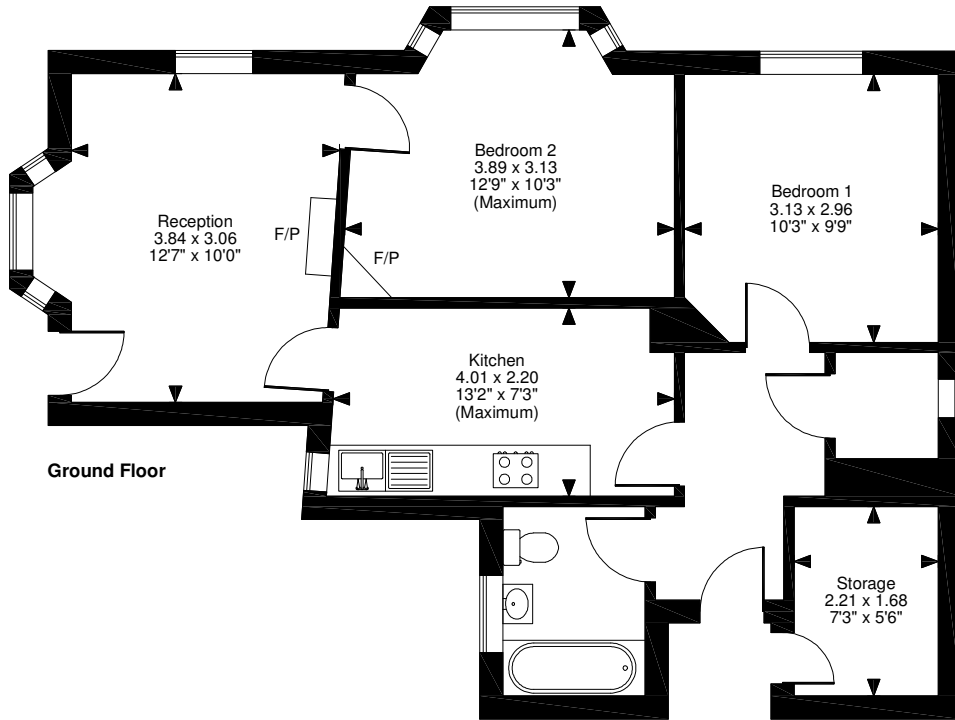
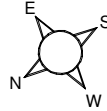


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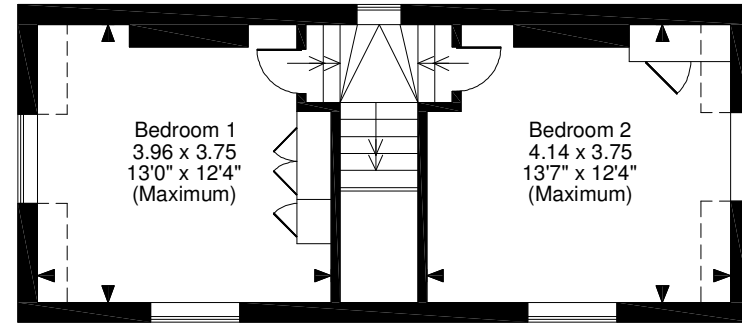
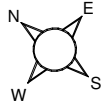
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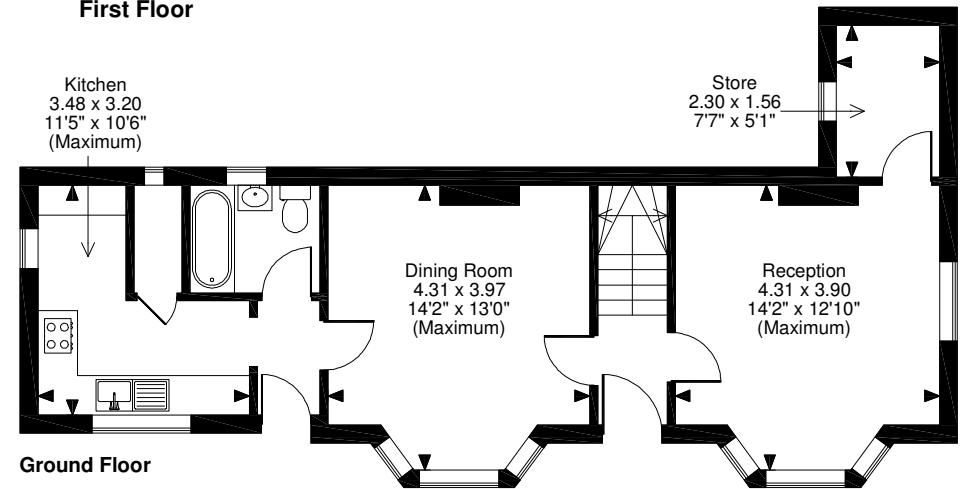
**South Lodge, Little Barford, St. Neots**  
 Approximate Gross Internal Area  
 626 Sq Ft/58 Sq M



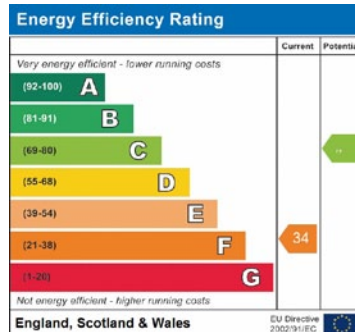
**North Lodge, Little Barford, St. Neots**  
 Approximate Gross Internal Area  
 925 Sq Ft/86 Sq M



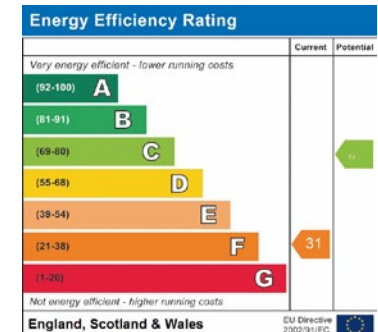
**First Floor**



**Ground Floor**

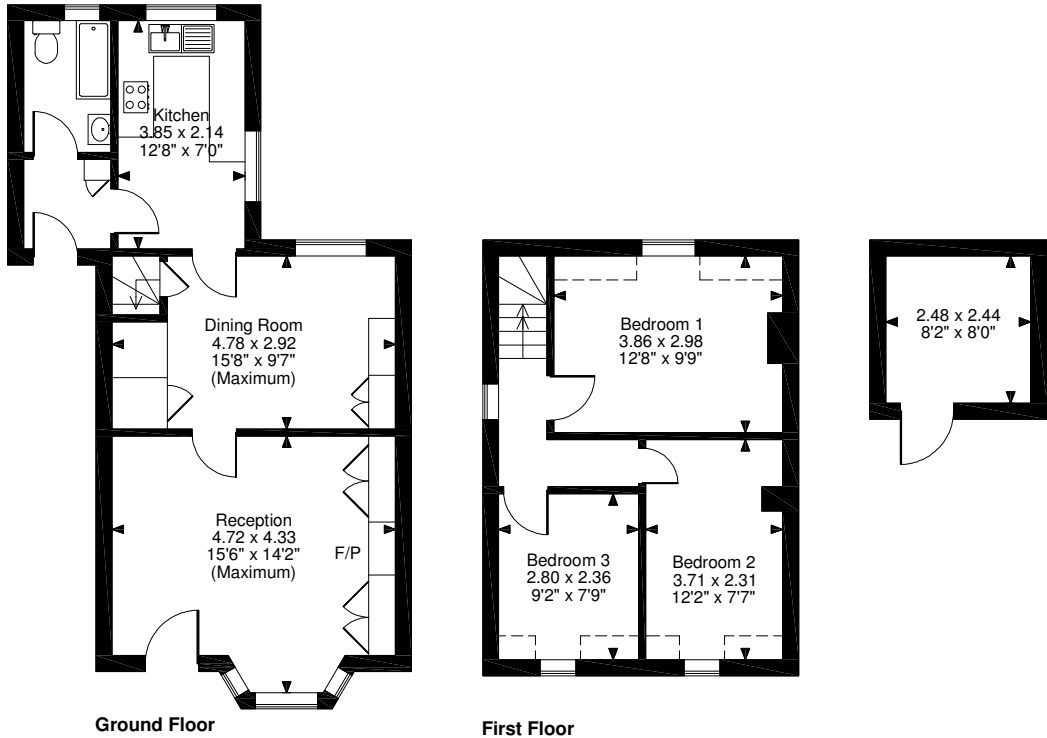
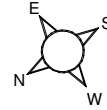


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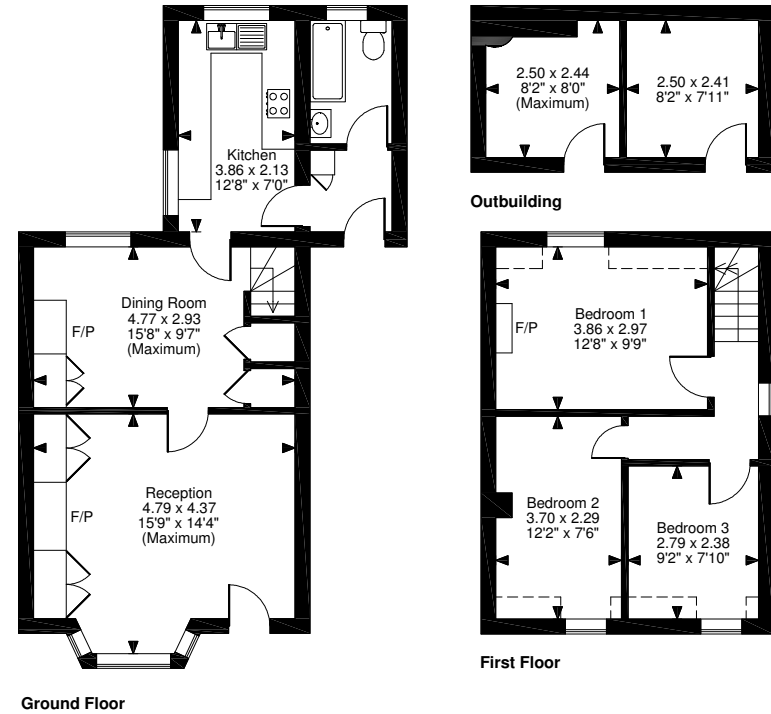
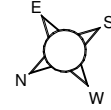


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**1 The Cottages, Little Barford, St Neots**  
**Approximate Gross Internal Area**  
**Main House = 830 Sq Ft/77 Sq M**  
**Outbuilding = 65 Sq Ft/6 Sq M**

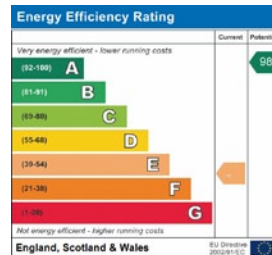


**2 The Cottages, Little Barford, St. Neots**  
**Approximate Gross Internal Area**  
**Main House = 840 Sq Ft/78 Sq M**  
**Outbuilding = 128 Sq Ft/12 Sq M**



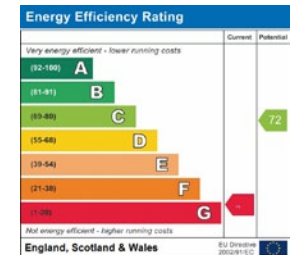
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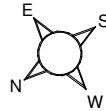
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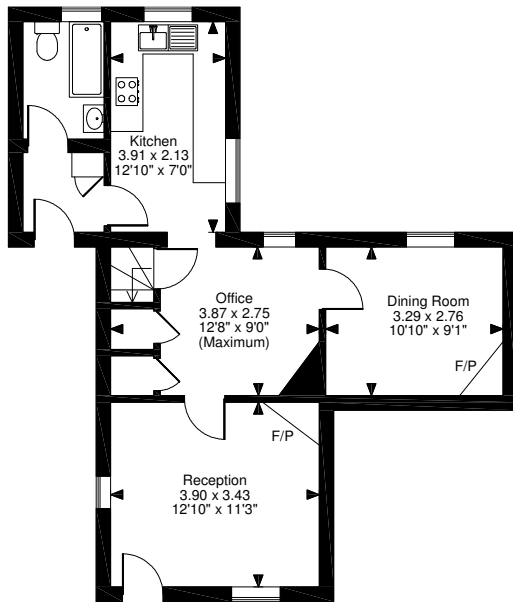
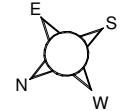




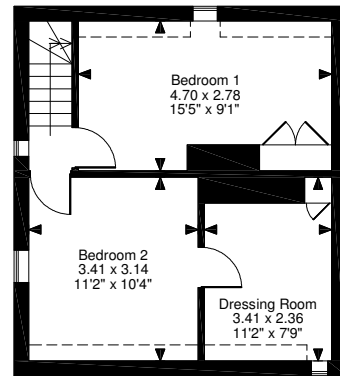
**3 The Cottages, Little Barford, St. Neots**  
**Approximate Gross Internal Area**  
**870 Sq Ft/81 Sq M**



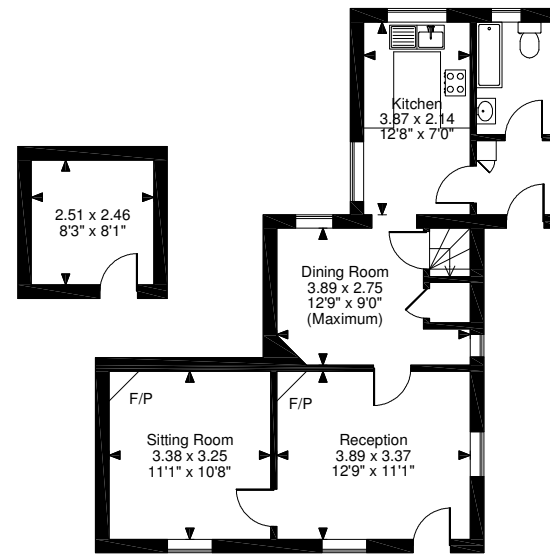
**4 The Cottages, Little Barford, St. Neots**  
**Approximate Gross Internal Area**  
**Main House = 1020 Sq Ft/95 Sq M**  
**Outbuilding = 66 Sq Ft/6 Sq M**



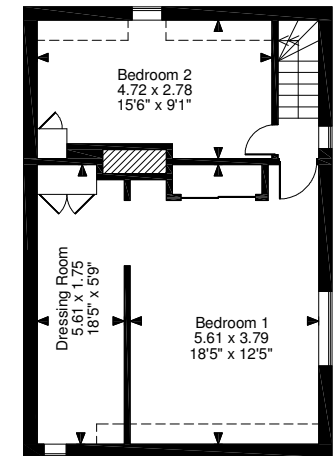
**Ground Floor**



**First Floor**



**Ground Floor**



**First Floor**

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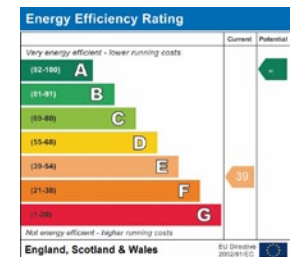
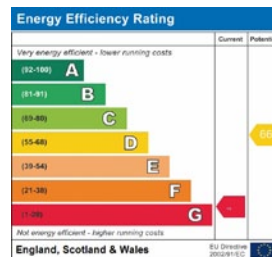
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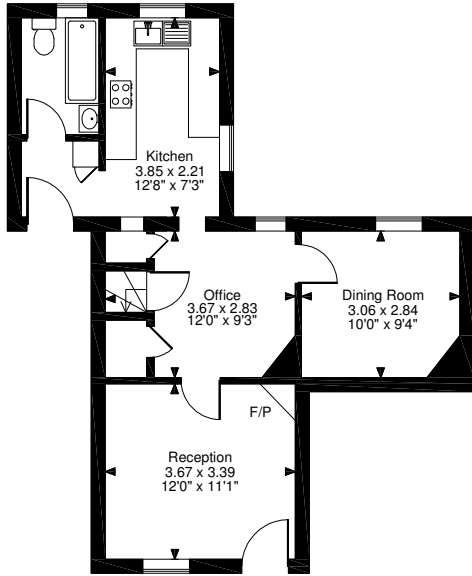
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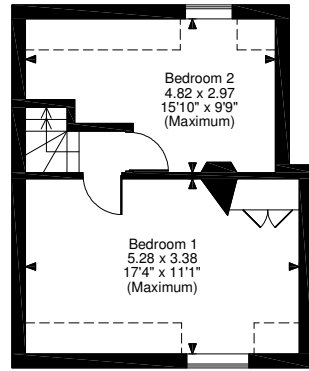
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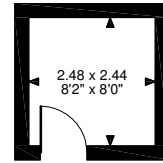
**5 The Cottages, Little Barford, St. Neots**  
**Approximate Gross Internal Area**  
**Main House = 815 Sq Ft/76 Sq M**  
**Outbuilding = 65 Sq Ft/6 Sq M**



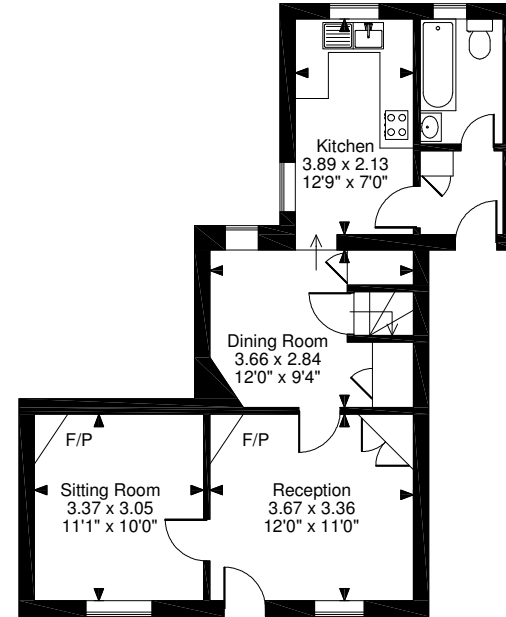
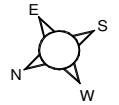
Ground Floor



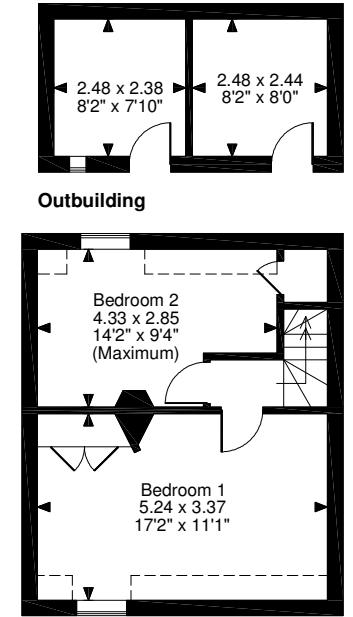
First Floor



**6 The Cottages, Little Barford, St. Neots**  
**Approximate Gross Internal Area**  
**Main House = 846 Sq Ft/79 Sq M**  
**Outbuilding = 132 Sq Ft/12 Sq M**



Ground Floor



First Floor

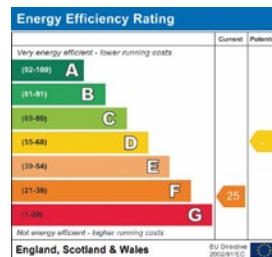
Outbuilding

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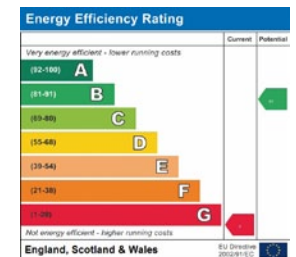


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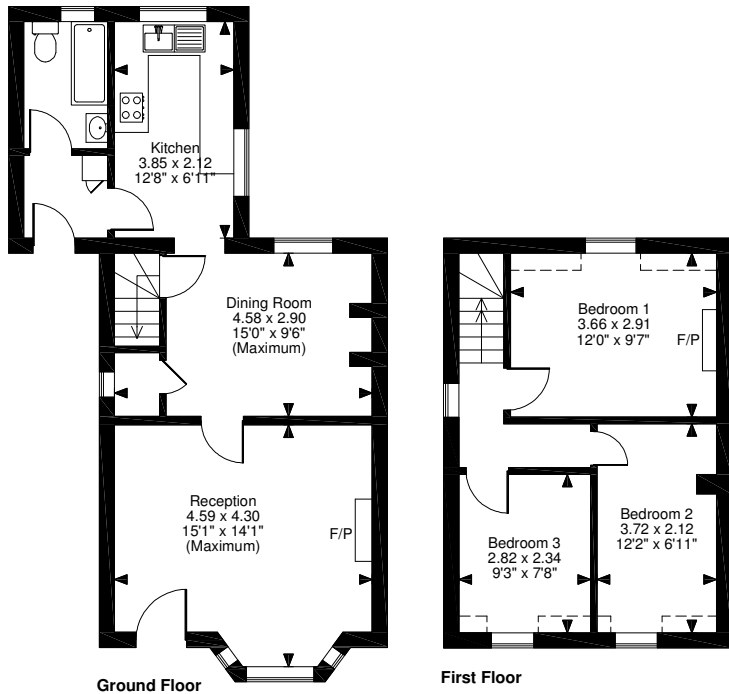
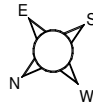
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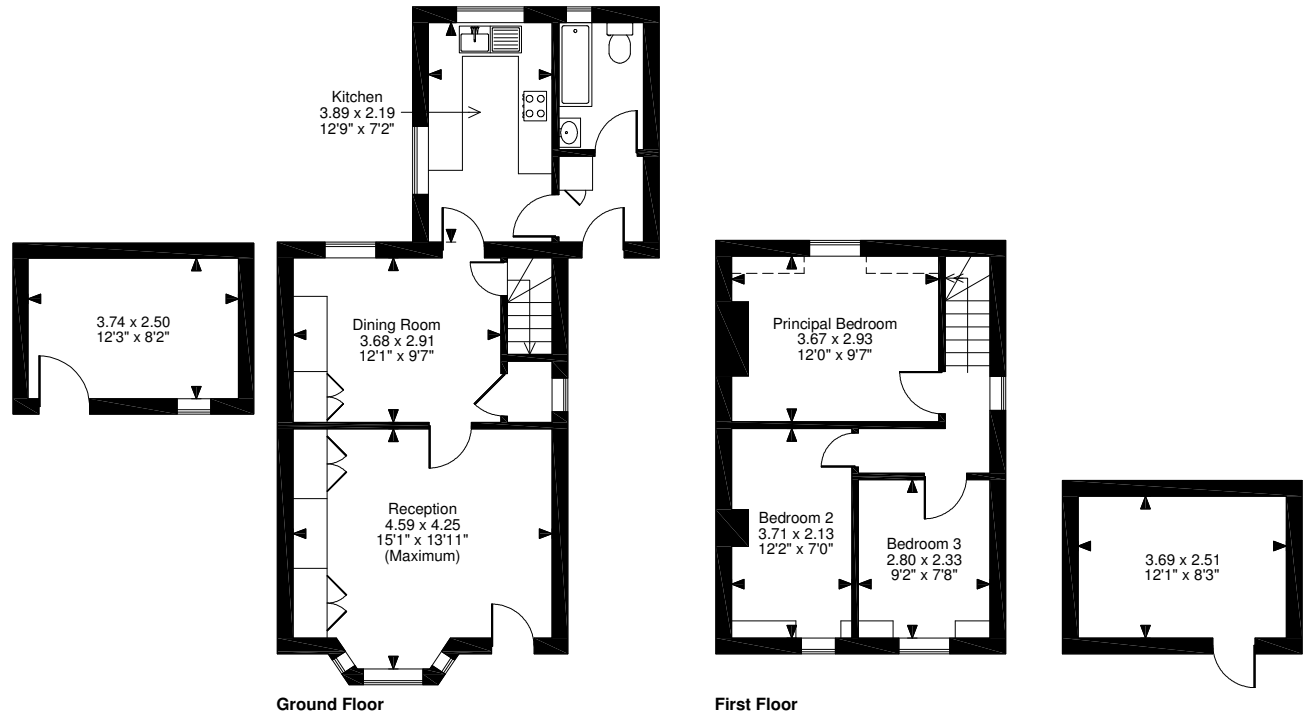
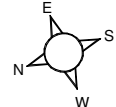
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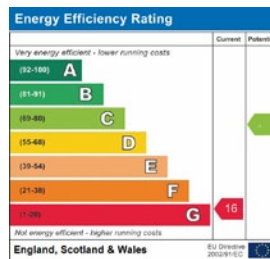
**7 The Cottages, Little Barford, St. Neots**  
**Approximate Gross Internal Area**  
**Main House = 806 Sq Ft/75 Sq M**  
**Outbuilding = 101 Sq Ft/9 Sq M**



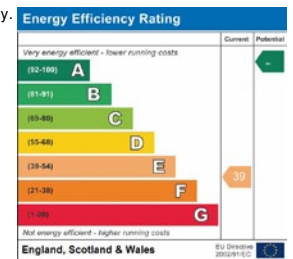
**8 The Cottages, Little Barford, St. Neots**  
**Approximate Gross Internal Area**  
**Main House = 809 Sq Ft/75 Sq M**  
**Outbuilding = 100 Sq Ft/9 Sq M**



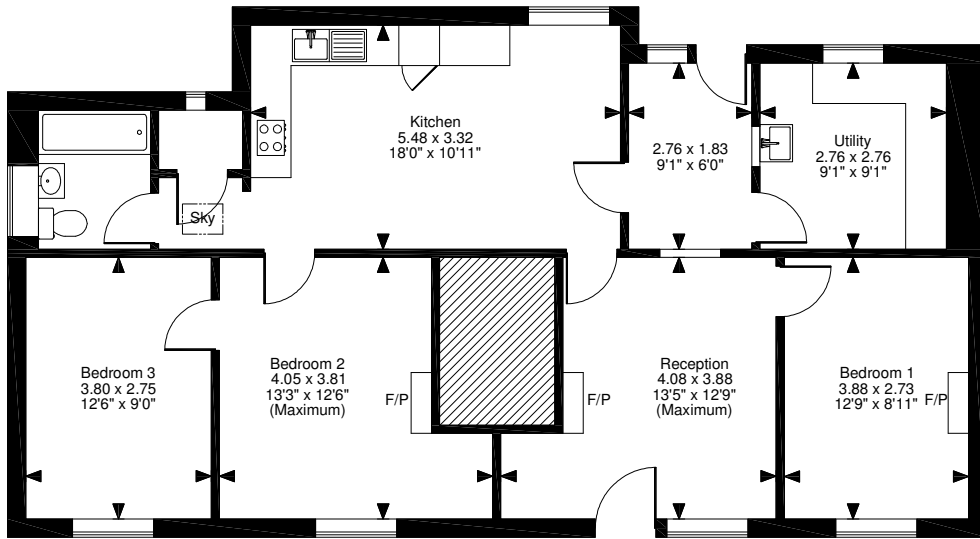
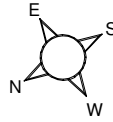
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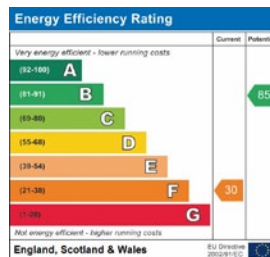
**1 The Bungalows, Little Barford, St. Neots**  
**Approximate Gross Internal Area**  
**1010 Sq Ft/94 Sq M**



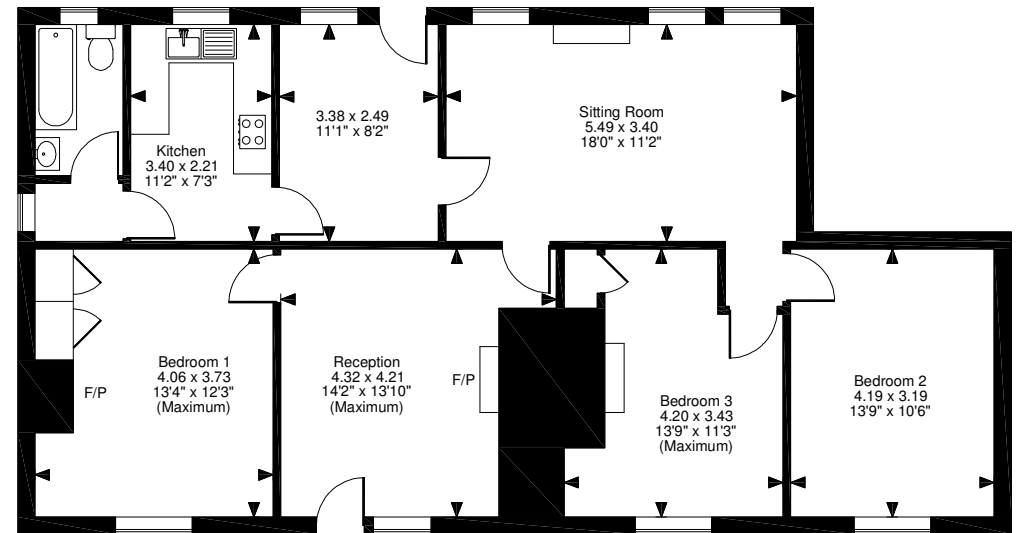
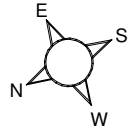
Ground Floor

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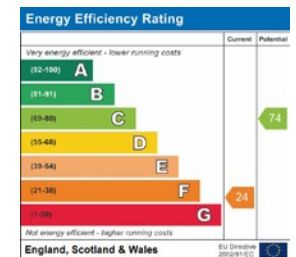
**2 The Bungalows, Little Barford, St. Neots**  
**Approximate Gross Internal Area**  
**1131 Sq Ft/105 Sq M**



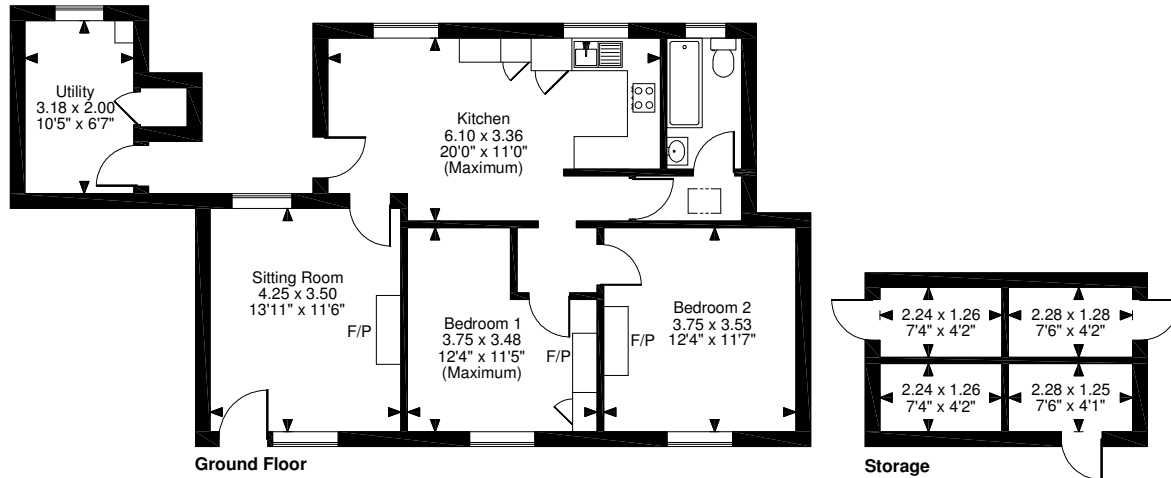
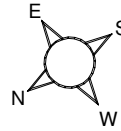
Ground Floor

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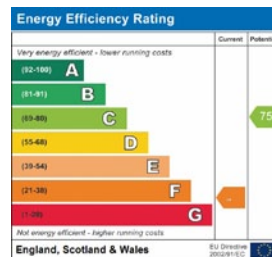
**3 The Bungalows, Little Barford, St. Neots**  
**Approximate Gross Internal Area**  
**Main House = 726 Sq Ft/67 Sq M**  
**External Utility = 76 Sq Ft/7 Sq M**  
**Storage = 132 Sq Ft/12 Sq M**



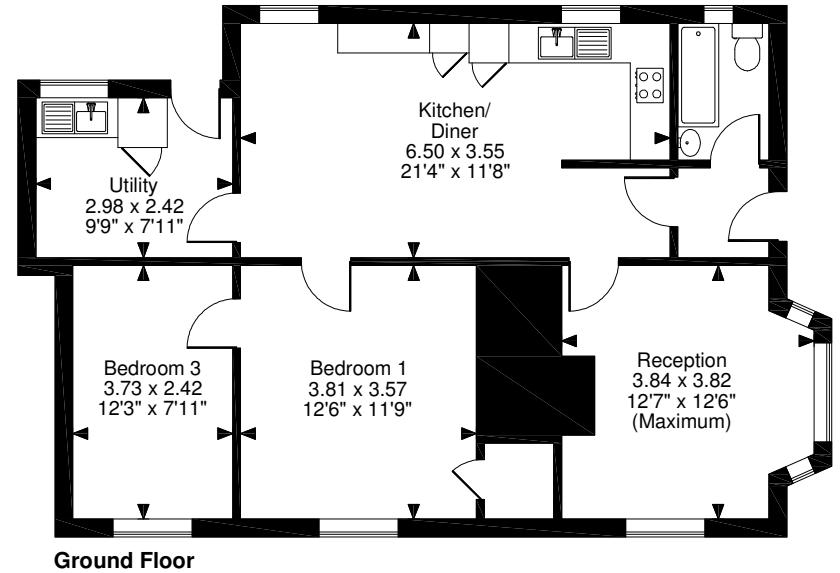
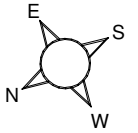
Ground Floor

Storage

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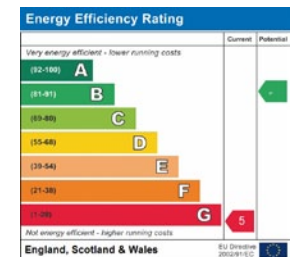


**4 The Bungalows, Little Barford, St. Neots**  
**Approximate Gross Internal Area**  
**852 sq ft (79 sq m)**

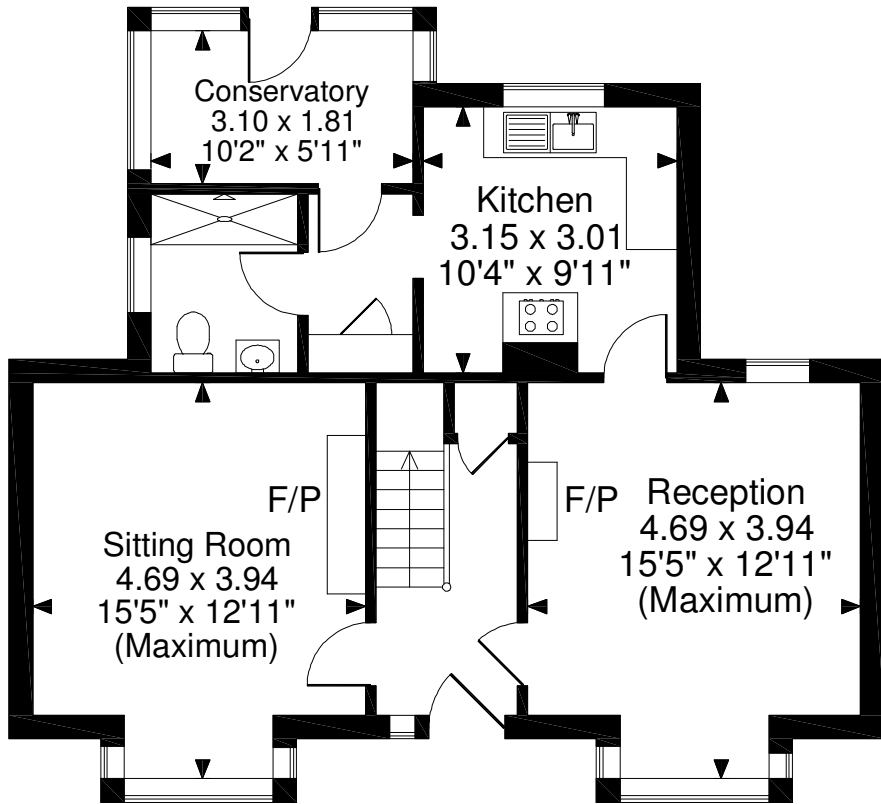
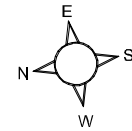


Ground Floor

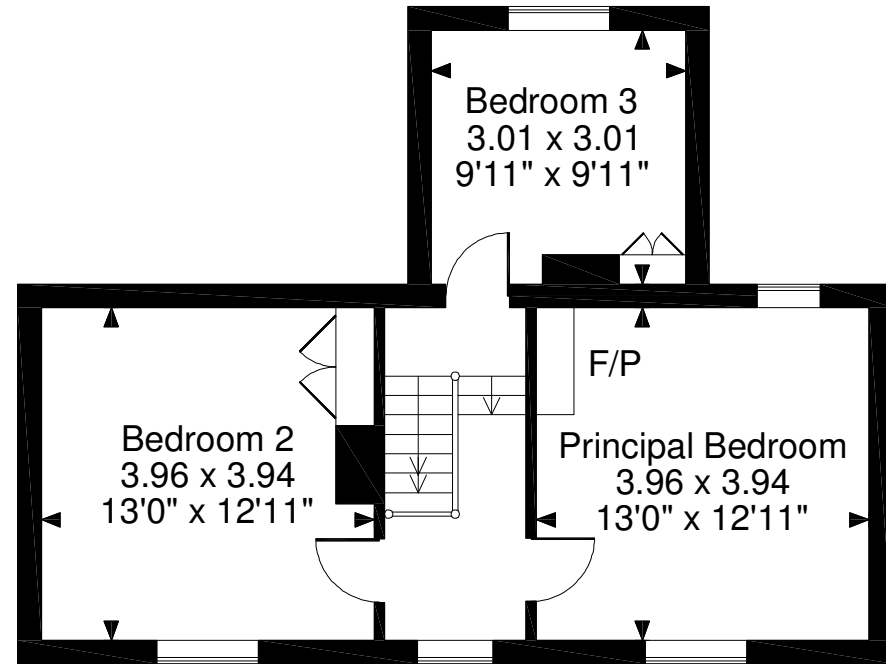
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 The position & size of doors, windows, appliances and other features are approximate only.  
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**Glebe Farm, Little Barford, St. Neots.**  
**Approximate Gross Internal Area**  
**1200 Sq Ft/112 Sq M**



**Ground Floor**



**First Floor**

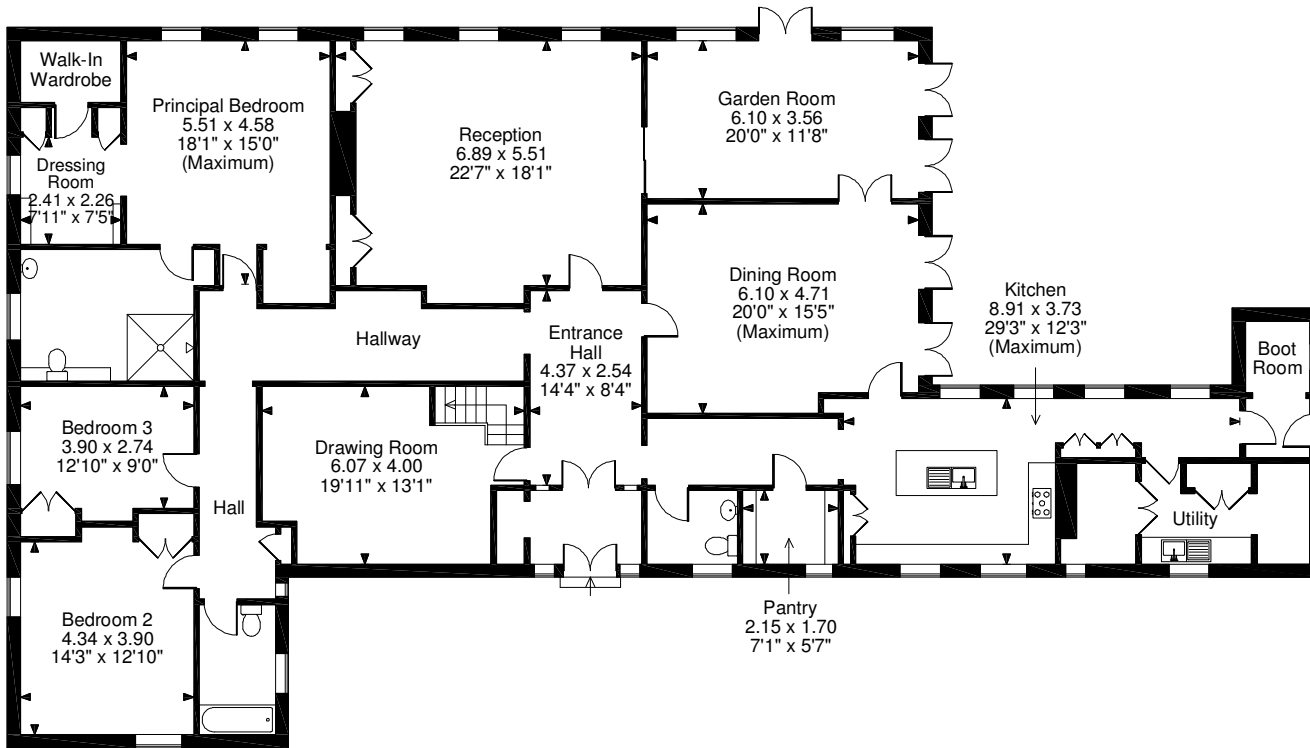
**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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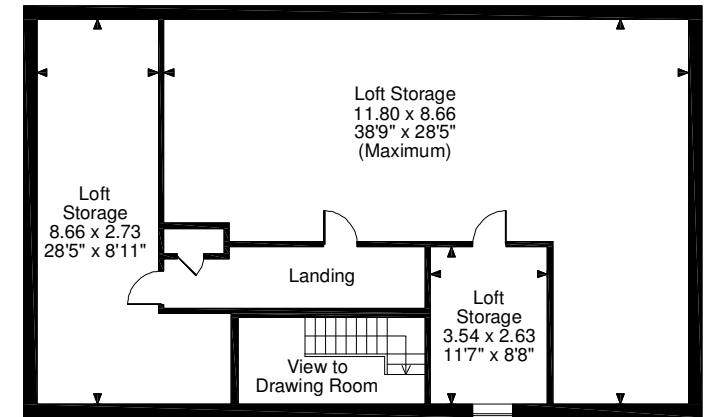
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Dower House, St. Neots**  
**Approximate Gross Internal Area**  
**Main House = 3177 Sq Ft/295 Sq M**  
**Loft Storage = 1262 Sq Ft/117 Sq M**  
**Total = 4439 Sq Ft/412 Sq M**



**Ground Floor**



**First Floor**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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