



# COTTAGE KIT HOMES

[www.cottagekithomes.com](http://www.cottagekithomes.com)



CREATE A HOME THAT PERFECTLY FITS YOU AND YOUR BUDGET. **TAILORED**, ENERGY EFFICIENT HOMES AT AFFORDABLE PRICES.

# CREATE A HOME THAT PERFECTLY FITS YOU AND YOUR BUDGET

Self-build doesn't have to be stressful or expensive. A Cottage Kit Home is an easy to build, complete timber frame package in a wide range of flexible designs, so you can create a home tailored to the way you want to live.

Cottage Kit Homes are designed for people looking for simple, cosy homes, perfectly suited for countryside living. The 37 single storey cottage styles are carefully designed to be sympathetic with the surroundings and local planning requirements.

There are lots of reasons to choose a Cottage Kit Home. The first one is there's no need to employ an architect.







## FLEXIBLE DESIGN TO BUILD YOUR PERFECT HOME

Cottage Kit Homes offer you all the benefits of a fully designed timber framed kit home with full flexibility to choose the room layout, exterior style and glazing. So you can create a home that perfectly fits you, your family and your budget. With a Cottage Kit Home you don't have to compromise.

## A COTTAGE KIT HOME IS THE MORE COMPLETE BUILD OPTION

- 37 flexible home designs
- Stunning glazing options
- A faster, more economical build
- EcoWall energy efficient construction
- No architect fees
- Planning sympathetic single story designs
- Expert advice every step of the way

## A LOT MORE KIT HOME FOR YOUR MONEY

We believe Cottage Kit Homes offer the most complete package available. The kits come with plenty of storage space, most bedrooms have fitted wardrobes and there's easy access loft storage with an access hatch and telescopic ladder.

All the windows, roofline, internal and external doors are included. We even supply the plasterboard, window boards and skirtings in the kit as standard.

## GROWN AND MADE IN THE HIGHLANDS

Cottage Kit Homes are manufactured in Wick. We started in 1984 and build our timber frame kits using locally grown FSC certified sustainable timber from Fort William forests. We strive to give self-builders the most comprehensive timber frame kit package for a faster, more economical build.





# A CANVAS FOR YOUR PERFECT HOME

Cottage Kit Homes marry traditional style with modern methods of construction to offer highly flexible designs that you can fully tailor to create the living space you want.

Think of it as a blank canvas on which you paint your ideal home. Our expert design team will help you to create the exterior and interior design that is perfect for you and can even combine our cottage designs to create your own individual home. We make it easy to choose different wall and roof finishes, glazing and features such as an open fire, chimney or integral garage.



Typical **wall finishes include** render, brickwork, stone and timber







Choose the external wall and roof finishes to suit your surroundings and personal style



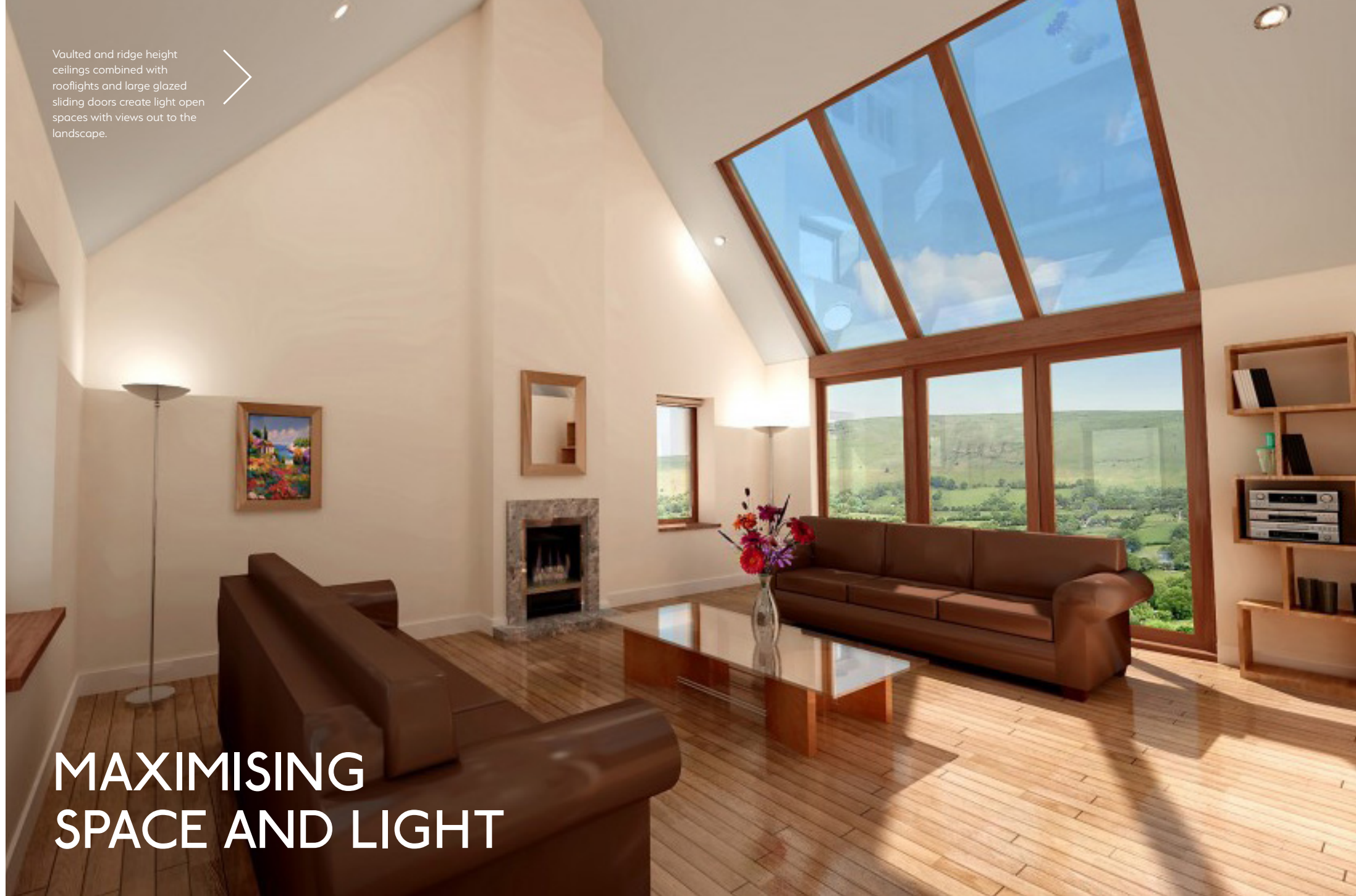
## WE'LL HELP YOU CREATE THE SPACE YOU NEED

Cottage Kit Home designs are very cost effective to alter and extend. We make it easy to achieve the size and layout you want. There are no load bearing internal walls in a Cottage Kit Home so you can choose to move or remove any walls. Each design can be extended to add extra room, whether it's more space for entertaining, extra storage, or maybe another bedroom or ensuite.

Vaulted and ridge height ceilings combined with rooflights and large glazed sliding doors create light open spaces with views out to the landscape.



# MAXIMISING SPACE AND LIGHT



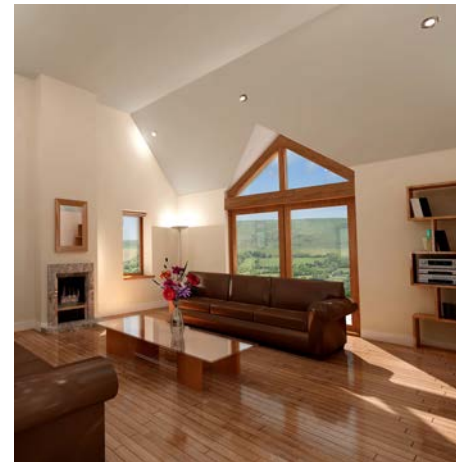


# Create dramatic spaces filled with natural light

You'll notice from our floor plans that Cottage Kit Homes are cleverly designed to create interior rooms and hallways that are airy and feel spacious. As well as providing plenty of loft storage, the 45 degree roof pitch gives you the option of vaulted and ridge height ceilings with beautiful feature glazing, creating dramatic spaces filled with natural light that make rooms feel larger and more inviting.

## GLAZING OPTIONS

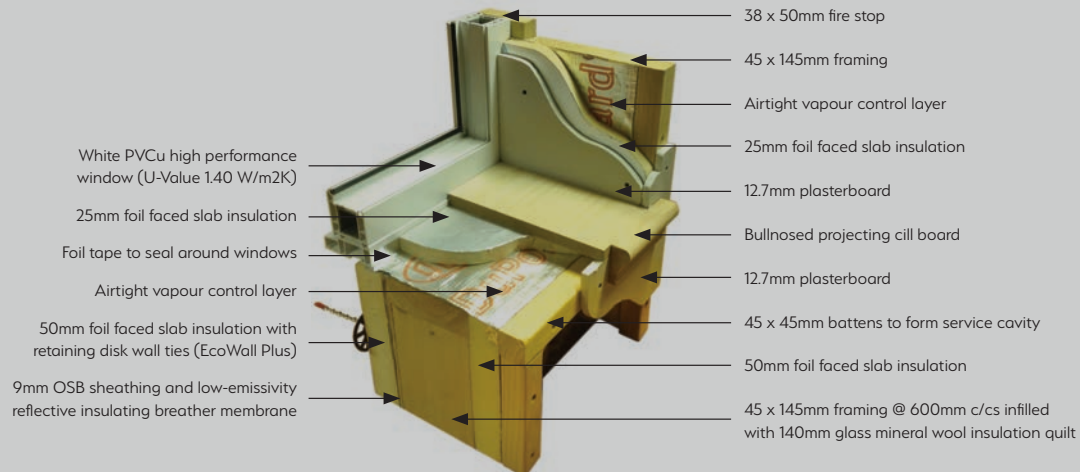
A range of energy efficient and secure window and door styles are supplied in low maintenance PVCu as standard, with matching fascias and guttering. You can also choose from a range of coloured and woodgrain finishes or timber windows.



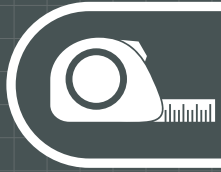
## ECOWALL™ CONSTRUCTION

Cottage Kit Homes feature the revolutionary EcoWall timber framed system. It is engineered to create an energy efficient, sustainable construction that is cheaper to build and cheaper to heat. EcoWall achieves a U-Value of 0.15 W/m<sup>2</sup>K.

You can upgrade to EcoWall Plus, this is one of the most highly energy efficient timber wall constructions available, with a U-Value of 0.11 W/m<sup>2</sup>K.



**TAILORED  
TO YOU**



We can easily tailor every Cottage Kit to create your perfect home.



To view our full range of cottage designs please visit [www.cottagekithomes.com](http://www.cottagekithomes.com)

## ONE BEDROOM COTTAGE

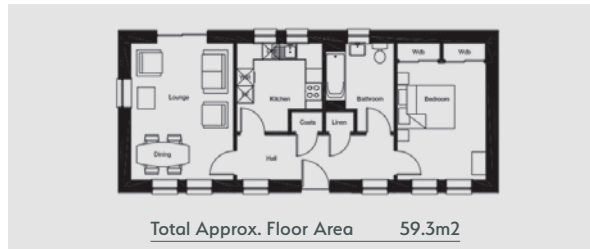
Bluebell Cottage is our one bedroom design, providing a light and airy home that whilst compact, offers spacious rooms and benefits from considerable roof storage thanks to the 45 degree roof pitch.

### BLUEBELL

FRONT



REAR



This delightful double fronted house is our interpretation of the Scottish But 'n' Ben, its ideal for a single person or as a comfortable place to retire in. The light and spacious hall makes for an impressive entrance and the feeling of space continues into the lounge, with space for a dining table views in three directions and patio doors leading out to the rear.

The bedroom is generously sized with large, built-in double wardrobes. A garage can easily be added onto the gable wall.

## TWO BEDROOM COTTAGES

There's an open and airy feel to all of our two bedroom cottages. The wide range of 14 styles offer plenty of options for starter, retirement or holiday homes.

As well as designs to fit onto a small or narrow plot, the two bedroom range include cottages that boast large, spacious living areas and master bedrooms with an ensuite bathroom.

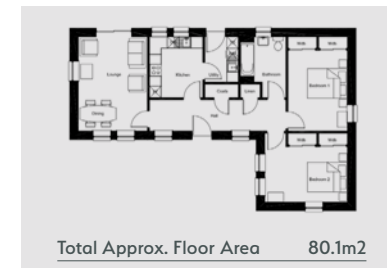
As with all Cottage Kit Homes, the designs are completely flexible so adding a vaulted ceiling into the gable, an extra room or even an integral garage is always an option.

### BRAMBLE

FRONT



REAR

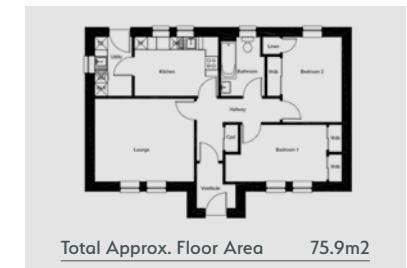


### BUTTERCUP

FRONT



REAR





For full details, dimensions, design options and lots of advice please visit our website [www.cottagekithomes.com](http://www.cottagekithomes.com)



### COWSLIP

FRONT



REAR



Total Approx. Floor Area 88.0m<sup>2</sup>

### ELDER

FRONT



REAR



Total Approx. Floor Area 94.3m<sup>2</sup>

### FUCHSIA

FRONT



REAR



Total Approx. Floor Area 96.3m<sup>2</sup>

### IVY

FRONT



REAR



Total Approx. Floor Area 109.3m<sup>2</sup>

### MARIGOLD

FRONT



REAR



Total Approx. Floor Area 143.1m<sup>2</sup>

TAILORED  
TO YOU



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## THREE BEDROOM COTTAGES

Our 3 bedroom kit homes offer incredible flexibility with spacious and thoughtful designs making cottage living an attractive option for families and those wanting extra space.

With options such as guest suites, integral garages and large rooms with plentiful storage, our cottages are flexible in design.

Because our cottages share design features, you can combine different parts of cottage types to create the perfect home with the exact space and style you want.

### FOXTAIL

FRONT



REAR



Total Approx. Floor Area 94.6m<sup>2</sup>

### IRIS

FRONT



REAR



Total Approx. Floor Area 108.1m<sup>2</sup>

### JUNIPER

FRONT



REAR



Total Approx. Floor Area 113.9m<sup>2</sup>



For full details, dimensions, design options and lots of advice please visit our website [www.cottagekithomes.com](http://www.cottagekithomes.com)



**LAVENDER**

FRONT



REAR



Total Approx. Floor Area 121.0m<sup>2</sup>

**LILY**

FRONT



REAR



Total Approx. Floor Area 122.2m<sup>2</sup>

**ORCHARD**

FRONT



REAR



Total Approx. Floor Area 92.0m<sup>2</sup>

**ORCHID**

FRONT



REAR



Total Approx. Floor Area 153.2m<sup>2</sup>

**THISTLE**

FRONT



REAR



Total Approx. Floor Area 104.0m<sup>2</sup>

**TAILORED  
TO YOU**



We can easily tailor every Cottage Kit to create your perfect home.

## FOUR BEDROOM COTTAGES

Our range of four bedroom cottages achieve space and thoughtful design at a highly economical price. Exceptionally generous living spaces and large bedrooms are ideal for growing families with plenty of room for entertaining.

The traditional styles are complemented by contemporary features that offer you fantastic opportunities to create an exciting and tailored design for your dream home.

You can move or remove internal rooms to change the layout or add extra space for more bedrooms, living areas or an integral garage.

### HAWTHORN

FRONT



REAR



Total Approx. Floor Area 95.6m<sup>2</sup>

### HAZEL

FRONT



REAR



Total Approx. Floor Area 102.9m<sup>2</sup>

### HOLLY

FRONT



REAR



Total Approx. Floor Area 117.3m<sup>2</sup>



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### HONEYSUCKLE

FRONT



REAR



GROUND FLOOR

Total Approx. Floor Area 106.5m<sup>2</sup>

### LARCH

FRONT



REAR



Total Approx. Floor Area 121.3m<sup>2</sup>

### LUPIN

FRONT



REAR



Total Approx. Floor Area 135.2m<sup>2</sup>

### MEADOW

FRONT



REAR



Total Approx. Floor Area 142.5m<sup>2</sup>

### OAKWOOD

FRONT



REAR



Total Approx. Floor Area 137.0m<sup>2</sup>



### A COTTAGE KIT HOME MAKES AN IDEAL ANNEX

As well as standalone self-builds, Cottage Kit Homes make perfect accommodation for an elderly relative, adult children or someone you're looking after with additional needs. Single storey means easy living and they keep really warm too with minimal heating. Often cheaper than an extension, a Cottage Kit offers the separation from the main house that many people prefer and can add more value.

### GROWN AND MADE IN THE HIGHLANDS

We reduce the carbon footprint of manufacturing Cottage Kit Homes by sourcing timber from local sustainable forests in the Scottish Highlands. Our factory is also biomass heated, using waste timber offcuts for fuel.



Cottage Kit Homes are manufactured by timber frame specialists in Wick, Caithness





# FAQs

## I want to build in a rural area, is cottage kit homes suitable?

Yes! Cottage Kit Homes are perfect for rural areas thanks to our 45 degree roof pitch. Our designs promote a vertical emphasis where there's a steeper roof pitch, without projections which is considered more traditional and appropriate in a rural location. Cottage Kit Homes meet all these criteria and have been met with considerable favour from planners.

## What kind of plot/land will I need?

Our designs are incredibly flexible to suit the size of most plots but before you start your plot search, consult the Local Development Plan(s), to establish areas where a proposal to build a new house is likely to be acceptable. Having done this take a look around the areas to check it is somewhere you would wish to live. Having decided a preferable area, you can use local press, property websites and tools such as Plotfinder and Plotsearch to help you find a suitable location. Once you have your plot your design can be shaped to make the most of your location.

## Are timber frames homes cold?

No they're not. Timber is a natural insulator and combined with the insulation materials fitted in the frames offer greater thermal efficiency than the equivalent thickness of masonry. Statutory requirements for ever more energy efficiency mean new homes have to be virtually airtight.

Cottage Kit Homes feature our renowned 'EcoWall' specification for external walls which achieve an impressive U-value of 0.15W/m<sup>2</sup>K. Upgrade to our 'EcoWall+' specification and this lowers to 0.11W/m<sup>2</sup>K. Typical airtightness tests achieve an excellent air infiltration rate of less than 5m<sup>3</sup>/h/m<sup>2</sup>.

## Do I need to employ an architect?

No, we have our own in-house design team, led by a qualified architect. We provide all necessary drawings, specification, SAP calculations and kit / truss structural certificates. Whether you choose a standard kit (with or without alteration) or require a bespoke cottage to your own design, this service is provided free of charge.

Unless you are local to us you will need to employ a local surveyor to provide us with site specific information such as dimensions, boundary details, ground levels and service arrangements.

As part of our service we will also seek planning consent and building regulation approval, on your behalf. You will only be required to pay the necessary statutory fees to the local authority.

## Do I need to use an NHBC registered builder?

No, you don't. We would recommend you do, if you are looking for a single contractor to undertake a full build service. As the leading home warranty and insurance provider and standards-setter for UK house-building, NHBC's 'Buildmark' covers around 80% of new homes built in the UK and currently protects over 1.6 million homes. And, you will need a 'warranty' for mortgage purposes.

## Should I be using triple glazing?

Triple glazing offers several benefits but might not be suitable for everyone. It offers greater energy efficiency, reduces condensation on windows as well as significantly reducing noise pollution. Triple glazing also reduces 'cold patches' in your home but it is a more expensive option so it's always best to review your home design and location.

## What's not included in the kit packages?

To be clear the following are not included in our timber frame kit packages:

- Foundations and walls to DPC level
- Concrete floor slab and underfloor insulation
- Kit erection (unless quoted separately)
- Outer wall around kit (if applicable)
- Roof tiles/slates and dry ridge/verge
- Rainwater gutters and downpipes
- Kitchen units and appliances
- Sanitary ware and plumbing materials
- Heating equipment and materials
- Electrical equipment and materials
- Ventilation equipment and materials
- Floor and wall tiling and the like
- Painting & decorating materials

## Open or closed (SIP) wall panels?

All Cottage Kit Homes wall panels are pre-fabricated and ready for installation on site.

As standard the wall panels are supplied with open framing, clad on the outside with 9 mm Orientated Strand Board (OSB). Once erected on site the panels are infilled with insulation and finished internally. Whilst this requires a bit more work on site, the panels are lighter and easier to man handle.

As an option we can supply closed wall panels, also known as SIPs (Structural Insulated Panels). In this case the panels arrive on site with the insulation installed and also clad on the inside with 9mm OSB. Whilst this speeds up construction on site the panels are much heavier and will require mechanical handling. There is also an additional cost.



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For advice on any of our Cottage Kit designs  
call us on 01955 641431

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