



Overview

Completed for £4,325 (inc. VAT, delivery and installation)

A little cottage style playhouse that has a stable door with a heart shape cut out and a letterbox in it.

This playhouse has four rectangular windows, two on the left hand side and two on the front; the front two have window boxes underneath them.

Internally this playhouse is lined with insulation and 6mm plywood, it has a blackboard fitted and a removable bench.

The roof has been finished with wooden cedar shingles, and a scalloped ridge board and fascia.

For an extra cost the area outside the playhouse can be finished with a grooved decked play area and a small wooden fence (as in the pictures).

Dimensions

Height to eaves: 1.5m (5')

Height to eaves (back): 1.2m (4')

Maximum height: 2.0m (6' 6")

Playhouse width: 1.8m (6')

Playhouse depth: 1.8m (6')

Colours

Finished with Sadolin Opaque Timber Protection. There are many more colour options available on our website.



Wild Grape (Sadolin Opaque)
Walls



Superwhite (Sadolin Opaque)
Door, Windows & fascia

Build Specification

The following specification reflects that of the featured build with the price shown at the top of this document. Please refer to our website for details on other build options.

Doors

Stable Door with Cut Out

All our doors are built with safety as a paramount concern. All are special a non-trap design, using a piano hinge down the whole length of the door, and then a rebate on the inside of the hinged side.

- When the door is in the closed position there is a taper between the door and frame, so should little fingers be left in the way they will not be pinched.
- Doors are held closed with heavy duty magnets on both sections of the door; this prevents a child getting locked in accidentally, and has a special flange on the bottom half to prevent little fingers being caught when the top door is slammed against it.
- The top section opens independently of the bottom section.
- Both sections of the door have a knob inside and out
- The window on the door is glazed with unbreakable 2mm polycarbonate sheet. .

Floor

Ground Floor

A good quality wooden floor with the added benefit of having a waterproof membrane

- 25mm x 50mm pressure treated timber bearers are fitted at ground level
- BBA approved waterproof membrane fitted, this membrane flaps around the edge and fits under the wall panels
- Top surface of 18mm exterior grade plywood

A soft floor is fitted to the ground floor of the playhouse once finished - this floor can be removed easily for cleaning.

Roof

Castle Roof

This is a style of roof that is fitted where there is a requirement to walk on top of the roof. Rain will flow through the decking boards and then travel off the roof to the back leaving the internal area dry.

- Appropriate size roof bearers (minimum of 75mm x 50mm) with angle cut go front to back, these would be from a good quality redwood timber that is planned with swept edges
- 12mm external grade plywood fitted
- 2 layers of underfelt
- Tanolised bearers fitted with same angle as the base bearers but reversed to bring the roof back to a flat surface
- Tanolised decking boards fitted

Windows

Non-opening Glazed

The windows are built as separate units; once they have been sanded and treated they are glazed with 2mm polycarbonate sheet. They are then fitted and sealed using clear silicon into the wall. The polycarbonate used is completely clear and will not fade or become brittle with time; it is 200 times the strength of glass making it virtually shatter proof.

Build Level

Insulated and Plywood Lined Walls (option 3 build)

- The top of the range specification incorporating insulation and plywood lining, it is ideal if the building is to be heated and used extensively in the colder weather.
- The framework is built using 38mm x 50mm profile redwood timber planned and sanded with swept edges.
- The framework is fixed using zinc yellow screws
- A breathable waterproof membrane is fitted on top of the framework this is BBA approved
- Waterproof tape is fitted at the base of each panel
- 12 mm Redwood cladding is fitted to the outside of the framework, it is pinned with galvanised pins 38mm
- 20mm insulation panels are fitted within the frame work
- 6mm external grade WBP far eastern plywood is fitted to the inside face with skirting and architrave fitted around the windows and doors
- The outside face is finished with a paint/stain to suit

Included Accessories

These accessories are included in the featured build. You can customise your playhouse by adding more accessories. Please visit our website to see all the options.

Outside Options

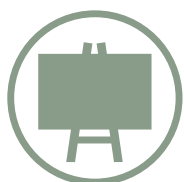


Window Boxes



Letterbox

Internal Options



Blackboard



Internal Benches

Other Options

This playhouse can be customised to your preference by changing the build specification. The different build levels are explained in detail on our website.

This table shows the cost of the different build levels that are available.

Build option	Mineral Felt Roof	Felt Shingled Roof	Cedar Shingled Roof	Slate Effect Roof
Plywood Lined Walls (option 2 build)	£4,325	£4,540	£4,700	£4,670
Insulated and Plywood Lined Walls (option 3 build)	£5,020	£5,230	£5,400	£5,360

Further information

There are some variations of this project available to view on our website for extra inspiration. Go to www.theplayhousecompany.co.uk and search for code "PHC060365" for the most up to date prices and information.