



Overview

Completed for £5,190 (inc. VAT, delivery and installation)

A fairytale wooden cottage play-house with a chimney and lots of internal accessories.

This lovely cottage playhouse would add charm to any garden and provides children with a gorgeous space they can be proud to call their own.

The front of the playhouse has a door with a diamond shape cut out, a door bell and an opening window either side of the door.

Underneath both windows is a window box which can have flowers planted in to further personalise the playhouse and provide an introduction to the world of gardening.

Both sides of the playhouse have a diamond shape window in the apex to let plenty of natural light into the playhouse. The left hand side also has a set of shutters, with diamond shape cut outs. The shutter windows are a lovely prop in imaginative play games and allow the playhouse to assume various different roles, such as a shop or a ticket office.

The roof is finished in a slate effect with scalloped ridge and fascia board and the addition of the chimney really adds to the charm of this playhouse.

Internally the windows to the front are fitted with curtains and a blackboard, internal bench and removable table are also supplied.

Dimensions

Height to eaves: 1.5m (5')

Maximum height: 2.1m (7')

Footprint width: 2.2m (7' 4")

Footprint depth: 1.6m (5' 4")

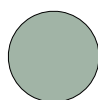
Playhouse width: 2.1m (7')

Playhouse depth: 1.5m (5')

Footprint note: Includes roof overhang

Colours

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



Clover Leaf (Sadolin Opaque)

Walls & chimney



Superwhite (Sadolin Opaque)

Door, Windows, Window boxes & 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

Standard Door with Cut Out

All our doors are built with safety as a paramount concern. All are a special 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.
- The doors are held closed with heavy duty magnets; this prevents a child getting locked in accidentally.
- The doors have a knob inside and out
- The cut out window 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

Slate Effect Roof

Giving a more contemporary feel these are artificial slate tiles made by cembrate. They are the same tiles as used on houses and look like natural slate. They are a little more uniform than the natural alternative

- The roof bearers are fitted to span across the apex: the size would depend on the span but it would be a minimum of 75mm x 50mm. The timber would be good quality redwood, planned with swept edges
- 12mm wbp external grade plywood is fitted to the top surface
- Two layers of BBA approved breathable membrane is fitted as an underfelt
- A layer of slate effect tiles are fitted as the top surface, this will be secured using galvanised staples
- The roof edges will be secured with a fascia board, the top finished with a ridge board and trim fitted to the bottom.
- Guttering is always recommended and can either be fitted by us or retrospectively by you once installed.

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.

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. The opening window is hinged on either the right or left using a stainless steel piano hinge and our special non trap design. When the window is in the closed position there is a taper between the casement and frame so should any little fingers be in the way they will not get pinched. The casements are held using a brass handle and casement stay.

Build Level

Plywood Lined Walls (option 2 build)

- A good quality wall build incorporating plywood lining and a waterproof breathable membrane.
- The framework is built using a good quality 38mm x 50mm profile redwood timber, planned and sanded with swept edges.
- The framework is fixed using zinc yellow screws
- External grade WBP far eastern 6mm plywood is fitted to the outside face of the framework
- A breathable waterproof membrane is fitted on top of the plywood, this is BBA approved
- Waterproof tape is fitted at base of each panel
- 12 mm Redwood cladding is fitted to the outside of the framework (over the plywood and waterproof membrane), it is pinned with galvanised pins 38mm
- 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



Chimney



Window Boxes

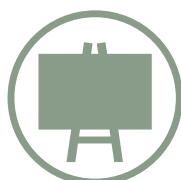


Doorbell

Internal Options



Curtains (pair)



Blackboard



Foldaway Shelf



Removable Table



Internal Bench

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)	£5,190	£5,390	£5,535	£5,505
Insulated and Plywood Lined Walls (option 3 build)	£5,880	£6,065	£6,225	£6,185

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 "PHC120528" for the most up to date prices and information.