



Overview

Completed for £7,035 (inc. VAT, delivery and installation)

The perfect little playhouse that has everything Mummy and Daddy have got.

A nice large space giving plenty of room for your childrens friends, both fluffy kind and real kind.

With a central stable door & letterbox in the bottom section, 4 opening windows and a set of shutters this playhouse is really just liek Mum & Dads. The door and shutters had heart shapes cut out in them and then the windows were fitted with false shutters with heart shape cut out in them.

Window boxes were fitted below the front two windows, great for the chidlren to grow their flowers in.

The overall height was kept to 1.8m to that it didn't dominate too much as it was near to the main house, but this did not detract for the fairy tale cottage feel.

Interanally the walls were painted white*, curtains were fitted at the windows and a foldaway shelf fitted under the shutter window.

The roof had wooden cedar shingles on it and then finished off with white guttering*.

Please note that the internal painting and guttering are not included in the price, but can be added if required. All internal furniture was supplied by the customer.



Dimensions

Height to eaves: 1.4m (4' 5")

Maximum height: 1.8m (6')

Playhouse width: 2.4m (8')

Playhouse depth: 1.8m (6')

Colours

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



Superwhite (Sadolin Opaque)

Walls & trim

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

Cedar Shingled Roof

Natural Canadian cedar shingles fitted give a beautiful natural finish. The shingles are initially a reddish brown colour, but within a year will naturally go a silver grey colour. It is recommended that the roof pitch is at least 30degrees to avoid the shingles becoming waterlogged during wet periods of weather.

- 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 under felt
- A layer of cedar shingles will be 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

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.

Shutters with Cut Out

Shuttered windows are built to the same high specification as our doors. All are a non-trap design, using a piano hinge down the whole length of the shutter, and then a rebate on the inside down the hinged side. When the shutter is in the closed position there is a taper between the shutter and the frame, so should little fingers be left in the way they will not be pinched. The shutters are held shut from the inside using brass bolts. Our shutters have a knob both inside and out, and can have a shape cut out in them, this shape is glazed with 2mm polycarbonate sheet.

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



Doorbell



False Shutters

Internal Options



Foldaway Shelf



Curtains (pair)

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)	£7,035	£7,505	£7,695	£7,730
Insulated and Plywood Lined Walls (option 3 build)	£8,855	£9,370	£9,580	£9,620

Further information

Go to www.theplayhousecompany.co.uk and search for code "PHC200575" for the most up to date prices and information.