

Soina Log House



A superb 3 bedroom residence or holiday retreat

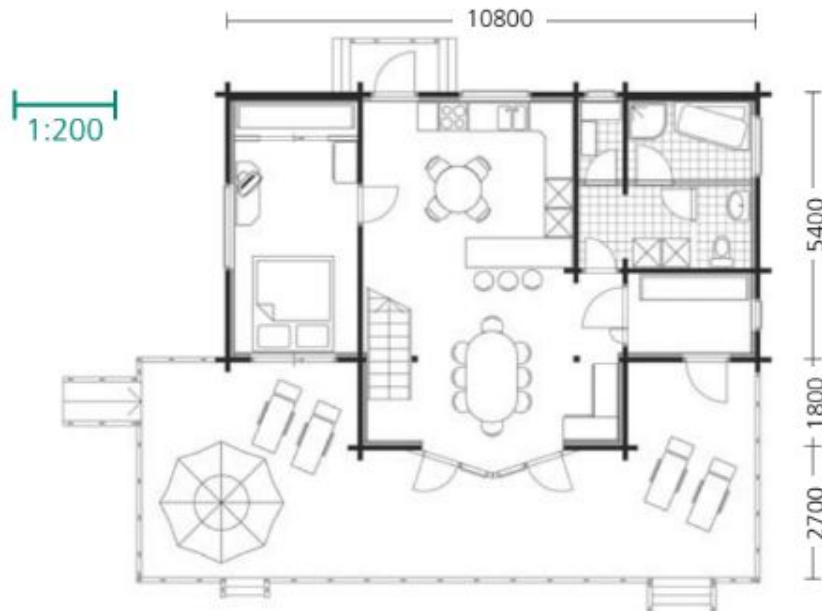
This is a two storey, 3-bedroom, genuine log home, fully adaptable to suit the lifestyles of young or old. In true thoughtful Scandinavian style it features bedrooms and bathrooms both upstairs and down, to cater for the less mobile.

The standard design comprises three bedrooms (two upstairs and one down), utility, two bathrooms and an open plan kitchen, dining and living room plus a further study and relaxation area upstairs, optimising use of the floor space. Any or all of these may be freely reconfigured, to meet individual needs. Externally there's an extensive terrace area for outdoor living, something Scandinavians take very seriously.

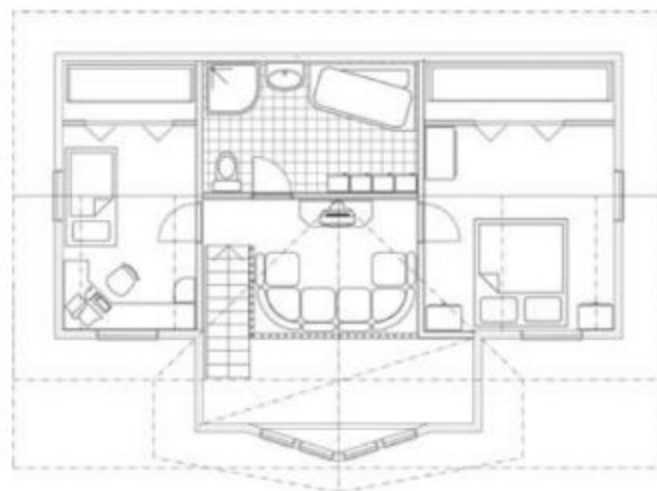
The external log walls form the structural skin of the house and are available in a choice of log thicknesses and profiles and corner types: please see below and ask for more details. As the external finish is timber, the house may be stained in a timber finish as shown or a more

contemporary paint colour, subject to approval by planning authorities. Internally, the walls and ceilings are timber panelled as standard, but this may be partially or wholly substituted by plasterboard if preferred.

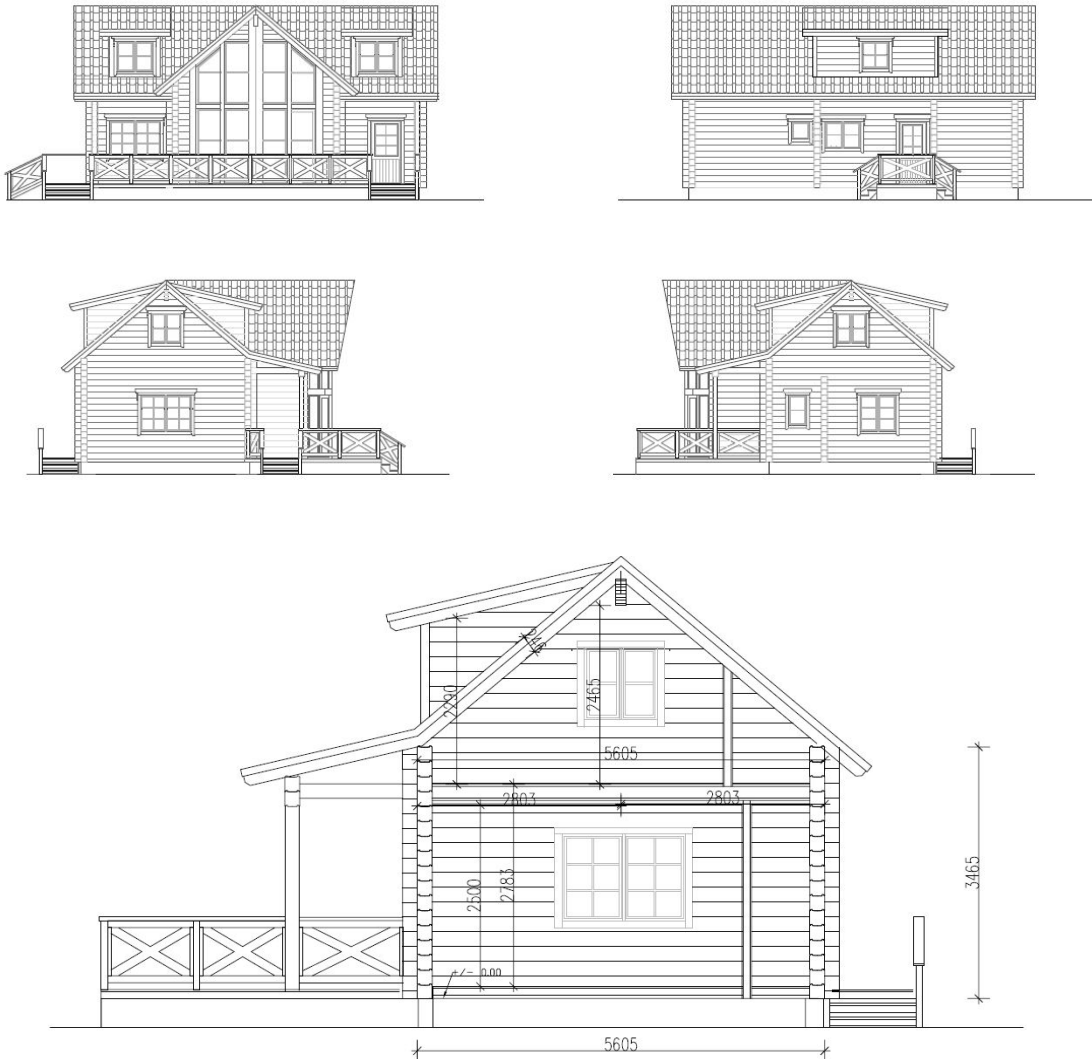
To ensure comfort and energy efficiency, our log houses are highly insulated and feature either double or triple glazed timber framed windows. All fixtures and fittings, ventilation systems and the type of heating system are open to the owner's choice.



Ground floor plan



First floor plan



House dimensions: 10.8 x 7.2m (35ft 5in. x 23ft 7in.)

Living area 114m² (1226 sq ft)

Terrace 39m² (420 sq ft)

Supply options: a log house can be supplied as a kit of parts for self-build or can be assembled to watertight if a client wants to finish the house. If time pressure means this is not an option, a turnkey build service is available.

Roof options: standard tile, slate or profiled sheet metal roofing

External options: translucent stain or solid colour microporous paint.

Heating options: gas fired boiler, air source heating, ground source heating, thermodynamic hot water heating or infrared space heating. Underfloor heating pipework is

possible, though not essential in these houses. Wood burning stoves are commonly used to supplement heating systems and as a focal point.

Design options: the layout of the standard house may be customised where practicable and if the style is liked but the house is too large or small, the size may be altered too.

Log options:

- Solid or laminated log
- Square planed logs 95-142mm
- D shaped logs 115-205mm
- Round logs
- Cross-jointed corners
- City corners
- Dovetailed corners