

# Shack House Company



"creating inspiring places"

# Welcome to Shack House

We are passionate about Garden Buildings. With unlimited design options and any number of uses, we aim to demonstrate that no garden corner or woodland area is unsuitable for an inspiring space. A Shack House can be designed to work in any shape or size available and can be used for any purpose. If your home needs an office, guest room, games room, hot tub house, gym or maybe just that stunning retreat you have always longed for, if you can think it, we can build it! A Shack house build is designed for you personally and will provide years of enjoyment.



Some examples of our creations



# How we work.... Survey, Design & Build

We are here to guide you through everything you could need to realise your dream building, a full step-by-step, personalised service. From our initial contact, to our on-site survey to check suitability, right through to the design & installation process - we aim to make each Shack House your ideal space whatever your requirement.

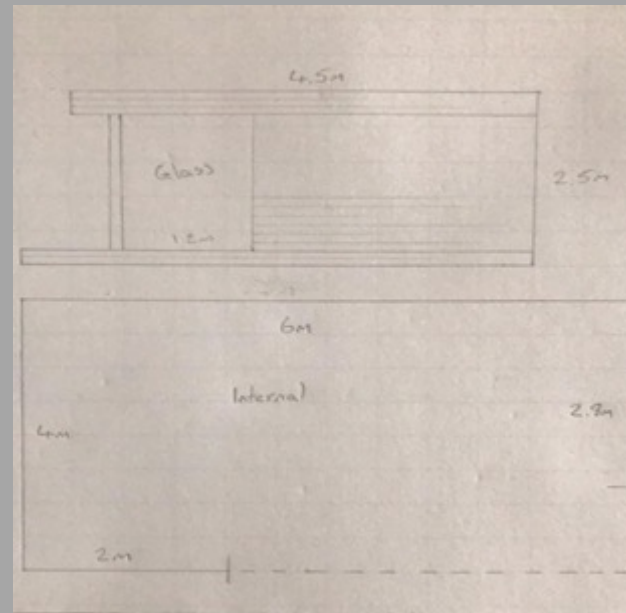
## NO PLANNING REQUIRED.

Unlike extensions and conservatories, the regulations governing out-buildings like the Shack House are much simpler. We work with you to ensure that checks are completed in-line with your local authority. Nearly all our builds are completed using Permitted Development.

## Site Survey



## Unique Design



## Precision Build



# Catalogue Builds

We can help design and install anything you like, but to get you started, we've collated some of our favourite designs, just in case you need some inspiration. All these builds can be created in a range of sizes to suit both the plot size and your budget

To help you understand what makes a Shack House so special, here is what's included in the base price:

- All labour and materials provided below – NO HIDDEN COSTS
- Sustainably sourced, fully tannalised, English Pine cladding, stained in a colour of your choice
- EPDM Rubber Roof with 25-year warranty
- LED inset spotlights inside and outside, with independent touchscreen consoles – also includes dimmable remote control
- Your choice of single or double power sockets in your choice of finish – Polished chrome, Satin chrome, white, black, etc.
- Electrical consumer unit
- 100mm Dri-Therm Insulation for walls and ceiling
- Fully insulated sub-floor cavity
- Fully plastered interior, painted in any colour of your choice based on B&Q Valspar range
- Skirting boards supplied and fitted
- Highest quality uPVC double glazing doors and windows with A+ rated safety glass
- Yale wireless Security System



## You only need to provide

- All Shack Houses require a flat level area for construction. A paved area or concrete raft is the optimum surface, however a pile construction or suspended frame can sometimes be the way forward if the terrain is uneven. The inclusive price assumes you have a suitable flat area to begin the build immediately, however we do offer a ground preparation service, prior to installation if required.

Ground preparation cost is from £75.00 per m2

- Electrical connection to the build site

Again, we can provide this if required – costs vary according to requirements



# The Sycamore - from £15,000 inclusive of VAT

Our most popular design, due to its stunning design style and simplicity. The Sycamore can be fully built and ready to use within 2 weeks!

## Standard features

All our catalogue items included within the displayed price  
2.8m French Doors with side panel glass on both sides  
Single side window on chosen aspect

## Sizes available

5m x 3m x 2.5m  
6m x 3m x 2.5m  
5m x 4m x 2.5m  
6m x 4m x 2.5m

From £15,000  
From £17,000  
From £18,000  
From £19,500

We can do smaller or larger sizes on request

All our prices are inclusive of VAT





# The Cedar - from £17,000 inclusive of VAT

The newest edition to our standard catalogue and a stunning design that will really provide that certain 'Wow' factor. We have designed the Cedar range to show off the buildings angles and it looks just perfect if you chose to finish with our Canadian Western Red Cedar cladding.

## Standard Features

All our catalogue items included within the displayed price  
Master French doors with side panel glass on both sides, starting at 3.4m width  
Full length window on chosen aspect to meet the master doors, providing that wrap-around glass look  
Additional side window on your chosen aspect if required  
1m extended decking to front of building and 0.5m at side to float the build above your garden

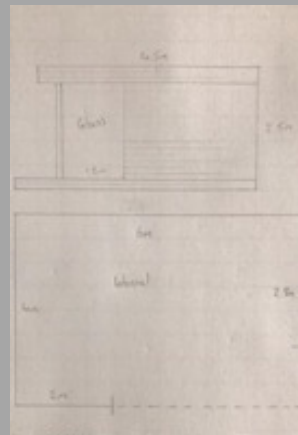
## Standard Sizes

5m x 3m x 2.5m  
6m x 3m x 2.5m  
5m x 4m x 2.5m  
6m x 4m x 2.5m

From £17,000  
From £19,000  
From £20,000  
From £21,500

We can do smaller or larger sizes on request

All our prices are inclusive of VAT



# The Elm - from £22,000 inclusive of VAT

An extremely versatile building that can be designed as a traditional 'L' shape or built to accommodate the ever increasing in popularity - Hot tub! A truly amazing design that sits well in a corner or to form separation within your garden space.

## Standard features

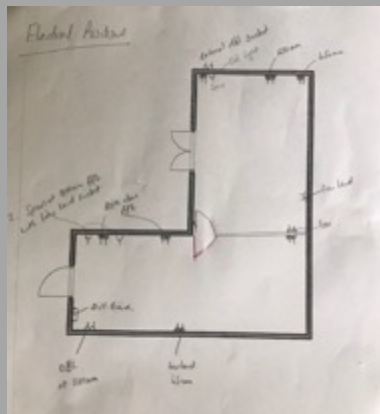
All catalogue items included within the displayed price  
Master 2.4m Patio Doors with side panel glass on both sides  
Additional set of standard patio doors or a full-length window on chosen aspect

## Standard Size

The starting point for the Elm is:  
5m x 3m x 2.5m for main building & 3m x 3m x 2.5m for the extending section

We can do smaller or larger sizes on request

All our prices are inclusive of VAT





Want something Bespoke? Let us build it...

We understand that sometimes, a catalogue item might not quite be your dream space. We can and have built all kinds of buildings, from the small 'Thought' corner in the garden, to the luxury holiday retreat in the Lake District. If you can dream it, we can build it.....

## Standard features

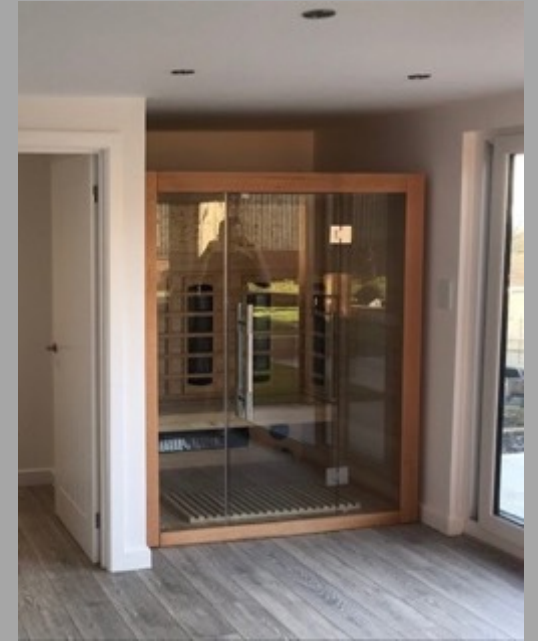
All catalogue items included within the displayed price  
Other than the above, feel free to design to your heart's content... We can help!





# Interiors

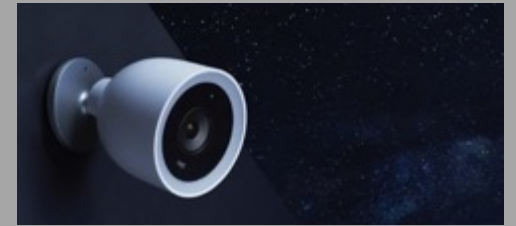
Our finish is pretty much perfect, even if we do say so ourselves.. The rooms will be fully plastered and painted in any colour of your choice, what you do with the space is then up to you. We can assist further if required, we've installed Swedish saunas, Bar areas, kitchens, bedrooms, bathrooms... even a fully customised 'Wine room!' Here are some examples for you.....



# Optional Extras.... Just to add that 'Je ne sais quoi'

## Additional Security

Yale 'Smart' home alarm installation	From £150
Yale 'Smart' CCTV installation	From £150
Nest Outdoor IQ Camera	From £350
Google Mesh Wifi Installation	From £150



## Heating

450w Bluetooth remote controlled smart radiator (5.5m2 coverage)	From £250
800w Bluetooth remote controlled smart radiator (10m2 coverage)	From £350
1400w Bluetooth remote controlled smart radiator (16m2 coverage)	From £450
1700w Bluetooth remote controlled smart radiator (20+m2 coverage)	From £500

Log, Multi-fuel & Gas stove installation quotes available on request  
Underfloor heating system installation quotes available on request

## Door Upgrades

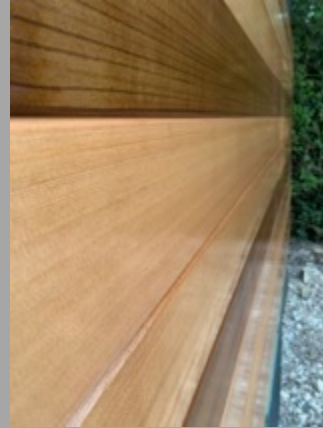
We have various door upgrade options from Patio to Bi-Fold. Price is dependent on size.

Ask us for anything, we've probably installed it before.....





Make your space requirements come true.....



## Shack House Company

Contact us today....

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