

Webster Carriage House

No compromise needed



Our line of Carriage House designs came about because some customers shopping for barns and garages wanted to create simple living spaces from the upper levels of these timber frame outbuildings.

The Webster begins to blur the lines between “home” and “barn,” though, with dormers that open up the finished second-floor and additional living space on the first floor. It begs the question:

Is this a barn with an apartment, or a house with a built-in garage?

All that really matters, though, is that the Webster Carriage House offers a classic barn design with more than 1,200 square feet to live in while visiting recreation land or staying at a work site. Live here full time, or use this apartment to host frequent guests!



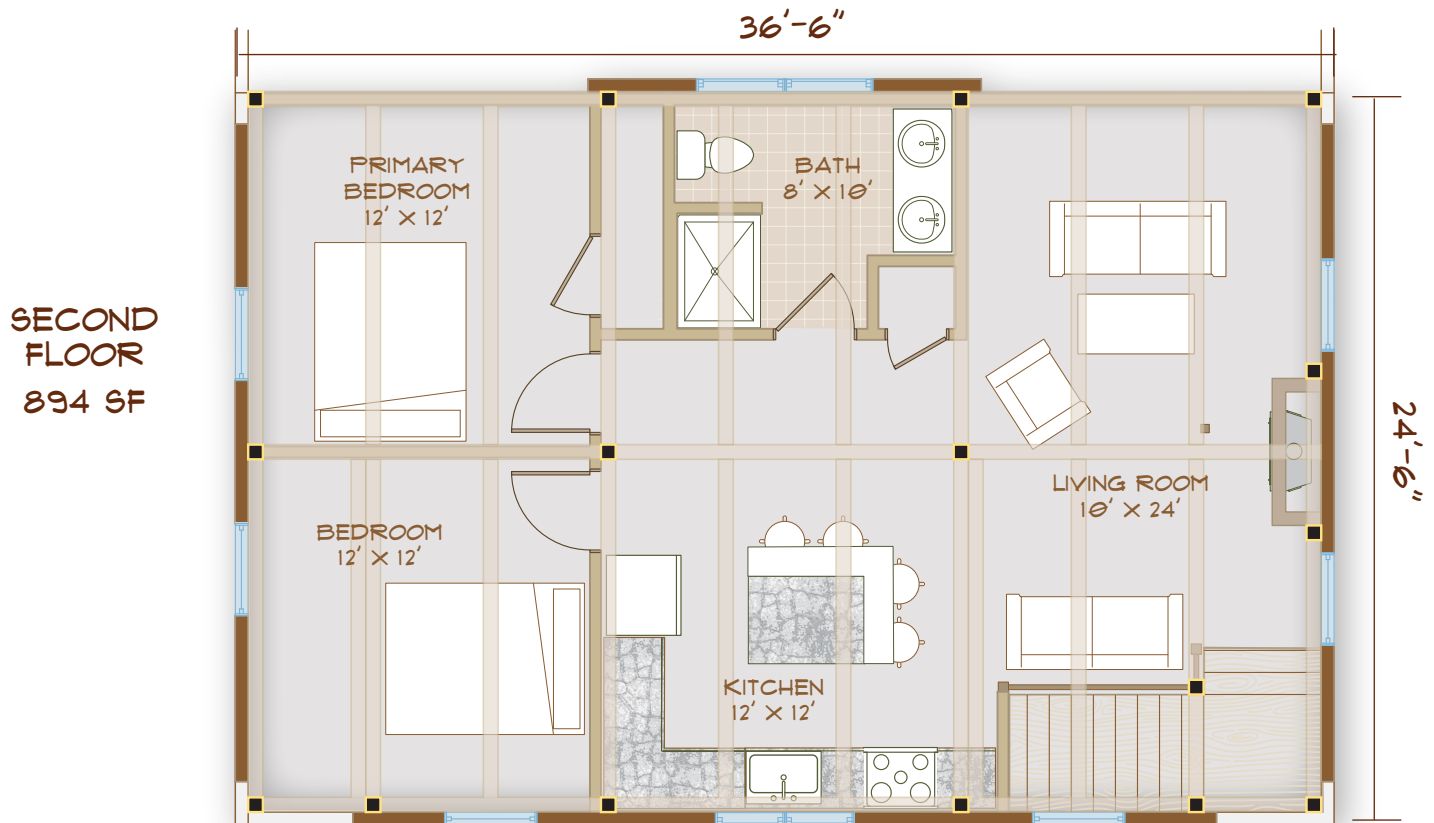
www.brookspostandbeam.com

Webster Carriage House

The Rooms

Sleep four or more! Two bedrooms – with light and a view of the world, thanks to the larger of two dormers – share the second floor with a large open

area incorporating a living room and kitchen, along with a full or 3/4 bath.



COVERED PORCH PRICED SEPARATELY

TOTAL HOUSE
2226 SF
(INCL. GARAGE)
BEDROOMS: 2
BATHS: 2

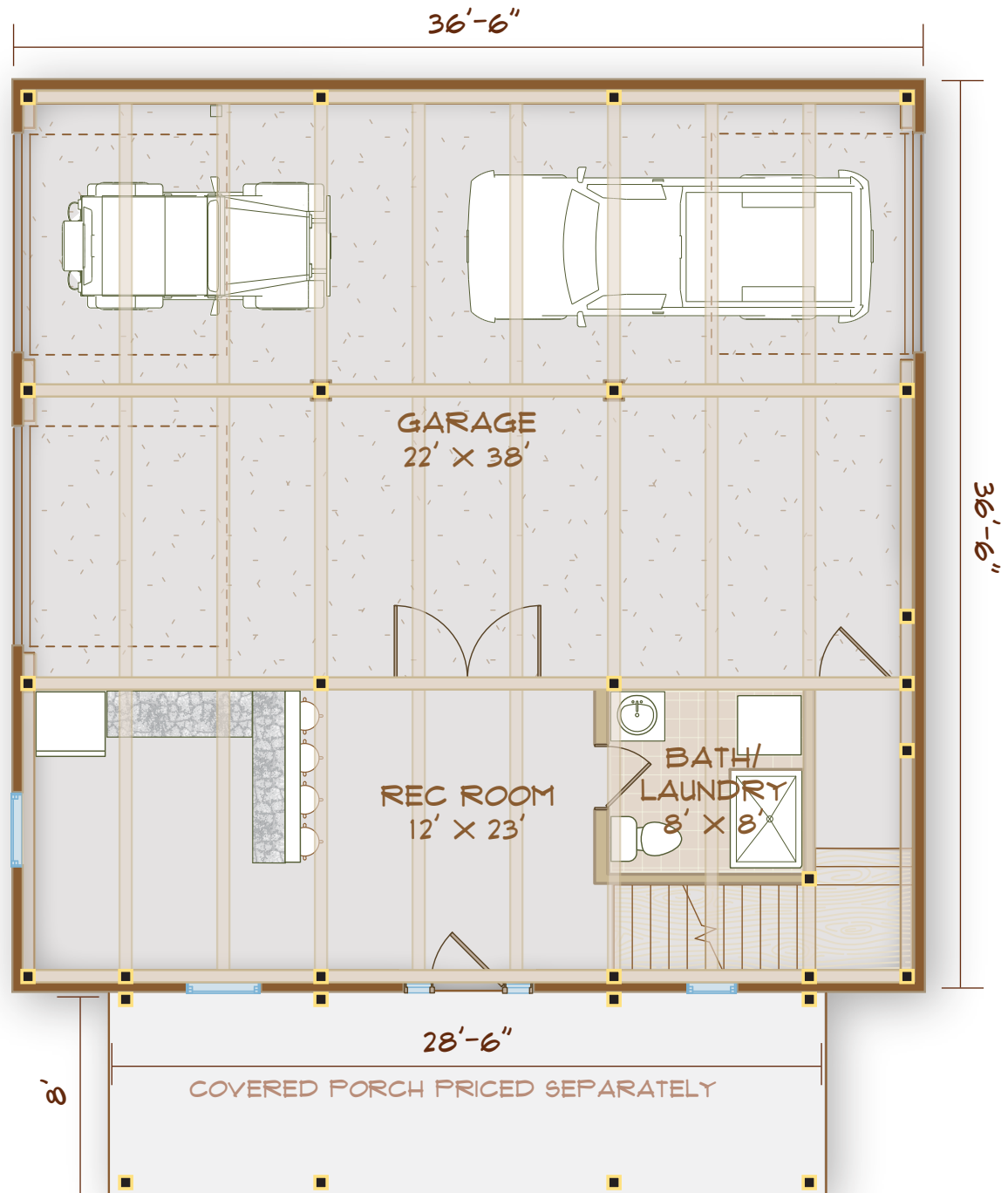
FRONT
ELEVATION

Webster Carriage House

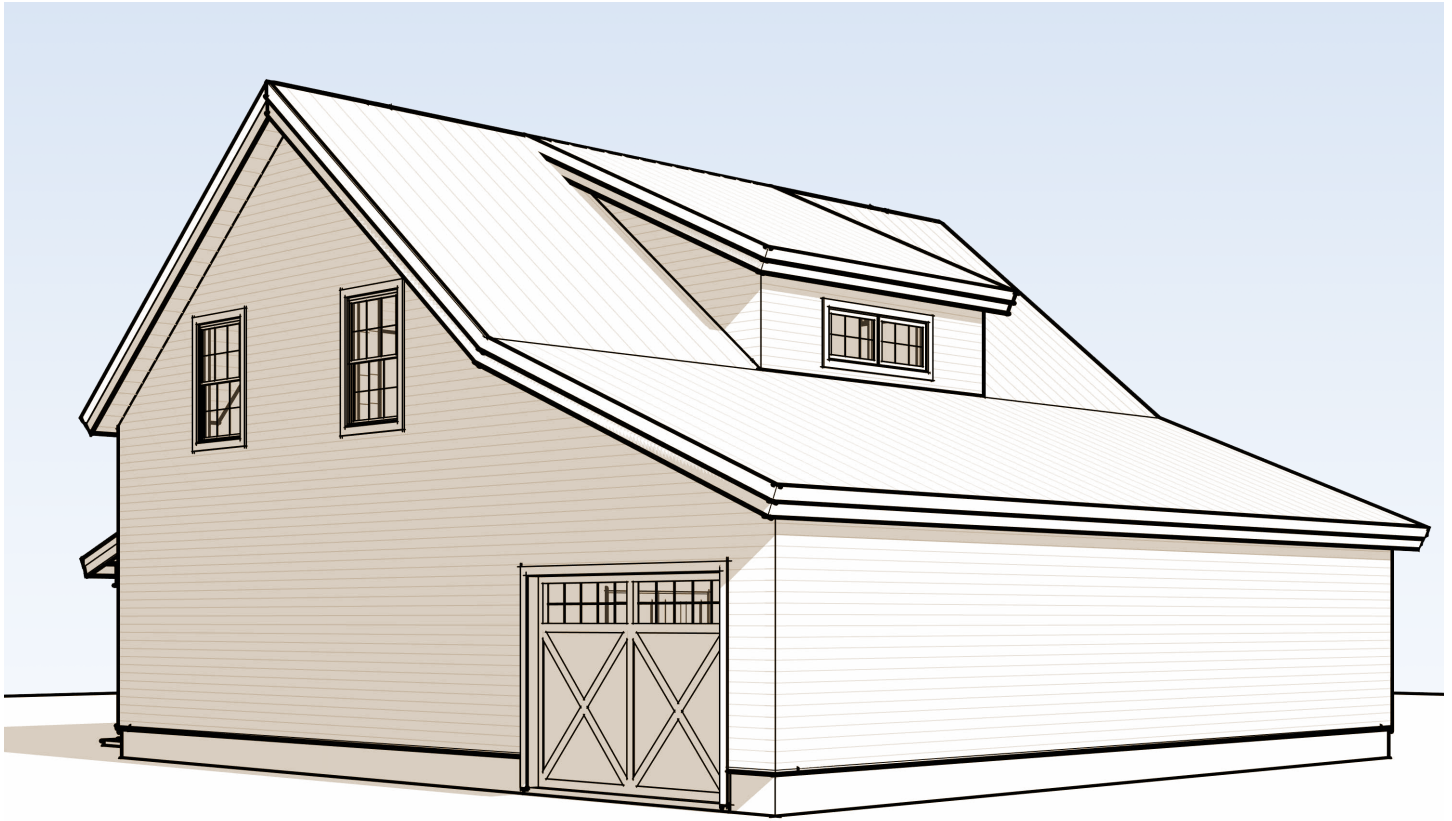
Alongside the two garage bays, this design also includes a large recreation room that could also be used as sleeping space (bunks, anyone?) or to provide the perfect place for a pool table or big-screen TV.

A bathroom/laundry room on this ground floor is easily accessed from the garage/barn space – great for dropping work clothes straight into the washer before heading upstairs to dinner.

FIRST FLOOR
1332 SF
(INCL. GARAGE)



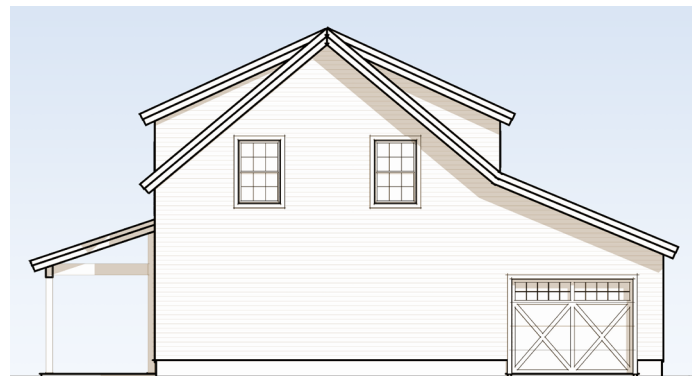
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SIDE ELEVATIONS



603-654-3210 • 208 Pettingill Hill Road, Lyndeborough, NH

