

PROJECT CASE STUDY

From three bedrooms to four.

A residential conversion shaped around practical space, retained character and a clear end use.

BUY · REFURBISH · RESELL



01 • THE BRIEF

A considered residential conversion.

The project began as a three-bedroom property. The brief was to create a useful fourth bedroom while improving the home as a whole—without losing the period details that give it character.

3

BEDROOMS BEFORE

4

BEDROOMS COMPLETED

1

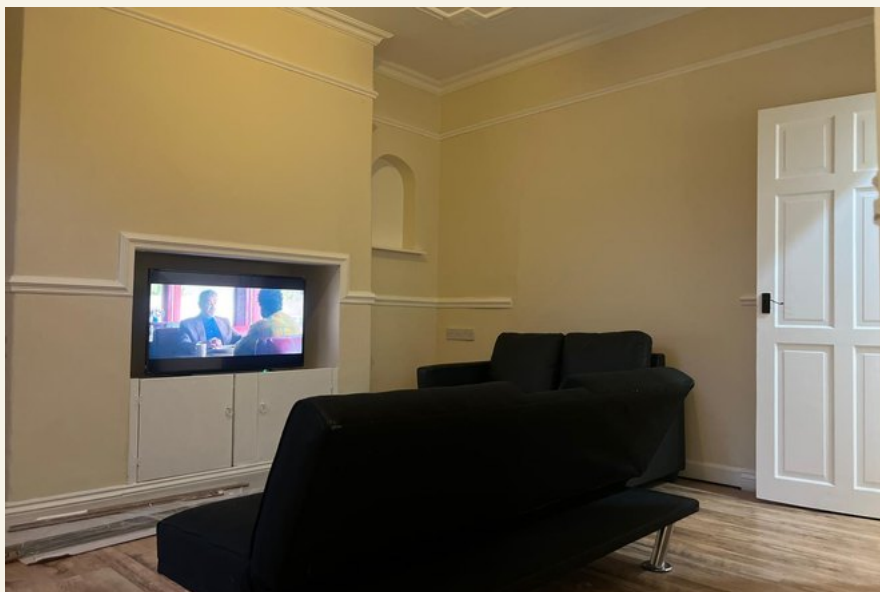
COHERENT SCHEME

PROJECT PRIORITIES

- | | | |
|----|------------------|---|
| 01 | Layout | Introduce a practical fourth bedroom within a balanced arrangement. |
| 02 | Character | Retain original decorative details where they strengthen the finished home. |
| 03 | Cohesion | Refresh bedrooms, washrooms, living areas and circulation as one scheme. |

02 • LIVING SPACES

Retaining character. Improving everyday use.



MAIN LIVING ROOM

Original decorative mouldings remain part of a lighter, renewed living space.



CIRCULATION

The landing and staircase were refreshed to connect the completed rooms.

The transformation was approached as a whole-home improvement rather than a single-room alteration. Shared spaces were refreshed alongside the new bedroom arrangement so the result reads consistently from arrival through to the upper floor.

03 · THE COMPLETED SCHEME

Four bedrooms, supported by renewed washrooms.



THE ADDED BEDROOM

A practical fourth bedroom was created as part of the revised arrangement.



REFRESHED BEDROOM



NEW SHOWER ROOM



FAMILY BATHROOM



COMPLETED KITCHEN

Acquire. Transform. Reposition.

01

Acquire

Assess the property, purchase position and potential for meaningful improvement.

02

Transform

Coordinate layout changes, practical upgrades and finishes for the intended market.

03

Reposition

Complete the home as a coherent four-bedroom property, ready for its agreed next stage.

THE OUTCOME

A completed four-bedroom home with refreshed living spaces, renewed washrooms and a consistent finish throughout.



START A CONVERSATION

Looking for a property with room to create value?

GenHaven Sourcing identifies and coordinates property opportunities with a clear strategy from acquisition through delivery.

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