



A NEW WAY OF LIVING
MAKE IT YOUR OWN



SPACIOUS, STYLISH LIVING TO SUIT YOUR LIFESTYLE

A unique Kiwi take on the classic American barn, the Barnhouse is a new concept in living.

Experience the romance of the country, with the flexibility to create a home that reflects you and the functionality to suit your lifestyle.

Whether your dream is a half-hectare or a hundred hectares, our Barnhouse range can be customised to suit your needs - from a working farm homestead, to the relaxed ambience of a seaside bach, or the cosiness of warm family living.

Relax in your new home, with the safety and stability of an engineered steel frame building and our 25-year structural and 5-year workmanship guarantee - because we believe in creating a home that you will be able to enjoy for years to come.

WE DO IT ALL

Wherever you are in the country, we offer a complete design and build service, including free on-site consultations and liaison with the local Council to streamline the building consent process.

We can also help you find the right balance of functionality and innovation indoors, arranging your living areas to make good use of natural lighting and space. We can even help out with driveways and landscaping - everything you need to settle into your dream home, uniquely designed for you.

Totalspan offers a total commitment to service, with a nationwide group of twenty-nine franchises offering expert knowledge and dedicated individual project management.

Based in every New Zealand region, our franchise teams understand local building codes and Council requirements, and can manage every stage of the build process - from an obligation-free site visit and quotation, to full build, including arranging building consents.

Through our established partnerships with experienced and skilled teams of local builders, engineers and suppliers, we deliver on time, on budget and to specification.

“Paul and the team at Totalspan were just amazing. We were blown away with the speed at which they organised everything - from taking the plans down to the Council to completing the final touches. They were also very responsive to our needs and wants, and the attention to detail was impressive; the excellent insulation, the inclusion of the kitchen whiteware and electronics, the electric roller door in the garage, ensuring the structure was suitable for the high wind zone we live in - they really thought of everything.”

Louie & Leanne Berkers

“From the concrete placers to the electricians, plumbers and building crew, everyone was really great to work with and always accessible to answer any questions. We got the storage we needed, and then some, and a proper home - with a view! We wake up and can look across the harbour from our bed, then come downstairs to still more stunning views out over the water. It's like being on holiday every day. Gary, from Totalspan, has a kitchen design background that enabled us to fit everything we wanted for our kitchen into the space, without making it overcrowded. I can't believe how spacious it feels.”

Cindy Vincent





HILLCREST

Designed with family living in mind, this option encompasses a spacious downstairs living area, with an expert use of space, combining two bedrooms, a large bathroom and smart storage options.

With an open-plan kitchen, dining and main living space opening up to easily accessible outdoor areas, summer entertaining is easy. For keen chefs, there is also ample space in the kitchen to create wonderful masterpieces your family will love.

Large windows encourage plenty of natural light, while the open plan enables economical heating of main living spaces in the winter.

Upstairs, on the mezzanine floor, is a double bedroom and private living space - perfect as a master bedroom.

Combining spacious family living with the freedom afforded by a two-story residence, this design offers the best of both worlds.

Total living area 184.4m²

- Ground floor 147m²
- Mezzanine 37.4m²
- Three bedrooms
- Bathroom with separate toilet
- Laundry room
- Two living areas
- Office



SUMMERFIELD

A modern interpretation of the traditional Barnhouse, the exterior of this design is sleek and stylish, with windows placed to maximise natural light, while still fitting with the symmetry of the building.

A large downstairs open living area can be fitted to your style - perhaps encompassing a formal dining area and comfortable living area, or a more relaxed open-plan configuration.

A spacious kitchen area is situated with easy access, yet also removed enough to be able to use separate to the main living area.

An expert use of space enables easy placement of two bedrooms, a bathroom and a sizeable laundry area, with outdoor access at the back of the house. This is popular with people keen to spend time outdoors, confining any dirt from outdoor activities to one area - instead of being trampled through your new home!

Upstairs is the ultimate in comfortable living. A large master bedroom, en-suite bathroom and living area opens up to a private balcony - perfect for enjoying an espresso and picturesque scenery in the morning, or taking in the late afternoon sun on a lazy weekend day.

Generous storage space can be utilised for whatever you dream of - a walk-in wardrobe, or perhaps a nursery for a new addition to your family.

Total living area 148.4m²

- Ground floor 112.1m²
- Mezzanine 36.3m²
- Three bedrooms - one master with en-suite, two double
- Two bathrooms
- Two living areas
- Laundry room



LAKESIDE

The ultimate in home comfort, this design ticks all the boxes for easy family living - while also adding those extra features you've always wanted.

The downstairs area makes good use of space, with a country-style kitchen featuring a breakfast bar flowing through to the dining area. A comfortable living space, with two sets of sliding doors opening up to the outdoor area makes this home ideal for outdoor entertaining. In addition, the two double bedrooms each have sliding doors, maximising indoor/outdoor flow and natural light.

Included is also a double garage, with ample room for a workbench and/or storage, with internal access designed with security and comfort in mind.

Upstairs, this design incorporates the ultimate for movie and gaming - a dedicated media and entertainment room. Alternatively, you may prefer to turn the room into a dance studio, music practice room or even a library. The choice is yours.

**Total living area 182.1m²
(excluding garage)**

- Ground floor 146.7m²
- Mezzanine 35.4m²
- Garage 42m²
- Three bedrooms - one master, two doubles
- Living area
- Media room
- Double garage
- Two bathrooms with separate toilet



GLENBROOK

Perfect for a couple or small family, this Barnhouse has been expertly designed to maximise living areas, with an economical use of space.

The front entrance reveals a friendly open living area, positioned to separate the kitchen and dining area, and the two double bedrooms. Large windows bathe the living and dining areas in natural light, while also framing picturesque views.

Sliding doors provide easy access outdoors - perfect for entertaining on a warm summer evening and placed in a great location, with visibility from both the kitchen and dining space.

Upstairs, the mezzanine is ideal for a stylish master bedroom; complete with a large en-suite bathroom. Double doors open to a balcony positioned over the front entrance - a great place to relax and survey your landscaped outdoor area.



Total living area 97.4m²

- Ground floor 73.5m²
- Mezzanine 23.9m²
- Two bedrooms - one master with en-suite, one double
- Two bathrooms
- Living area

Personalise your Barnhouse with one of our unique interior design concepts as part of your Barnhouse package, or choose the option of consulting with our interior design team to further customise to your taste.



QUALITY GUARANTEED

Every Totalspan Barnhouse comes with a 25-year structural and 5-year workmanship guarantee - backed by a team that has been in the industry for over forty years.



Totalspan is a part of one of New Zealand's largest building companies, giving you peace of mind. Locally owned and operated, Totalspan's nationwide network has local knowledge and expertise on all aspects of the building process.

THE BENEFITS OF STEEL FRAMING

Each Totalspan Barnhouse is designed and built by Totalspan in partnership with Axxis Steel frame technology.



Made by New Zealand Steel, Axxis Steel is galvanised, high-tensile steel specifically designed for New Zealand conditions.

BENEFITS:

- Steel won't mould or rust and is not compromised by extreme weather conditions
- Steel buildings can be manufactured quickly, using modular, prefabricated, build-on-site and transportable methods
- Steel offers versatility and flexibility - in design, during construction and in use
- Steel is environmentally friendly, with unique environmental benefits, including product longevity, recyclability, easy transportation and relocation, and less raw material wastage
- Steel is non-combustible - it won't burn
- Steel can be engineered to meet heavy seismic loads - providing extra strength to meet earthquake standards.



Axxis Steel is non-allergenic and has been approved by the National Asthma Council Australia and the Asthma Foundation New Zealand as a Sensitive Choice partner.



To choose the Barnhouse that's right for you, contact your local Totalspan team.

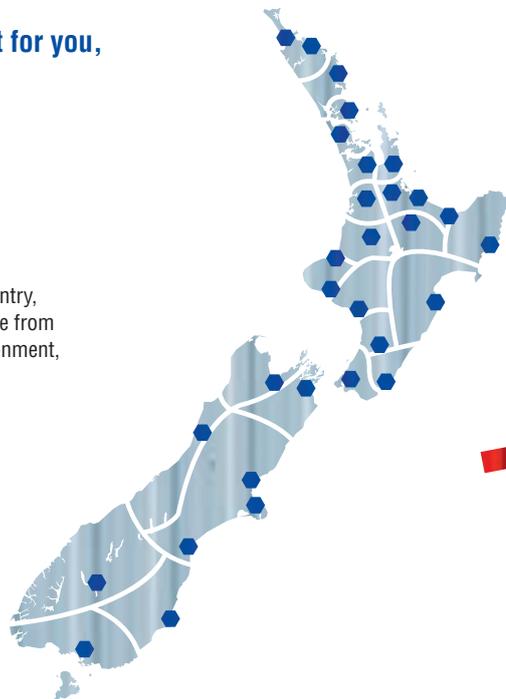
0800 TOTALSPAN (0800 868 257)
BARNHOUSE.CO.NZ

FRANCHISE LOCATIONS

Totalspan franchises are spread throughout the country, so no matter where you live you'll get friendly advice from people who understand your needs, the local environment, weather conditions and Council consent processes. Call now for a free on-site consultation.

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