

## House Plan 5259 Ashland Manor, Traditional House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/House-Plan-5259-Ashland-Manor-Traditional-House-Plan>
- Plan Number: MEN 5259
- Total Living Space: 2382 Sq.Ft.
- Bedrooms: 3
- Full Baths: 2
- Half Baths: N/A
- Garage: 2 Bay
- Garage Type: Side Load
- Carport: No
- Carport Type: N/A
- Stories: 1
- Width Ft.: 60
- Width In.: 8
- Depth Ft.: 73
- Depth In.: 10

### Description

## MEN 5259

From award-winning designer Michael E. Nelson comes a stunning addition to our Traditional House Collection that is anything but basic! On first look, the crisp, clean exterior of Ashland Manor is a striking figure cut in white stucco and gray-white stone. This bright, comforting home plan is 2382 sq.ft. of living space with 3 bedrooms and 2 full baths. Stone trim circles the Ashland Manor exterior with a corner stone exterior overlap. Tall windows framed in white are dotted along each wall, waiting new holiday decor! A rear covered porch is framed with timber beams and sports vaulted ceilings to enhance the view of the great outdoors unencumbered!

### Open Living Area

The covered front porch opens in to the foyer with the semi-formal dining area to the right. This

lovely space is highlighted by corner columns and would function well as an open study or library! Both the foyer and the dining area face the Great Room. A vaulted ceiling accentuates the grandeur of this space, and the fireplace to the left encourages late nights warming before bed as the snowflakes drift lazily. The Kitchen rests on the right side of the open layout and features a bar island with extra seating for four. Ashland Manor has an almost unbelievable amount of counter space for all your culinary adventures! With a quaint Breakfast Room tucked behind the kitchen, each meal can be as fabulous or care-free as you want!

### Bedrooms For All

The split bedroom design of the traditional Ashland Manor home plan offers an added measure of privacy and personal space for each bedroom. The left portion of this floor plan is given to Bedrooms 2 and 3. Sitting at the front of the home is Bedroom 3. The large window is graced with a roof overhang to allow all the natural lighting desired without suffering endless glare! A large step-in closet provides plenty of additional wardrobe storage space. Just outside the shared full bathroom is a spare linen closet for extra supplies and beddings. The shared full bathroom features a large tile shower perfect for growing youths and independent teens. A single sink vanity next to a built-in linen shelf provides additional space for towels and beauty products! Bedroom 2 mirrors Bedroom 3 at the rear of the floor plan, and both bedrooms are the same size to cut back on pesky sibling arguments.

Nestled in the back corner on the far right of the floor plan, the Master Suite can be privately accessed through the breakfast room. This magnificently large space has room for your largest bedroom pieces! Heading into the Master Bath, the whirlpool free-standing tub and giant tile shower with a rain head will be the highlights of your personal spa. The bathroom flows into a master closet big enough to be another bedroom!

## **Customizing This House Plan**

Make this house plan into your dream home!

We understand that when it comes to building a home you want it to be perfect for you. Our team of experience house plan specialists would love to be able to help you through the process of modifying this, or any of the other house plans found on our website, to better fit your needs.

Whether you know the exact changes you need made or just have some ideas that would like to discuss with our team send us an email at: [info@nelsondesigngroup.com](mailto:info@nelsondesigngroup.com) or give us a call at 870-931-5777 What to know a little more about the process of customizing one of our house plans? Check out our [Modifications FAQ](#) page.

### **Additional details**

- Total Living Space: 2382 Sq.Ft.
- Main Floor: 2382 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): N/A
- Porch (Sq.Ft.): 316 Sq.Ft.
- Garage (Sq.Ft.): 660 Sq.Ft.
- Total Square Feet: 3358 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x4
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: N/A
- Lower Ceiling Height: N/A
- Roof Type: Shingle
- Main Roof Pitch: 10:12
- Porch Roof Pitch: N/A
- Roof Framing Description: stick
- Designed Roof Load: 45lbs
- Ridge Height (Ft.): 27
- Ridge Height (In.): 4
- Insulation Exterior: R13
- Insulation Floor Minimum: R19
- Insulation Ceiling Minimum: R30
- Lower Bonus Space (Sq.Ft.): N/A

### **Foundation Options**

- Foundation Crawl
- Foundation Slab
- Optional Basement
- Optional Daylight/Walkout Basement

### **Plan Collections**

- Michael E. Nelson House Plans Collection

## **Plan Styles**

- Traditional House Plans

## **Features**

- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Home Office/Study
- Kitchen Island
- Main Floor Master
- Mudroom
- Nook/Breakfast Area
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Single Story
- Split Bedroom Design