

## House Plan 5221 Loftin Place, Farmhouse House Plan

### Property Details

- Property URL: <https://nelsondesigngroup.com/content/house-plan-5221-loftin-place-farmhouse-house-plan>
- Plan Number: MEN 5221
- Total Living Space: 1967 Sq.Ft.
- Bedrooms: 4
- Full Baths: 2
- Half Baths: 1
- Garage: 3 Bay Yes
- Garage Type: Side Load
- Carport: No
- Carport Type: N/A
- Stories: 1
- Width Ft.: 72
- Width In.: 10
- Depth Ft.: 65
- Depth In.: N/A

### Description

## MEN 5221

From award-winning designer Michael E. Nelson comes a stunning addition to our Farmhouse House Collection. With just under 2,000 sq.ft. of living space featuring 4 bedrooms, 2 full baths, and 1 half bath, Loftin Place gives you all the room you and your family would ever need in a home. The lovely open floor plan includes the Great Room and Kitchen with a gorgeous vaulted ceiling and exposed timber beams. This modern farmhouse house plan combines the traditional elements of the farmhouse style with some distinct modern touches. Check it out!

### Traditional Space

Stepping into Loftin Place, you find yourself in the Foyer. This is actually a very traditional foyer in

that it is a small room that is not part of a larger room or an open floor plan. This foyer is perfect for greeting guests or just coming in out of the cold, giving you the perfect place to get out of your cold weather gear before moving into the rest of the house.

## **Flex Space**

To the left of the Foyer is the first of the 4 bedrooms offered in this home design, although it could also be used as a home office. This bedroom gives you a large double window that faces the covered front porch, as well as a small closet.

## **Room to Grow**

Moving around Loftin Place in a clockwise motion, we find ourselves in a short hallway that leads way to the two smaller bedrooms and shared bathroom. Bedrooms 3 and 4 each have a double casement window that faces the front and rear of the home, respectively, and share a hall bathroom with two vanities.

## **Modern Open Floor Plan**

From this area of Loftin Place, if you continue in that clockwise motion, you will find yourself in the Great Room. This large space is part of the open floor plan which incorporates the Great Room, Kitchen, and Dining area into one.

Taking up the majority of that space, the Great Room features a large stonework fireplace. You will be awed by the vaulted ceiling and exposed beams running throughout the Great Room and Kitchen. The Great Room also features a large sliding glass door that opens out to the rear Grilling Porch.

## **Large Kitchen**

The Kitchen is separated from the Great Room by a large island that not only gives you seating for 5 on the bar side, but also makes a perfect place to have informal meals or snacks, or to keep an eye on the children while you clean up from a meal.

The rest of the Kitchen gives you lots of counterspace and room for a large range. The Kitchen also has a very large pantry that is perfect for the cook in your life. The adjacent Dining Room

gives you windows on two sides of the space, perfect for the family that loves to entertain.

## **Keeping it all Clean**

Coming in from the 2-car garage, you find yourself in the kids' nook. This small hallway is perfect for a mudroom. This space gives you a bench with hanging storage and easy access to both the Kitchen and the Laundry Room.

The Laundry Room gives you plenty of room for storage over the outlets, and the soaking sink is perfect for dye projects or for really bad stains.

## **Master Suite**

The Master Suite of Loftin Place finishes up this floor of the house plan. The master bedroom features a large bank of rear-facing windows and a high vaulted ceiling that gives the room a bright, airy feeling. The Master Bath features his and her sinks, a free-standing tub, and a large glass shower. On top of this, you will be delighted to find a massive walk-in closet with direct access to the Laundry Room, making chore day easy!

## **Bonus Room**

Upstairs is even more space, with an optional Bonus Room ready to serve any additional needs! A half bath and linen closet would make the space perfect for a game room, playroom, or hobby room.

## **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 experienced 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: 1967 Sq.Ft.
- Main Floor: 1967 Sq.Ft
- Upper Floor (Sq.Ft.): N/A
- Lower Floor (Sq.Ft.): N/A
- Basement (Sq.Ft.): N/A
- Bonus Room (Sq.Ft.): 429 Sq.Ft.
- Porch (Sq.Ft.): 204 Sq.Ft.
- Garage (Sq.Ft.): 949 Sq.Ft.
- Total Square Feet: 3549 Sq.Ft.
- Customizable: Yes
- Wall Construction: 2x6
- Vaulted Ceiling Height: Yes
- Main Ceiling Height: 9
- Upper Ceiling Height: 8
- 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.): 25
- Ridge Height (In.): 7
- Insulation Exterior: R19
- 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**

- Modern Farmhouse Plans
- Michael E. Nelson House Plans Collection

## **Plan Styles**

- Craftsman House Plans

- Farmhouse House Plans
- Traditional House Plans

## **Features**

- Bonus Room Over Garage
- Covered Front Porch
- Covered Rear Porch
- Formal Dining Room
- Great Room
- Grilling Porch
- Home Office/Study
- Kitchen Island
- Main Floor Master
- Mudroom
- Open Floor Plan House Plans
- Peninsula/Eating Bar
- Single Story
- Split Bedroom Design
- Walk-in-Pantry