Garden Room
SANCTUARY - NORTH



Bespoke • Quality • Style

Garden Rooms • Outdoor Offices

Lodges • Glamping Pods

www.gardenroomsanctuary.co.uk

Transform your outdoor space with a beautifully **hand-crafted** Garden Room

Discover a world where the boundaries between indoor comfort and outdoor beauty seamlessly blend together. At Garden Room Sanctuary North we specialize in creating bespoke garden rooms that transform your outdoor space into a serene sanctuary, perfect for relaxation, work, or play.

At Garden Room Sanctuary North we understand that each garden room is as unique as its owner. Our expert team works closely with you to design and build a space that reflects your personal style and functional needs. Choose from a variety of finishes, layouts, and features to create your perfect garden retreat.





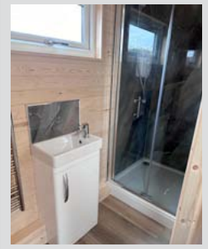
Swaledale Garden Office Room

Michael Hardiman

I highly recommend the Garden Room Sanctuary North for your next garden room. From start to finish the service they provided was exemplary. The salesman Mark was on hand to assist with choice and making the final arrangements. The builders were fantastic, skilled and very hard working. I'm still amazed that Michael and his team built our beautiful new garden room from scratch. It's beautiful and so well made. Can't recommend them highly enough.









Danny Hendrickson

This is my first time leaving a review for a company but I feel it's well deserved. From start to finish the customer service and support was exemplary. From initial site visit and advice from the very knowledgeable sales person with no hard sell. It was a very easy transaction. I paid my initial deposit by credit card then a date was set.
The two builders arrived on the day and set about laying the foundations long and short within a week building built and plastered and electrics fitted . The two lads sent were nice and polite and very hardworking and the area was cleaned up when completed. We had shopped around and received numerous quotes from other company's but this was by far the best for price. We are so pleased with our Malhamdale garden room.
Thank You Garden Room Sanctuary North to you and your team.



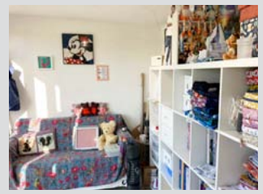




Kim Barfoot

Excellent service, quick installation, very pleasant friendly and hardworking guys. Really pleased with the result.











Malhamdale

Discover Our Exquisite Garden Room Building Styles

At Garden Room Sanctuary North we pride ourselves on offering a diverse range of garden room styles, each meticulously crafted to suit various tastes and needs. Whether you seek a modern retreat, a traditional hideaway, or a multifunctional space, our designs promise to enhance your outdoor living experience.

Your Vision, Our Expertise

At Garden Room Sanctuary North we believe your garden room should be a reflection of your personal style and needs. Our team of expert designers and craftsmen work closely with you to bring your vision to life, ensuring every detail is perfect. From initial concept to final installation, we are committed to delivering a space that exceeds your expectations.

Explore our collection of garden room styles and find the perfect match for your home. Contact us today to start designing your dream garden room with Garden Room Sanctuary North.


Coverdale


Littondale


Ingleborough Lodge


Malhamdale


Ribblesdale


Kingsdale


Swalesdale


Wensleydale

Garden Room Collection

Coverdale Garden Room

The Coverdale Garden Room features a sleek, modern cube design that optimizes internal floor space relative to its external footprint. This thoughtful layout ensures maximum usability, making the Coverdale an ideal choice for a garden office, with ample room to accommodate all your equipment and furniture.





Ribblesdale Garden Room

The Ribblesdale Garden Room features doors and fixed glass panels that elegantly meet at the corner, allowing an abundance of natural light to flood the space. This exquisite design is perfect for a garden studio or workshop, offering both functionality and aesthetic appeal. The innovative corner window design has made the Ribblesdale a favorite choice among our customers, renowned for its blend of style and practicality.

Malhamdale Garden Room

The Malhamdale offers a refined variation of our Coverdale Garden Room, featuring a stylish projecting canopy that not only enhances the visual appeal but also provides practical shelter from the elements. Integrated canopy downlights further elevate the design, making it an excellent choice for both a garden office and an inviting space for social gatherings.





Wensleydale Garden Room

The Wensleydale Garden Building is the inaugural model in our Garden Lodge range, distinguished by its charming pitched roof. This design brings a traditional, rustic aesthetic, making it an excellent choice for more rural settings where a timeless, natural look is desired.

Kingsdale Garden Room

The Kingsdale Garden Room builds on the design of our Malhamdale Garden Room, featuring projecting walls beneath the canopy that create a partially enclosed front area. This versatile design can be customized to suit your preferences, such as opting for a single projecting wall or replacing the patio doors with corner doors and window panels to transform the space into a corner room with an enclosed canopy and projecting wall. The flexibility of the Kingsdale allows you to tailor the design to perfectly match your vision.





For added flexibility, you have the option to position the corner bi-folding doors on either side, and we can customize them to meet your specific needs.

Inglesborough Lodge

The Ingleborough Lodge features expansive 3m and 2m aluminum bi-folding doors that seamlessly blend the front and corner of the lodge, providing up to 5 meters of open space to take in breathtaking views. This luxurious lodge is thoughtfully designed with an en-suite shower room, a fully equipped kitchen complete with a built-in oven and ceramic hob, and comfortable sleeping arrangements that include both a double bed and a sofa bed—making it an ideal retreat for a small family or couples.

Littondale Garden Room

The doors and fixed panels form a glass facade across the front of our Littondale Garden Office Room. The fascinating architecture of this design creates a sublime looking garden room. Whilst relaxing or working in the comfort of your new garden room, the glass fronted facade is fantastic for enjoying the view of your garden and surrounding area.



Like all our garden rooms, they are fully customizable. Choose from a variety of options, including different doors, windows, internal shower rooms, and electrical configurations, to suit your specific needs. A wide range of additional features is available.

Please contact our sales team for more information – 01282 942942

The **Ultimate** Retreat: Premium **Glamping Pods**

At Garden Room Sanctuary North, we specialize in the design, construction, and installation of premium glamping pods that are both aesthetically pleasing and durable, perfect for year-round use across the UK.

Our diverse range of glamping pod designs offers an attractive, high-return investment opportunity for landowners, campsites, B&Bs, holiday parks, and hotels. These stylish accommodations provide a lucrative alternative income stream, capitalizing on the growing demand for unique, convenient, and affordable holiday experiences closer to home.

Glamping has become increasingly popular among holidaymakers seeking to enjoy the outdoors without sacrificing comfort. Our glamping pods, often set in picturesque rural locations, offer the ideal blend of nature and luxury, allowing guests to experience the beauty of the countryside with all the comforts of modern living.

With our glamping pods, you can offer your guests the joys of camping without the hassle. No more struggling with heavy tents, dealing with wet weather, or compromising on comfort. Our pods provide a hassle-free, comfortable alternative that appeals to a broad audience.

For traditional campsites, holiday parks, and farmers looking to diversify their income, glamping pods represent a smart investment. While traditional camping often means seasonal earnings, adding glamping pods can extend your revenue potential into the colder months, ensuring a steady income year-round.

























Garden Room Gallery








COVERDALE RANGE







MALHAMDALE RANGE




LITTONDALE RANGE






INGLEBOROUGH LODGE




KINGSDALE RANGE






RIBBLESDALE RANGE

WENSLEYDALE RANGE

SWALESDALE RANGE

Materials and **Construction** Process

Base/Floor Construction

The base structure consists of 6 x 2 treated timbers placed at 400mm centres. Once the timber base is squared and levelled, 50mm x 50mm galvanized angle iron is concreted into the ground at each corner and at 1m intervals around the perimeter. Additionally, two steel supports are evenly spaced on each joist.

For insulation, 25mm Kingspan is installed within the cavity, followed by 75mm of Rockwool. The subfloor is then laid on top of the timber base, using 2400mm x 600mm x 18mm chipboard floor sheets, which are securely fixed in place.

Stud Wall Construction

The external stud walls are constructed and positioned on the timber base, following the perimeter. These walls are designed to include door and window openings and are built using 4x2 CLS timber with studs placed at 600mm centres. The front wall height is 2175mm, decreasing by 105mm for a 3m deep room and 140mm for a 4m deep room (a gradient of approximately 2 degrees, or 35mm per meter).

The walls are externally clad with 11mm OSB sheets, which extend flush to the bottom of the 6x2 base. The exterior is then wrapped with breathable roof felt. Horizontally, 50mm x 25mm timber battens are fixed from bottom to top at 450mm centres. A 6x2 timber lintel is installed above the door opening to support the roof.

Roof Construction

The insulated roof panels are now installed. Each panel measures 1m in width and varies in length (3m, 4m, or 5m) depending on the room's depth. The panels are 100mm thick and interlock seamlessly. The installation begins with the first panel being secured atop the stud walls, followed by subsequent panels.

For the Malhamdale and Kingsdale models, the roof panels extend 1m beyond the front elevation, providing additional coverage and aesthetic appeal.

Door and Window Installation

The door and window are now installed. Our standard setup includes a French door with two side panels, totalling 2500mm x 2020mm. The door itself measures 1500mm, to include 500mm panels on each side. The window, measuring 1600mm in height and 600mm in width, features a half-split design with the top section opening. Both the door and window are finished in anthracite grey for a modern aesthetic.

Stud Wall Insulation and Plasterboard Installation

The stud walls are first fitted with electrical cables. A 75mm layer of Rockwool is installed within the cavities, followed by a 25mm layer of Kingspan on the interior. Finally, the walls are lined with plasterboard and finished with plaster.

External Cladding and Decking Installation

The exterior of the room is now clad vertically with Western Red Cedar or composite cladding, starting 150mm above the bottom of the timber base and extending flush to the roof. The cladding measures 86mm x 18mm with a V-groove profile. A 100mm cedar fascia board is installed along the roofline. An anthracite grey PVC board is then fixed along the bottom of the timber base below the cladding line. Finally, timber decking is constructed, extending 1m along the front elevation.

Internal Finishing

The internal finishing begins with the installation of oak laminate flooring, measuring 200mm x 1200mm x 6mm. This is complemented by 100mm x 18mm pencil round MDF skirting boards. Finally, electrical sockets and lights, all in brushed chrome, are fitted to complete the interior.

DIY Garden Room **Kits**







About Our Kits

Our garden room kits provide everything you need to create a stunning, weatherproof garden room ready for internal fit-out. The kit includes the following items delivered direct to you, ready to start your project.

- 6 × 2 treated timber floor.
- 4 × 2 CLS panels lined with OSB.
- 135mm insulated roof panels with flashing kit.
- Breathable membrane.
- Cladding battens.
- 2.5m UPVC anthracite grey on white French doors with side panels.
- UPVC anthracite grey on white tall top opening window.
- All fixings.
- Complete instructions.

Kits can be upgraded to include Western Red Cedar or Composite cladding. Insulation. Plasterboard and electrics pack. Different door and window configurations available.

3m × 3m Garden Room Kits start from £4,995 inc VAT. Any size available.





Frequently Asked **Questions**

What are garden rooms buildings typically used for?

Offices Man Caves Music rooms Gyms Cinema rooms and much more

Do I Need Planning Permission?

Outbuildings typically fall under permitted development and generally do not require planning permission if they meet specific criteria. To ensure compliance with permitted development regulations, our garden rooms will be constructed on site according to the following guidelines: No higher than 2.5m For garden rooms up to 15m² internal floor area: A minimum of 0.5 meters from any boundary is required. For garden rooms with an internal floor area over 15m² and up to 30m²: A minimum of 1.0 meter from any boundary is required.

How Should I Prepare My Site Area?

Please ensure the site area is free of any obstacles, such as rocks, trees, shrubs, and sheds. A level surface of soil or grass is preferred for installing our foundation system. Our garden rooms can be installed on either a flat or gently sloping site. However, if your site has significant slopes, it may require levelling before installation can proceed.

How Long Does a Building Usually Take to Complete?

The duration of each build varies based on its unique characteristics. Generally, we aim to complete projects within one to two weeks from start to finish. The specific timeframe depends on the size and complexity of the garden room. At Garden Room Sanctuary North, we collaborate with our clients to establish a project timeline and provide regular updates throughout the process. Typically, the construction takes about five working days.

Will My Garden Room Building Require Maintenance?

The maintenance required for your garden room depends on the type of cladding selected. Composite cladding is low maintenance and typically only needs an occasional wash with water. Red Cedar, our premium cladding option, requires no maintenance. While the wood will naturally develop a silver patina over time, you can alter its color if desired using a water-based UV oil or wood stain.

Can I Have Heaters in My Garden Room?

Yes, all of our garden buildings are equipped with a 1.5kW convector heater as standard. These heaters are ideal for garden offices intended for year-round use, as they efficiently heat the air and can be either free-standing or wall-mounted.

Can I Install a Wood Burner in My Garden Room?

While some customers have installed wood burners in our garden rooms, this is not a service we currently offer.

What Is the Finish of Your Internal Walls?

Our internal walls and ceilings are meticulously finished using plasterboard, followed by a smooth plaster coat. This process ensures a high-quality, flawless surface, ready for your choice of decoration. Please note that while we provide a pristine plaster finish, the walls are not painted, allowing you to customize the final look to suit your personal style and preferences.

What is the typical U-Values of your garden rooms?

At Garden Room Sanctuary North our buildings are fully insulated and are highly effective against heat loss The thermal performance of a building is measured with U-Values. The lower U-Value the better. Our buildings have the following U-Values Glazing, doors & windows 1.2 Walls @ 0.35 Roof @ 0.35 Floor @ 0.22

Can I Have Dividing Walls for Separate Rooms?

Yes, you can divide the internal space of your garden room with partition walls, creating separate areas for various purposes. This feature is particularly useful if you need an additional area for storing tools, bicycles, garden machinery, or other items. It also allows you to design distinct spaces, such as one for work and another for relaxation.

Can You Install a Kitchen and/or Bathroom Facilities?

Yes, we can install kitchen units as well as bathroom facilities including a toilet, sink, and shower cubicle within your garden room. However, please note that while we complete all internal installations, the external plumbing connections are not part of our service. You will need to hire a local plumber to connect these facilities to the existing plumbing system in your garden.

Will the Garden Room Be Warm in the Winter?

Absolutely! Our garden rooms are exceptionally well-insulated, ensuring they remain warm and cozy even in the coldest weather. Designed for year-round use, our buildings are among the highest specification garden rooms available.

Does My Garden Room Come with a Guarantee?

Yes, our garden room buildings are constructed to last over 40 to 50 years, reflecting our commitment to durability and quality. We also provide a comprehensive 12-year guarantee on all our garden rooms, ensuring peace of mind and long-term satisfaction with your investment. This guarantee covers structural integrity and workmanship, affirming our confidence in the longevity and reliability of our products.

How close to a boundary can my garden room be?

Whilst we may be able to build close to a boundary, our team will need space to work when they are creating your garden building. Then you need space to clean and remove any debris. We normally suggest 60cm. Any closer, you may need to remove and refit fence panels with neighbours' consent.

What Areas of the Country Do You Cover?

Garden Room Sanctuary North supplies, delivers, and installs garden rooms, studios, and offices throughout the entire UK. Each week, we create beautiful garden spaces in every corner of the country for homeowners seeking additional space to work, study, pursue hobbies, or simply relax.

What Foundations Do You Use?

We utilize galvanized steel pile foundations set into concrete. The floor base is constructed with 150mm x 50mm treated timber joists, securely fixed to the foundations. This base is slightly elevated above ground level, ensuring no timber is in direct contact with the soil. This design prevents rising damp and creates an air gap underneath to prevent moisture.

What Are the Payment Terms?

Upon placing an order, a 30% deposit is required. An installation date is then scheduled, and all necessary materials, including any additional items needed for the build, are ordered. A second payment of 30% is due one day before our team arrives on site. The remaining 40% is payable upon completion of the installation and the signing of the completion form. Currently.

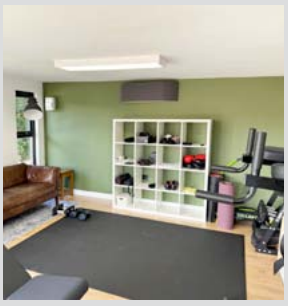
Do You Offer Finance Options?

Garden Room Sanctuary North now offers flexible finance options on all garden room products. Whether you need a garden gym, office, or studio space, our finance plans allow you to spread the cost over a period of 3 to 10 years with convenient monthly instalments.

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To help you purchase from Garden Room Sanctuary North Ltd, we have partnered with Kandoo, a regulated credit broker to offer all our customers a range of highly flexible finance options. Kandoo is a comparison service that searches to find you the best Personal Loan option that's right for you. Contact us today to talk about finance options.

Garden Room Sanctuary North Limited

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