



DINING AREA

'I wanted a wooden floor that was robust enough to cope with three little boys tearing around on scooters,' explains Katie.

Fumed engineered character oak floor, £40.20sq m, British Hardwoods. Reclaimed pine refectory table, £1,200, Peppermill Antiques, is a good option

FRESH CREAM

Adding a new extension and painting the interior showed Katie and John Langley's period farmhouse in a new light

FEATURE MAIRI MACDONALD | PHOTOGRAPHY DOUGLAS GIBB



KITCHEN

Katie designed the cabinetry herself, using a pink island to perk up classic cream units. Cabinetry, £11,000, Handmade Kitchens Direct. Overmantel and island paint effect by Carte Blanche, price on request. Fair Isle Forecast wall tile, £84.48sq m, Fired Earth. Manola bar stool, £45, Simply Bar Stools



HOME TRUTHS

REPLANNED
THE PROPERTY
 Early 19th-century farmhouse
LOCATION
 Perthshire, Scotland
ROOMS Hall, drawing room, sitting room, kitchen-diner, pantry, utility room, boot room, cloakroom, garden room, playroom, five bedrooms (two en suite), bathroom
PURCHASED 2004
PREVIOUS PROPERTY
 'Before here, we lived in a Georgian flat in Edinburgh,' says Katie.

While looking for a rural property to raise a family, Katie and John Langley found an old stone farmhouse with three bedrooms and an acre of land. It included traditional stables and a garden with fabulous views of the Perthshire hills. 'It was just what we were looking for—a real project,' says Katie.

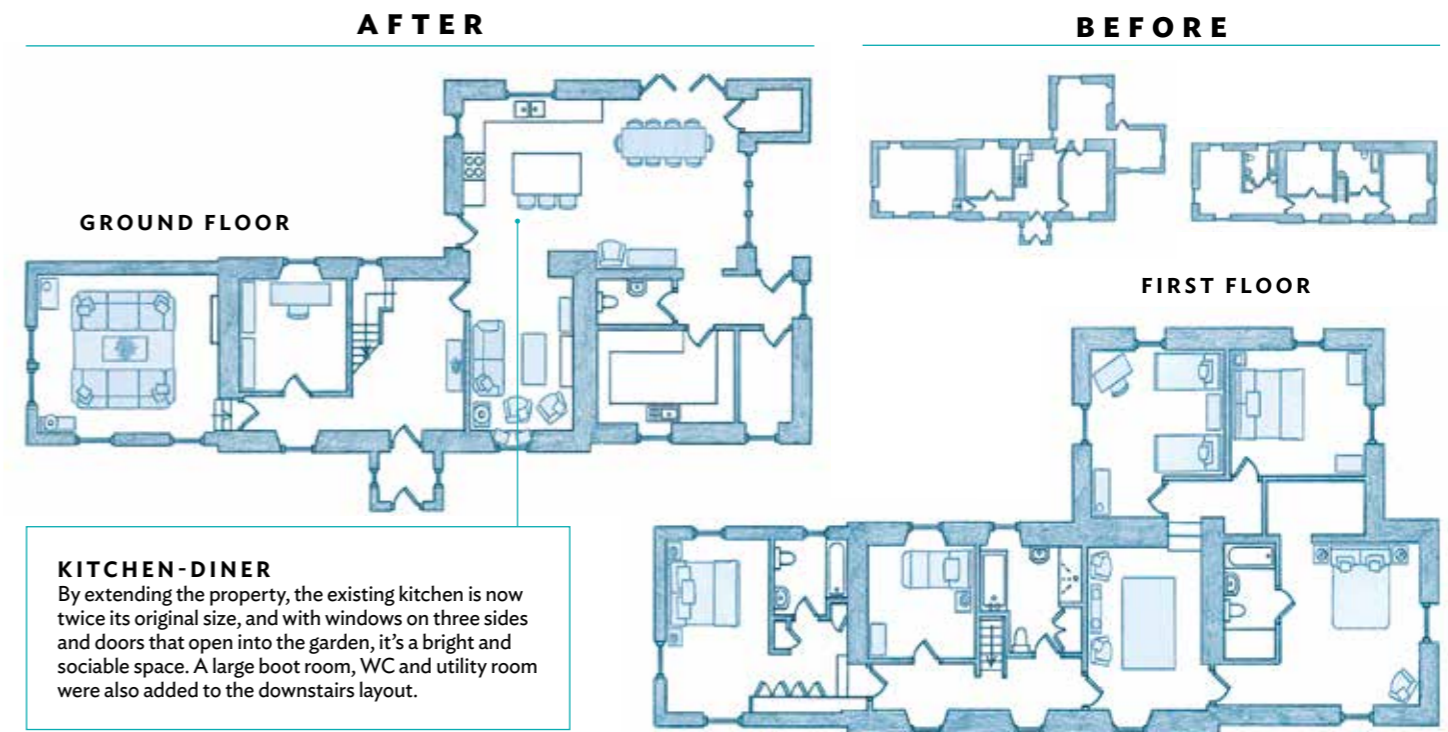
With John's building skills and Katie's love of interiors, the couple wanted something that required work, and although the property was quite modest, there was space for a large extension. 'It was fine for the two of us, but we knew that when we had children, we'd need more room,' explains Katie. Their priorities were to convert the steading into a two-bedroom holiday cottage, and build an office next door for John's new construction company, JML Contracts. 'It was a very busy few years,' recalls Katie. 'John was establishing his new business while converting the outbuildings, and I was still commuting to Edinburgh for my job in marketing.'

With the help of close friend and architect, Kerry Smith, the couple also drew up plans for

their home extension. By the time all the plans were approved their first son, Jamie, now 8, had arrived. And just a few weeks before Freddie, 6, was born, the family moved into the newly completed holiday cottage to allow work on the farmhouse to begin. Will, 3, is the latest addition to the family.

Within a year, the extension was built, and the house now has five bedrooms and three bathrooms upstairs. Downstairs, the kitchen's size was doubled, and a pantry, utility room, cloakroom, boot room and small sitting room were also added. John was keen that the new extension should blend in with the farmhouse so he clad the building in salvaged stone. 'This was the slowest part of the project,' says Katie. 'But we have a home that looks as though it's been standing for 150 years, but has all the comfort and cost savings of a new-build.'

Now that the house is finished, Katie and John are able to enjoy the fruits of their labour. 'As the boys grow up, I'm sure we'll have to tweak a few things,' says Katie. 'The great thing is, there's lots of scope to do that here.'



GARDEN ROOM
 The outdoors can be enjoyed all year round from in here. Bespoke Highlander garden room, from £18,000, JML Garden Rooms. Try Nordic House for oversized lanterns, from £135



SITTING ROOM
 This newly created space, complete with traditional plaid curtains and cushions, is a cosy area to hang out in. Ancient tartan fabric, £95m, Mulberry. Walls painted in Wattle V flat emulsion original, £37.50 for 2.5 litres, Paint & Paper Library

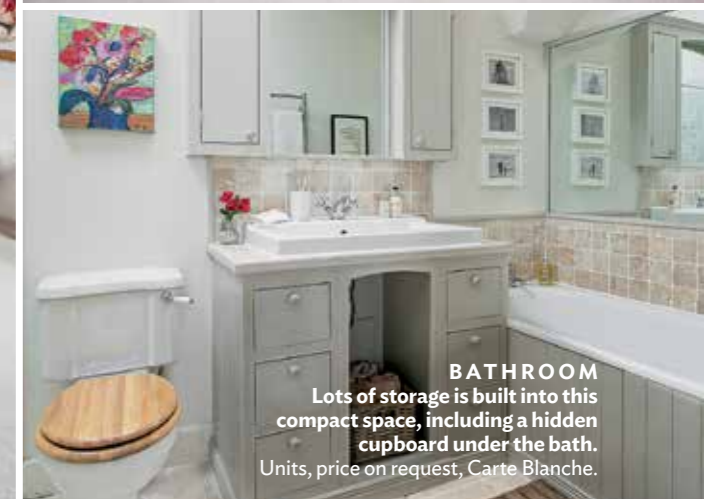


LESSON LEARNT 'If we did the extension again, we'd spend more of the budget on indoor and outdoor lighting, and employ a lighting specialist to design a great scheme'

MASTER BEDROOM
 Based in the extension, this benefits from modern insulation and heating. Etienne bedspread, from £120, The White Company. To enquire about Katie and John's holiday cottage, contact 07956 103051, thearnscottage.co.uk



FREDDIE AND JAMIE'S BEDROOM
 Neutral walls make it easier to adapt the room as the boys grow. Oundle beds, £275 each, Aspace



BATHROOM
 Lots of storage is built into this compact space, including a hidden cupboard under the bath. Units, price on request, Carte Blanche.