



Highland Cosy Cabins

Company No. 10834337

VAT No. 341775101

Prices for Luxury Shepherd Huts

*A Deluxe Garden Retreat Perfect for Glamping Accommodation & Farm Diversification,
Spare Room for Home Office/Studio or Returning Student!*

From £22,995 + VAT

Hand crafted to an exemplary finish, our standard Shepherd Hut, at £19,995 is far from a basic model. It is the starting point from which all our high class, superior quality huts are made. For use all year round.

Built in a traditional style, using modern techniques and high quality materials to ensure durability.

Our Huts can be delivered ready for immediate use for both domestic and business customers (subject to customer site requirements and preparation).

Our standard Shepherd Hut Price includes:

- Door and windows made from Redwood. (We make all our own in house, so customization options are available) or UPVc windows and Door with colour options.
- Fully double glazed.
- 3 standard size windows
- Insulation of walls, floor and ceiling using Earthwool.
- Fitted double bed with mattress, headboards and under storage.
- Electrics, light fittings, and decorative sockets.

- Simple WC with plumbed in toilet and hand basin- or full cupboard space with shelving/hanging options.
- Tongue and groove interior.
- Painted and decorated internally to customer specifications.
- Solid or Engineered Oak flooring of the main room.
- Natural Larch exterior.
- Wooden steps.
- Solid fiberglass roof with a range of colour options, including guttering.

Hand crafted in the Highlands of Scotland!

Our huts measure approx 2.4m wide x 5.0m long externally or 8'0" x 16'5"

Extras

If you are after a fixture that is not listed, do get in touch as we are happy to provide you with a personal quote for any item you require!

These prices are for what we would provide within each category, if you wanted a different type of wood burner, or a particular sink for example, again we are happy to quote for any changes or adjustments!

Hand built Kitchen

With solid hardwood worktop, mini electric cooker, fridge & sink. Painted to customer colour choice.

£3,300

Bathroom

7.5kw Shower fitted into the existing WC, with shower tray, bifold shower

door and customer chosen wet wall **£2,250**

Wood Burning Stove

Chilli Penguin 'Chilli Billie' 3.7kw woodburner, with purpose built enclosure- choice of 6 colours

£2,600

Underfloor Heating

900w underfloor heating, available with high quality laminate flooring or engineered Oak.

£750

Electric designer Radiator

800w energy efficient, space saving designer radiator.

£680

Separett Composting Loo

Eco waterless toilet by Separret. Model: Villa 9010 (12v or 230v). Fully fitted.

£1250

Thunder Box

Composting toilet, handmade by us in a classic thunderbox style.

£980

Oak Table and Chairs

Handmade oak table with comfortable upholstered dining chairs matching Hut colour scheme.

£895

Bunk Bed

Single bunk bed, with mattress supplied. Fitted, or can be made removable/fold away.

£730

Off Grid

1000w Solar power with 4 x 250W panels, 4 x 200 Ah Battery bank.

£4,300

Extra Length

Taking the hut from 5m (16'6") to 5.4m 17'6" long (adding an extra foot of length)

£1,900

Exterior Finish Option 1

Larch sanded and painted in our two tone distressed finish.

£1990

Exterior Finish Option 2

Larch painted in customer colour choice.	£1600
Exterior Finish Option 3 Larch varnished in a UV protective Osmo oil, finish will retain the 'warm' tone of the natural wood.	£950
Plate Rack Pine and hardwood plate rack finished in hut colour scheme, floor standing or wall hung, with mug hooks under and shelf space above.	£225
Living Roof Preparing the roof for vegetation and strengthening structure to support.	£2,995
Sentry Hut Small 'mini me' version of your shepherds hut providing external storage or damp clothes, boots etc.	£2,230
Out House Like the Sentry hut, finished in the same scheme as your hut but with a plumbed toilet and wash hand basin. (Composting/incinerating toilet can be used at an added cost).	£2,480
Electric Towel Radiator 150w heated towel rail fitted into your bathroom.	£380
Window Small window- can be added as quirky features. Painted, includes toughened double glazed glass.	£300
Larger Window Large window can be installed, maximising view and light. Painted, includes toughened double glazed glass.	£650
Chest Large lockable under bed chest with lid on caster wheels, perfect for storing extra bedding and cleaning products for turnovers.	£300
Drawer Drawer build and fitted under the bed, maximizing storage potential.	£175

Ready to Rent

Providing you with necessary furnishings you will need to run your hut as a holiday let. Incl 3x luxury bedding & towel sets, pots, pans, crockery, cutlery, handmade pottery etc (a more detailed list can be given on items provided).

£2,695**Midge Screens**

Framed midge screens that pop into the window frame (using proper midge mesh)- can be removed during the off season. Priced per standard size window.

£85**Mini Belfast Sink**

Mini butler/belfast sink fitted into kitchen.

£395**Incinerating toilet**

Electric, waterless Separett 'Cindi' loo fitted into the bathroom. A tidy and sanitary choice if looking into low impact options or have no access to sewage/cesspit.

£3150**Kitchen Shelving**

2x Pine shelving with handmade wooden brackets cornering and spanning the length of the kitchen work surface with cup hooks.

£290**End Canopy**

Available with end door layout. Roof extended to create a canopy, adding weather protection, including decking and balustrading.

£2,900**Payment terms**

We ask a non refundable £1000 deposit, this would secure your order and build date and come off the overall price of your hut when building commences.

Then 3 payments to be made.

50% Stage payment one week commencing your build date, 25% stage payment at the halfway point with final 25% payment prior to delivery, once you have inspected the goods and are completely happy!

It is the customer's responsibility to prepare their own services and groundworks to ensure safe siting of the shepherd's hut.

The hut remains the property of Highland Cosy Cabins until paid for in full.

We accept payment by BACS and cheque.

Contact us today to discuss the almost unlimited possibilities. We can't wait to work with you to perfect your ideal Shepherds hut!