Yardhaus

Raising the Standard

Garden rooms and annexes

Nine Yardhaus designs, their sizes, specification and the guide prices from Yardhaus's own 3D designer.



Images are renders of each design in Yardhaus's configurator; furniture and gardens are illustrative.

30-year structural guarantee
On every light gauge steel frame.

Light gauge steel frame
Up to 40% lighter than wood and up to 50% faster to build.

Yardhaus Ltd, company 16216044, VAT 487 1646 53. Kings Head House, 15 London End, Beaconsfield, HP9 2HN.
Compiled October 2026 from yardhaus.co.uk and Yardhaus's 3D designer.

The range at a glance

DESIGN	ROOM SIZE	WEBSITE SIZE	GUIDE PRICE*
Design Your Own	3.0m × 3.0m	Any size, 2–16m × 2–10m	**£15,213**
Tulip	5.0m × 3.0m	5m × 3m, 15m²	**£24,885**
Calrich	5.7m × 4.2m	5.7m × 4.2m, 24m²	**£35,850**
Dahlia	4.8m × 2.5m	4.8m × 2.5m, 12m²	**£23,122**
The Beeches	5.5m × 3.5m	8m × 4.5m, 36m²	**£44,600**
Rose Cottage (1-bed annexe)	7.2m × 5.5m	7.2m × 5.5m, 40m²	**£67,233**
Glorianne (1-bed annexe)	8.8m × 3.8m	8.8m × 3.8m, 33m²	**£62,545**
Bluebells (1-bed annexe)	10.7m × 4.7m	10.7m × 4.7m, 51m²	**£81,883**
Laker (2-bed annexe)	10.6m × 6.5m	10.6m × 6.5m, 64m²	**£103,842**

*The guide price Yardhaus's 3D designer gives each design as it opens (13 October 2026). Yardhaus's website lists Bluebells from £82,808 and Laker from £104,767, £925 more than its designer; Yardhaus will confirm. Neither source says whether VAT is included. The Beeches' 8m × 4.5m includes its 2.5m veranda and 1m canopy; Laker's 64m² is printed for its stepped 10.6m × 6.5m plan.

Every design, your way

- Any width from 2m to 16m and depth from 2m to 10m, and a roof angle from flat to 10°.
- 40 fibre cement VL plank finishes, 8 NeoTimber composites, cedar, insulated panel, brick slips and 8 renders.
- Every door and window in Yardhaus's catalogue, in five frame colours.
- Laminate, vinyl, engineered wood, tiles or rubber floors; kitchens and bathrooms in the annexes.
- Sockets, switches, lights, heaters and climate control, each priced by Yardhaus.

Design Your Own

Start from a blank 3m × 3m room



Yardhaus's blank canvas: any width from 2m to 16m and any depth from 2m to 10m, with a 0.5m canopy and decking at the front.

ROOM	3.0m × 3.0m (9.0m² external)
WEBSITE	Not a separate page: the blank canvas of Yardhaus's 3D designer
GUIDE PRICE	£15,213 in Yardhaus's 3D designer

- Light gauge steel frame on ground screws, built to Building Regulations
- Fully insulated; fibre cement or composite panel cladding; guttering
- Aluminium or uPVC fascias and soffits; flat roof
- uPVC or aluminium windows and external doors; white oak veneer internal doors
- Full electrical installation; plastered and fully decorated, with skirting
- Vinyl or laminate flooring; electric heaters

Tulip

Compact and versatile



A perfectly proportioned garden room for a focused workspace, a cosy studio or a tranquil retreat.

ROOM	5.0m x 3.0m (15.0m² external)
WEBSITE	5m x 3m, 15m², from £24,885
GUIDE PRICE	£24,885 in Yardhaus's 3D designer

- Light gauge steel frame on ground screws, built to Building Regulations
- Fully insulated; fibre cement or composite panel cladding; guttering
- Aluminium or uPVC fascias and soffits; flat roof
- uPVC or aluminium windows and external doors; white oak veneer internal doors
- Full electrical installation; plastered and fully decorated, with skirting
- Vinyl or laminate flooring; electric heaters

Calrich

Your versatile garden retreat



Room for a home office, a peaceful studio, a private gym or simply a tranquil sanctuary.

ROOM	5.7m x 4.2m (23.9m² external)
WEBSITE	5.7m x 4.2m, 24m², from £35,850
GUIDE PRICE	£35,850 in Yardhaus's 3D designer

- Light gauge steel frame on ground screws, built to Building Regulations
- Fully insulated; fibre cement or composite panel cladding; guttering
- Aluminium or uPVC fascias and soffits; flat roof
- uPVC or aluminium windows and external doors; white oak veneer internal doors
- Full electrical installation; plastered and fully decorated, with skirting
- Vinyl or laminate flooring; electric heaters

Dahlia

Your compact garden escape



A compact room with a partitioned store, making the most of a 4.8m × 2.5m footprint.

ROOM	4.8m × 2.5m (12.0m² external)
WEBSITE	4.8m × 2.5m, 12m², from £23,122
GUIDE PRICE	£23,122 in Yardhaus's 3D designer

- Light gauge steel frame on ground screws, built to Building Regulations
- Fully insulated; fibre cement or composite panel cladding; guttering
- Aluminium or uPVC fascias and soffits; flat roof
- uPVC or aluminium windows and external doors; white oak veneer internal doors
- Full electrical installation; plastered and fully decorated, with skirting
- Vinyl or laminate flooring; electric heaters

The Beeches

A spacious garden retreat



A 5.5m × 3.5m room with a 2.5m side veranda on posts, a kitchen island and a WC: 8m × 4.5m overall.

ROOM	5.5m × 3.5m (19.3m² external)
WEBSITE	8m × 4.5m, 36m², from £44,600
GUIDE PRICE	£44,600 in Yardhaus's 3D designer

- Light gauge steel frame on ground screws, built to Building Regulations
- Fully insulated; fibre cement or composite panel cladding; guttering
- Aluminium or uPVC fascias and soffits; flat roof
- uPVC or aluminium windows and external doors; white oak veneer internal doors
- Full electrical installation; plastered and fully decorated, with skirting
- Vinyl or laminate flooring; electric heaters and towel rail
- Kitchen and bathroom fit-out, with supply and waste connections

Rose Cottage

Thoughtfully designed living



A one-bedroom annexe with a welcoming living space, kitchen and shower room.

ROOM	7.2m × 5.5m (39.6m² external)
WEBSITE	7.2m × 5.5m, 40m², from £67,233
GUIDE PRICE	£67,233 in Yardhaus's 3D designer

- Light gauge steel frame on ground screws, built to Building Regulations
- Fully insulated; fibre cement or composite panel cladding; guttering
- Aluminium or uPVC fascias and soffits; flat roof
- uPVC or aluminium windows and external doors; white oak veneer internal doors
- Full electrical installation; plastered and fully decorated, with skirting
- Vinyl or laminate flooring; electric heaters and towel rail
- Kitchen and bathroom fit-out, with supply and waste connections

Glorianne

Your contemporary annexe



A sleek one-bedroom annexe with an open kitchen and living space and a shower room.

ROOM	8.8m × 3.8m (33.4m² external)
WEBSITE	8.8m × 3.8m, 33m², from £62,545
GUIDE PRICE	£62,545 in Yardhaus's 3D designer

- Light gauge steel frame on ground screws, built to Building Regulations
- Fully insulated; fibre cement or composite panel cladding; guttering
- Aluminium or uPVC fascias and soffits; flat roof
- uPVC or aluminium windows and external doors; white oak veneer internal doors
- Full electrical installation; plastered and fully decorated, with skirting
- Vinyl or laminate flooring; electric heaters and towel rail
- Kitchen and bathroom fit-out, with supply and waste connections

Bluebells

A spacious one-bedroom annexe



A generous one-bedroom annexe with a kitchen island, living space and shower room.

ROOM	10.7m × 4.7m (50.3m² external)
WEBSITE	10.7m × 4.7m, 51m², from £82,808
GUIDE PRICE	£81,883 in Yardhaus's 3D designer

- Light gauge steel frame on ground screws, built to Building Regulations
- Fully insulated; fibre cement or composite panel cladding; guttering
- Aluminium or uPVC fascias and soffits; flat roof
- uPVC or aluminium windows and external doors; white oak veneer internal doors
- Full electrical installation; plastered and fully decorated, with skirting
- Vinyl or laminate flooring; electric heaters and towel rail
- Kitchen and bathroom fit-out, with supply and waste connections

Laker

Your expansive two-bedroom annexe



Two bedrooms, a spacious living area, kitchen and shower room, on a stepped footprint.

ROOM	10.6m × 6.5m (64.2m² external)
WEBSITE	10.6m × 6.5m, 64m², from £104,767
GUIDE PRICE	£103,842 in Yardhaus's 3D designer

- Light gauge steel frame on ground screws, built to Building Regulations
- Fully insulated; fibre cement or composite panel cladding; guttering
- Aluminium or uPVC fascias and soffits; flat roof
- uPVC or aluminium windows and external doors; white oak veneer internal doors
- Full electrical installation; plastered and fully decorated, with skirting
- Vinyl or laminate flooring; electric heaters and towel rail
- Kitchen and bathroom fit-out, with supply and waste connections

Guarantees, process and payment

Guarantees (T&Cs v1.31, clause 12)

- 30-year structural guarantee on the light gauge steel frame
- 10-year workmanship guarantee on all work carried out by Yardhaus
- 10-year roof guarantee against leaks, material failure and poor installation
- Windows and doors: the manufacturer's warranty, passed on in full
- Guarantees can be transferred to a new owner if the building is sold

How Yardhaus works

- Enquiry and requirements: a no-obligation call
- Site visit and planning: its planning specialists manage the permissions
- Final quote and ordering: quotes are valid for 30 days
- Delivery and build
- Aftercare

Payment stages (T&Cs v1.31, clause 15)

Garden rooms: 10% on signing, 15% a week before the build, 60% on delivery of the frame and 15% at handover. Annexes: a £1,500 holding fee on signing and a £2,000 planning application fee, then 10% (less the holding fee) once planning is approved, 15% four weeks before the build, 60% on delivery of the frame and 15% the day before handover. Payment is by bank transfer.

Planning

Yardhaus's FAQ says its garden annexes typically qualify under the Caravan Act, so in most cases need no planning permission; bespoke buildings may not, and Yardhaus handles that process for you. Its structure pages list Lawful Development Certification.

Save £1,500

Buy any garden room and receive a free base (Yardhaus's current website offer; terms to be confirmed).

Talk to Yardhaus

Call 07512 142935, email info@yardhaus.co.uk or design yours at yardhaus.co.uk/3d-designer. Yardhaus Ltd, company 16216044, VAT 487 1646 53. Kings Head House, 15 London End, Beaconsfield, HP9 2HN. Yardhaus works across England and Wales.