



LIMITLESS GARDEN ROOMS

B E S P O K E O U T D O O R B U I L D I N G S

ABOUT US

Welcome to Limitless Garden Rooms, where we create stunning high - spec buildings that blend functionality with aesthetic. Our passion for precision and dedication to customer satisfaction ensures a seamless transformation of your outdoor space. Desinged for 50+ year lifespan with minimal maintenance.

WARRANTY

Our garden rooms come with a 10-year structural warranty, giving you lasting peace of mind and added confidence in your investment. With reassurance built in, you can relax and enjoy your new space for years to come.

REVIEWS



"From the start, the team was helpful and entirely non-pressuring. They offered to show us a live build, which completely sealed the deal for us."

"Amazing attention to detail. The team is polite, respectful, and incredibly meticulous from start to finish."





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INSULATION

We use 100mm PIR insulation throughout the walls and ceiling of every garden room, helping create a space that remains comfortable all year round. Its high thermal performance helps retain warmth in winter, reduce overheating in summer and improve energy efficiency. The insulated construction also helps reduce outside noise, creating a quieter space that's ideal for working from home or simply relaxing.

Unlike garden rooms with only 25–50mm of insulation, our 100mm PIR insulation provides a higher level of thermal protection, helping your room feel like a true extension of your home rather than a seasonal garden building.



INTERNAL FINISH

PLASTERED FINISH

Our fully plastered interior gives your garden room the same clean, seamless feel as an extension of your home. Smooth walls and ceilings without visible panel joins create a refined, room-quality finish that complements lighting, artwork and your chosen décor.

FLOORING

Every Limitless Garden Room is finished around how you plan to use it. Choose from LVT, laminate, engineered wood, tiles or specialist gym flooring to suit your style, practical needs and budget, with every finish tailored to your space.

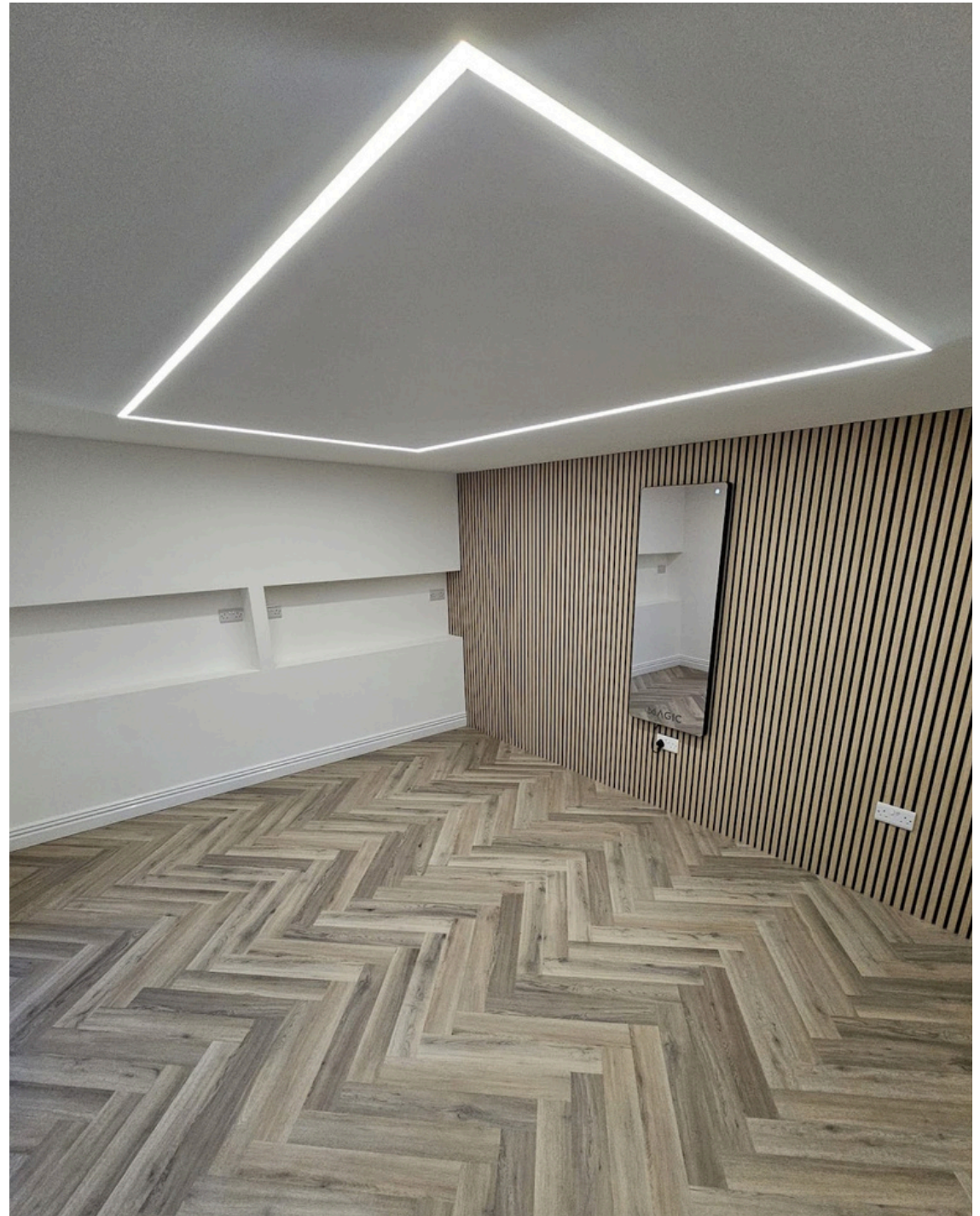
FEATURE WALL

Feature walls can be designed around your space and its purpose. Choose from marble-effect uPVC panelling, acoustic timber slat panels, or a completely bespoke finish to suit your style.

Whether it's a gym, office, bar, salon or relaxation space, every interior is tailored to feel uniquely yours.

SKIRTING

Our uPVC ogee skirting adds a smart, elegant finish to every garden room, with a classic profile that complements any interior. Unlike timber, it won't rot, needs no painting and is easy to wipe clean, offering a durable, low-maintenance finish that looks great for years to come.





WINDOWS AND DOORS

Every window and door is made to measure, allowing the glazing to become part of the design. Choose the size, position, configuration, colour and hardware to suit your garden room.

We use premium REHAU uPVC systems and aluminium bifolding doors, with argon-filled double glazing for excellent thermal performance, reduced noise and year-round comfort.



Windows



French doors



Bi-fold doors



ELECTRICAL AND LIGHTING

Every Limitless Garden Room is fully wired by a qualified electrician and supplied with the appropriate electrical certification. Five double sockets come as standard, with additional sockets available for TVs, bars, workspaces and specialist equipment. Our customers have complete freedom to choose the location of each socket.

LED downlights, dimmer controls, soffit lighting and recessed LED strip lighting can all be positioned to suit your bespoke design.

CLADDING

CANADIAN WESTERN RED CEDAR

With warm tones and distinctive grain, Canadian Western Red Cedar is naturally durable, resistant to decay, lightweight and stable. This renewable timber requires minimal maintenance and boasts a 60-year lifespan.

QUARTZITE SPLIT-FACE TILES

Natural quartzite creates a striking, high-end feature with genuine depth and texture. Extremely durable, weather-resistant and low maintenance, it's ideal for adding an architectural focal point to the exterior.

FIBRE-CEMENT CLADDING

A modern, low-maintenance cladding available in a wide range of colours and finishes. Resistant to rot, moisture, pests and fire, it provides a clean, contemporary appearance with excellent long-term durability.



Canadian Western
Red Cedar



Quartzite
Split-Face Tiles



Fibre-Cement
Cladding

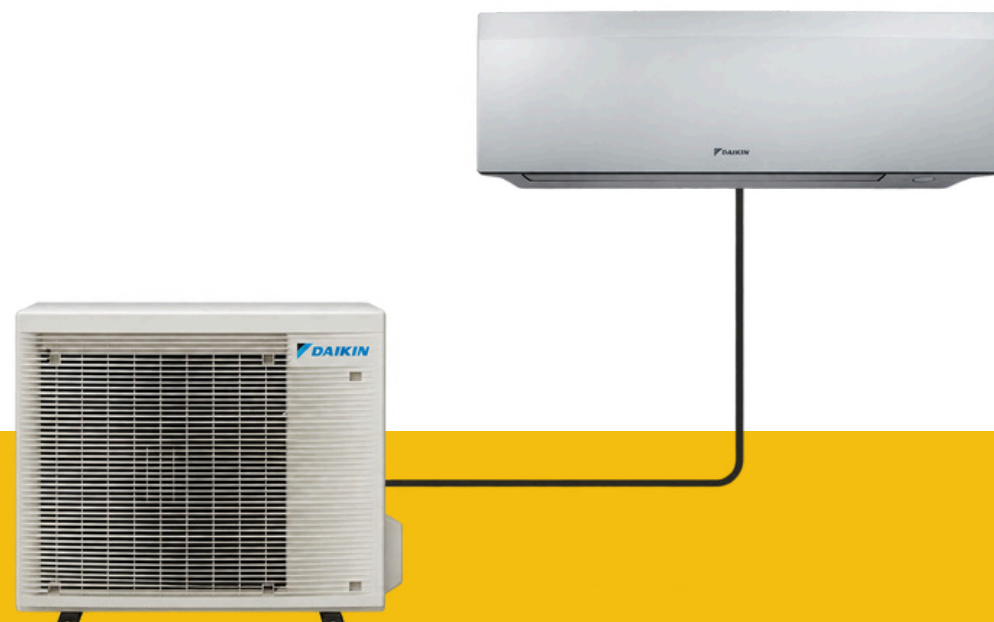


Custom options
available



HEATING AND COOLING

We install energy-efficient Daikin split systems, individually sized to provide effective heating and cooling for your garden room throughout the year. Each system offers quiet operation, precise temperature control and Wi-Fi connectivity for convenient control from your phone. A five-year parts and labour warranty is included, subject to annual servicing and warranty conditions.



FOUNDATIONS

Our full concrete base provides a solid, level and highly durable foundation with excellent load-bearing strength. It is ideal for larger rooms, heavy equipment and tiled floors, while helping to create a stable, permanent structure with effective ground-moisture protection.

Concrete block pier foundations offer a strong and efficient alternative with less excavation, reduced concrete use and minimal disruption to the garden. They allow airflow beneath the building and are particularly suitable for sloping or difficult-access sites. We assess every project individually and recommend the foundation best suited to the ground conditions, room design and intended use.





LONGEVITY PROTECTION

BUILT FOR LONGEVITY

Long-term performance depends on allowing the building to manage airflow and moisture correctly. Every detail is carefully considered to help protect your garden room for years to come.

VENTILATION & AIRFLOW

- Ventilated soffits encourage continuous airflow through the roof structure.
- Vertical roofing battens create a ventilated cavity behind the external finish.
- Trickle vents within doors and windows help regulate the internal environment and reduce condensation.

MOISTURE PROTECTION

- Vapour-control layers help protect the insulated structure and prevent moisture from becoming trapped within the building.
- DPC & DPM installed above and below concrete prevent moisture rising through the foundations.
- Together with effective ventilation, these details help keep the building dry and comfortable.

PEST PROTECTION

- Insect mesh is installed at all ventilation points to allow airflow while helping prevent unwanted pests from entering the structure. It's extra measures like these that set us apart from our competition.

RULES AND REGULATIONS

Many garden rooms can be built under permitted development rights, although planning permission and Building Regulations are separate considerations.

If the building is positioned within 2 metres of a property boundary, its overall height must not exceed 2.5 metres to remain within permitted development limits.

BUILDING REGULATIONS

- Up to 15m²: normally exempt, provided it is detached and contains no sleeping accommodation.
- Between 15m² and 30m²: normally exempt if it is at least 1 metre from the boundary or constructed substantially from non-combustible materials.
- Over 30m²: Building Regulations approval will normally be required.

Every project is assessed individually, considering its size, position and intended use. Additional restrictions may apply to listed buildings, designated land, homes with restricted permitted development rights, or rooms intended for sleeping. We can help guide you through the requirements and liaise with the relevant authorities where necessary.





EXTRA SERVICES

Complete your garden room with optional features designed around how you intend to use the space. These include composite decking, porcelain patios, integral glass blinds, recessed plasterboard LED lighting and internal partition walls to create separate rooms, storage areas or dedicated workspaces. For reliable connectivity, we can also install a hard-wired, ceiling or wall mounted Wi-Fi access point. This provides a faster and more stable internet connection than relying on the signal from your home — ideal for offices, gaming, streaming and smart technology.

KAI'S HOME OFFICE



"I honestly can't recommend Limitless Garden Rooms highly enough.

From the very beginning, Alex stood out from the other companies I researched. His attention to detail and approach to the build gave me complete confidence that I was dealing with someone who genuinely cared about getting things right.

Alex has been fantastic throughout the whole process. Nothing has ever felt like too much trouble, and he has been incredibly transparent from start to finish.

The little details are what really stand out. The alcoves, bespoke step, LED strip lighting and the way the room has been designed around how we're actually going to use it show how much thought has gone into the finished room.

The end result is better than I imagined. It's not just a garden room — it's been designed around us.

10/10 from me. "



ROB'S HOME GYM

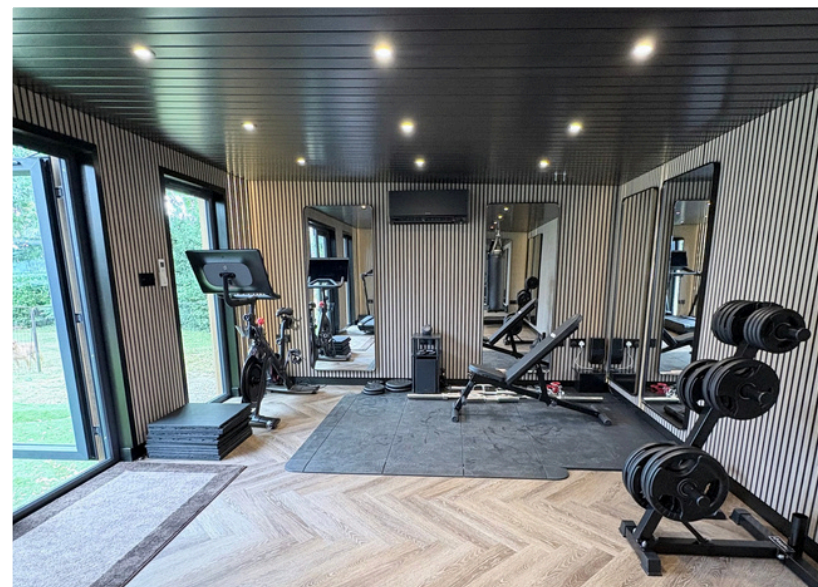


“Alex and his team have just completed my garden room that I’m using as a gym and I can honestly say that I’m blown away with the outcome.

From start to finish the communication, workmanship and flexibility have been outstanding. I’m a stickler for quality and service and I have to say I cannot pick fault with anything on this project.

Alex is so passionate about his work and his professional approach results in a quality product. I would highly recommend him and I’m already planning another project in the coming months.

If anyone wants any photos or information from my build I’m happy to share.”



PAYMENT TERMS

A £1,000 deposit is required to confirm your project and secure your agreed start date. This allows us to begin planning, ordering and preparing for your build.

The second payment is due once the EPDM rubber roof has been completed. This payment brings the total paid to 50% of the project value, with your £1,000 deposit deducted from the amount due.

A further 25% is payable once the internal wall finish is complete — in most cases, after the walls and ceiling have been plastered.

The final 25% balance is due upon completion and final handover, once you are happy with your finished garden room.

GETTING A QUOTE

As every garden room is individually designed, we do not offer a fixed price list. As a guide, larger rooms of around 30m² typically cost approximately £1,000 per square metre, while smaller rooms can cost up to £2,000 per square metre. Your final quotation will be tailored to your chosen size, specification and finishes. It is much easier for us to design around your budget!

PROCESS BREAKDOWN

1. Phone Consultation

Book a call to discuss your ideas, requirements and budget, and explore how we can create your ideal garden room.

2. Site Visit

We'll visit your garden to take measurements, discuss the finer design details and get a feel for your space.

3. Your Quotation

You'll receive a detailed quotation based on your chosen design, giving you a clear picture of what's included.

4. Secure Your Build Slot

Once you're happy with your quotation, we'll book your build slot and get ready to bring your garden room to life.



CONTACT DETAILS

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