

Thinking of an annexe?
Explore how we bring your vision to life

ihusannexe.com | 0808 164 1111 | enquiries@ihusannexe.com



Best in class builds

At iHus, we've perfected our craft in creating spaces that bring freedom and independence to families across the UK. With over 20 years of experience and 500+ beautifully built annexes, we make multi-generational living a reality.

Our unique full turn-key service ensures a seamless process from consultation to completion, so you can enjoy stress-free annexe living with a 10-year insurance-backed guarantee for peace of mind. We also believe in delivering more than just the best garden annexes - we offer a personal touch every step of the way. Our dedicated customer care team is always ready to assist with a friendly voice on the other end of the phone, ensuring you feel supported through the entire journey.

Quality is our top priority, and every iHus annexe is built to the highest standards with style and safety in mind. Plus, our growing OpenHus community connects you with happy annexe owners who are ready to welcome you into their homes and share their first-hand experiences.

To learn more about how we can bring your vision to life, explore our brochure and discover the many possibilities of annexe living with iHus.

20
years of experience

500+
annexes built across the UK

120+
OpenHus annexes to visit

As seen on:

Good Morning Britain · National Geographic · The Telegraph · sky news · sky · The Times



Tony Blackburn's story

When radio legend Tony Blackburn needed the perfect solution to keep his mother-in-law close by, he turned to iHus. Impressed by the quality, craftsmanship, and exceptional service, he chose an annexe in his own garden. Tony was so delighted with the experience that he became a proud iHus ambassador. Here, he's pictured with our founder, Trevor Smeaton, celebrating his role in representing iHus and championing independent living solutions.

See why Tony Blackburn and 500 other families have chosen iHus

With you every step of the way

There are four steps to our process, which take you seamlessly from our first introduction to gaining planning permission, the delivery and build of your iHus.

AskHus

Our resource hub, AskHus, brings you the best insights into all things annexes.

Visit AskHus page

Explore upcoming events, articles and FAQs.

ihusannexe.com/askhus

Visit our YouTube

Browse AskHus videos of customer case studies and expert advice across financial and family planning.

youtube.com/@ihusannexe



Step 1

Understanding you

We get started by organising a video consultation, where we'll explore your ideas and start to understand your needs so we can build an iHus to suit you.

We'll then send a quote over to you, complete with a Price Lock Guarantee that locks in your quotation for 3 months.

This is followed by a comprehensive site survey and a chance to browse all the options you can choose from to make your annexe truly unique.



Step 2

Planning permission

Our expert planning partners, NAPC, will take care of the planning permission, applying for planning and dealing with the relevant authorities on your behalf so you can sit back and relax.

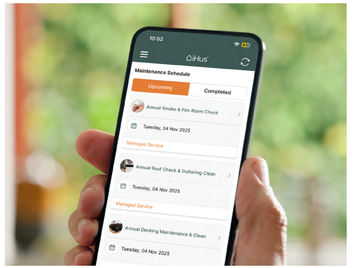
With a 94% success rate, we're so confident that our team will successfully secure local planning authority (LPA) permission that we offer a Money Back Planning Guarantee, where we'll refund every penny you've spent with us so far if the application is declined.



Step 3

Build & delivery

Our expert customer liaison and project management teams will support you throughout the entire build process, keeping you informed, answering questions big and small, and making sure every detail aligns with your vision.



Step 4

Moving in & aftercare

Once your build is ready, a member of the iHus team will be there to deliver your keys on move-in day, and an optional iHus handyman will help with fixtures and fittings.

You'll also have the option to join our OpenHus community and be a part of our growing group of thriving iHus residents. Six months in, a member of our aftercare team will be in touch to arrange a visit and see how you're getting on with your annexe.

Plus, enjoy exclusive access to the iHus app for maintenance support and rewards through OpenHus.





OpenHus

So much more than a showroom

OpenHus allows you to visit one of our customer's homes so you can experience a lived-in annexe. You can speak with the owners, see the build quality, and have your questions answered over a cup of tea – our customers are a friendly bunch!

There are over 120 families within our OpenHus community, so you're never too far from one. We have annexes spread across England and Wales, so you can pick a location that suits you best.



The Cohens

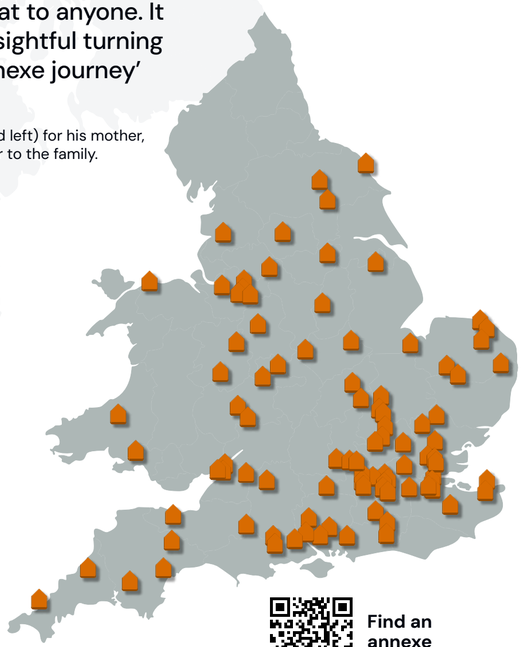


The Goulds

'Go see somebody who's living the iHus way, I'd recommend that to anyone. It was such an insightful turning point in our annexe journey'

Gary Robinson

Built an annexe (pictured left) for his mother, Betty, to bring her closer to the family.



Find an annexe near you



Explore annexes

Discover the perfect garden annexe to suit your lifestyle with our expertly crafted iHus models. Whether you're looking for a stylish, space-efficient solution or a fully tailored living space, our range offers something for everyone.

Our **3632 Range** delivers smart, contemporary designs at exceptional value, while our **Classic Range** allows for customisation, ensuring your annexe meets your unique needs and aesthetic preferences.

Choose from one or two-bedroom layouts, multiple size options, and either a flat or pitched roof. For those seeking a greener home, solar panel installation is also available. Whatever your vision, iHus is dedicated to creating a comfortable, high-quality space that truly feels like home.

	3632 Range	Classic Range
	Perfect for buyers looking for great value without compromising on essential quality.	Ideal for those seeking a bespoke, premium-quality annexe with tailored features.
Build Standards	Built to 3632 BSI Standard	Built to Building Regulations
Customisation	Fixed designs	Fully bespoke designs available
Exterior	Fibre cement cladding, flat & pitched roof options	Fibre cement cladding, flat, pitched & vaulted roof options
Windows & Doors	PVCu windows and white internal doors only	PVCu windows and oak or white veneer internal doors
Interior Finish	Crafted MDF wall panel and white paint	Contemporary plasterboard wall covering and multiple paint options
Heating	Standard radiators and towel rail	Premium radiators and towel rail
Shower Room	Standard shower layout and pedestal sink	Custom layouts with wet room, bathroom and premium vanity options
Kitchen	Shaker style with choice of countertops	Two premium styles with choice of countertops
Certification	Regulations compliant	Building control compliant

The Bawtry

One Bedroom

As one of our most popular one-bedroom annexes, the Bawtry is the perfect choice for elderly care or an independent young adult looking for their first home.

3632 Range	Classic Range
Price From	Price From
£100,538	£111,706

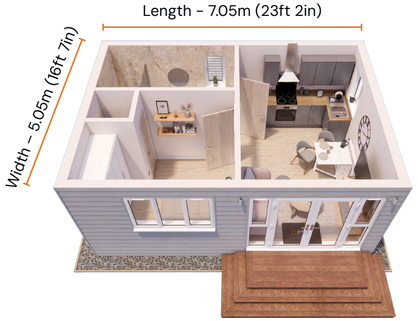




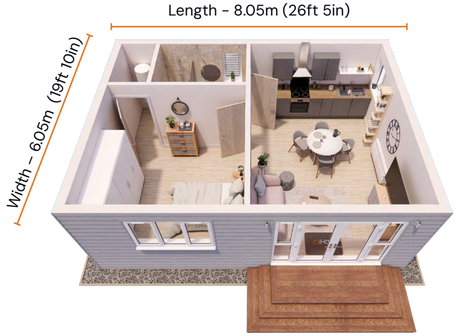




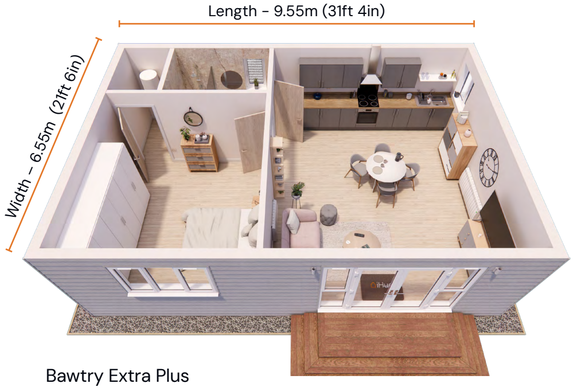




Bawtry



Bawtry Extra



Bawtry Extra Plus

To book your free virtual consultation, please call 0808 164 1111 or email enquiries@ihusannexe.com

You can also arrange to visit one of our OpenHus show homes near you.

Scan for more information on The Bawtry

All drawings are for illustrative purposes only.

The Cantley

One Bedroom

The Cantley floorplan is designed to maximise space and fits comfortably into most back gardens.



3632 Range	Classic Range
Price From	Price From
£105,268	£116,962











Cantley



Cantley Extra



Cantley Extra Plus

All drawings are for illustrative purposes only.

To book your free virtual consultation, please call 0808 164 1111 or email enquiries@ihusannexe.com

You can also arrange to visit one of our OpenHus show homes near you.

Scan for more information on The Cantley

The Ravenscroft

One Bedroom

The Ravenscroft is a spacious one-bedroom annexe, designed for those with a larger garden plot. To maximise living space, all three footprints utilise a central shower room to separate the bedroom and the open-plan kitchen/living area.

3632 Range

Price From

£113,579

Classic Range

Price From

£126,193

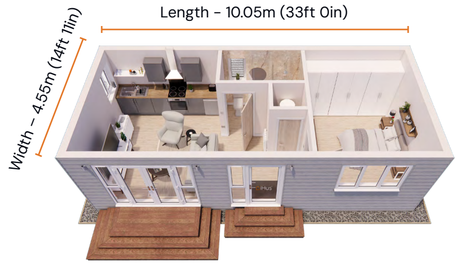




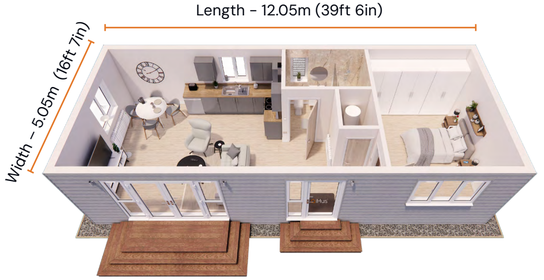




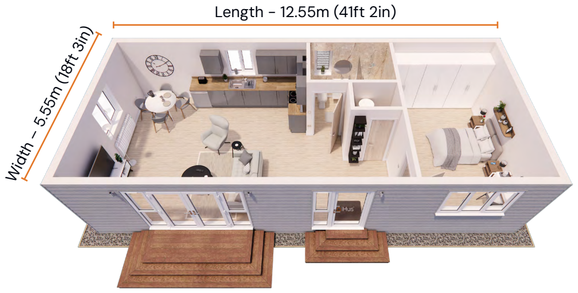




Ravenscroft



Ravenscroft Extra



Ravenscroft Extra Plus

All drawings are for illustrative purposes only.

To book your free virtual consultation, please call 0808 164 1111 or email enquiries@ihusannexe.com

You can also arrange to visit one of our OpenHus show homes near you.

Scan for more information on The Ravenscroft

The Dunscroft

One Bedroom

The L-shaped Dunscroft is an ideal annexe for small corner plots. Each footprint features a double bedroom, shower room and a large open-plan kitchen/living area.

3632 Range
Price From
£114,392

Classic Range
Price From
£127,098

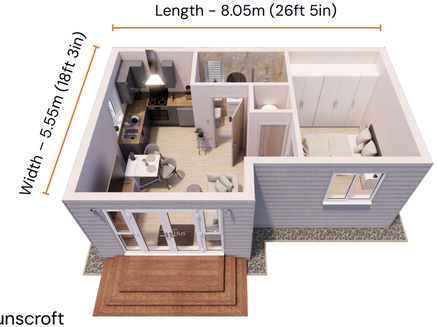




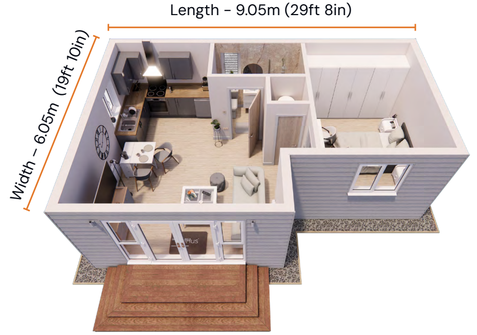




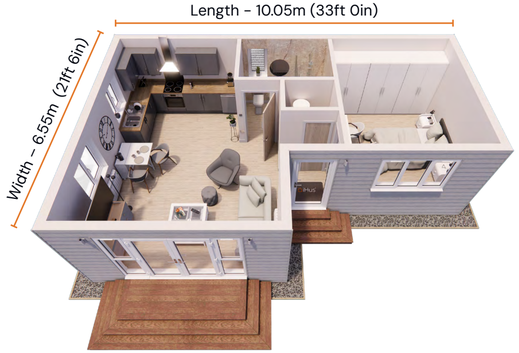




Dunscroft



Dunscroft Extra



Dunscroft Extra Plus

All drawings are for illustrative purposes only.

To book your free virtual consultation, please call 0808 164 1111 or email enquiries@ihusannexe.com

You can also arrange to visit one of our OpenHus show homes near you.

Scan for more information on The Dunscroft

The Hickleton

One Bedroom

The Hickleton is the largest of our one-bedroom annexes. All three footprints boast a spacious open-plan living area with a galley-style kitchen adjacent.



3632 Range

Price From

£122,693

Classic Range

Price From

£136,324











Hickleton



Hickleton Extra



Hickleton Extra Plus

To book your free virtual consultation, please call 0808 164 1111 or email enquiries@ihusannexe.com

You can also arrange to visit one of our OpenHus show homes near you.

Scan for more information on The Hickleton

All drawings are for illustrative purposes only.

The Melton

Two Bedroom

The Melton is designed with a master bedroom and a smaller second bedroom that can be used as a home study if preferred. The 'Extra Plus' provides a master bedroom that's larger than those in most new-build homes today.

3632 Range

Price From

£120,556

Classic Range

Price From

£133,949

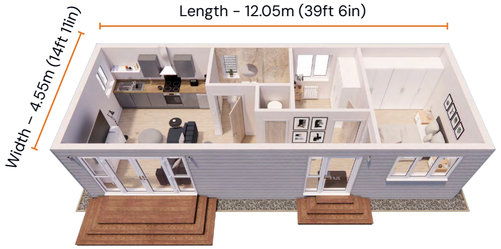












Melton



Melton Extra



Melton Extra Plus

All drawings are for illustrative purposes only.

To book your free virtual consultation, please call 0808 164 1111 or email enquiries@ihusannexe.com

You can also arrange to visit one of our OpenHus show homes near you.

Scan for more information on The Melton

The Cadeby

Two Bedroom

All three footprints of the Cadeby offer an alternative layout with a central living space and bedrooms at adjacent sides of the annexe. If you love large open-plan living, this annexe is the perfect style for you.

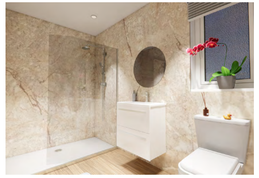
3632 Range	Classic Range
Price From	Price From
£120,556	£135,555













Cadeby



Cadeby Extra



Cadeby Extra Plus

All drawings are for illustrative purposes only.

To book your free virtual consultation, please call 0808 164 1111 or email enquiries@ihusannexe.com

You can also arrange to visit one of our OpenHus show homes near you.

Scan for more information on The Cadeby

The Loversall

Two Bedroom

The Loversall provides plenty of living space and two good-sized bedrooms. The ‘Extra Plus’ is one of the most popular annexes in our range.



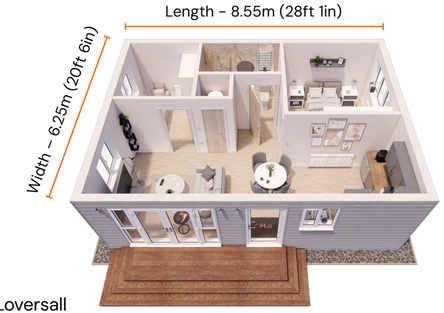
3632 Range	Classic Range
Price From	Price From
£125,911	£139,899



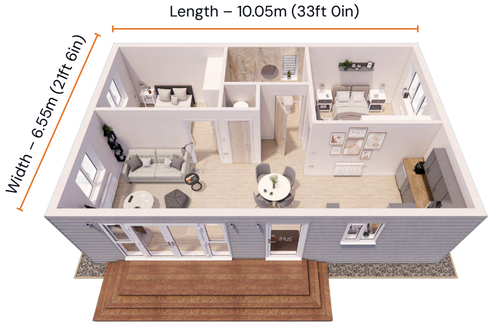








Loversall



Loversall Extra



Loversall Extra Plus

All drawings are for illustrative purposes only.

To book your free virtual consultation, please call 0808 164 1111 or email enquiries@ihusannexe.com

You can also arrange to visit one of our OpenHus show homes near you.

Scan for more information on The Loversall

The Hatfield

Two Bedroom

The Hatfield is a spacious L-shaped annexe with two great-sized bedrooms. All three footprints look stunning and are ideal for large corner plots.

3632 Range	Classic Range
Price From	Price From
£129,176	£143,528













Hatfield



Hatfield Extra



Hatfield Extra Plus

All drawings are for illustrative purposes only.

To book your free virtual consultation, please call 0808 164 1111 or email enquiries@ihusannexe.com

You can also arrange to visit one of our OpenHus show homes near you.

Scan for more information on The Hatfield

The Wheatley

Two Bedroom

The Wheatley is our most popular two-bedroom annexe, providing plenty of living space and two good-sized bedrooms. This model is a product of valued customer feedback.

3632 Range	Classic Range
Price From	Price From
£131,481	£146,084

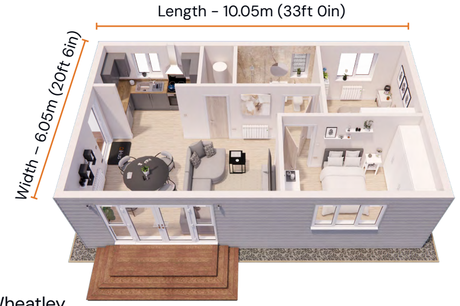












Wheatley



Wheatley Extra



Wheatley Extra Plus

To book your free virtual consultation, please call 0808 164 1111 or email enquiries@ihusannexe.com

You can also arrange to visit one of our OpenHus show homes near you.

Scan for more information on The Wheatley

All drawings are for illustrative purposes only.

Your annexe, your way

iHus began as a custom design and build company, and that tradition continues throughout our Classic range. If our models don't quite match your ideal home, we can modify one of our models to better suit you or even design something new from the ground up. Whatever your idea, we'll work with you to craft an annexe that fits your needs, reflects your style and feels like home. Our 3632 range, however, is non-customisable with specially selected set, smart designs for functionality and a contemporary feel.

If you have specific requirements, our team will work with you to design a space that's tailored to your lifestyle, ensuring accessibility is integrated seamlessly without compromising on style or quality.

Kitchen & living space

From laminate flooring and internal doors to electric radiators and modern light switches, every detail is your choice. Our fully-fitted kitchens crafted by Howdens Kitchens come in a selection of colours and styles, so you can choose everything from units and handles to worktops and splashbacks. Plus, you can select from our high-quality standard appliances or upgrade to our premium range for added luxury.

Exterior

Create a lasting first impression with an exterior that speaks to your personal style. Our standard cladding is available in a choice of colours, or you can upgrade to our untreated oak cladding for a touch of rustic charm. Roof options include flat styles with over-sail canopies and LED downlights or pitched roofs with multiple finishes. Whether you prefer French or bi-fold doors, or want to customise your windows, our selection of colours and styles will help you achieve the perfect look. Additionally, external lighting, motion sensors, composite decking, balustrades, and solar panel packages are all available to elevate your annexe.

Shower room, bathroom & wet room

Our standard shower rooms blend modern design with practicality, offering premium fixtures and fittings. You can personalise your space by choosing from a variety of tile board and vinyl flooring options. For a more indulgent touch, you might prefer to upgrade to a full bathroom or an accessible wet room.

Accessibility

We offer a range of thoughtful accessibility features to ensure your annexe meets your needs. Our accessible solutions include ramp access, zero threshold doors, shower seats, grab rails and fully-equipped wet rooms to enhance ease of movement and safety. For wheelchair users, we offer bespoke modifications such as curved kitchen counters for improved access, lowered work surfaces, and wide doorways for easy navigation. We're compliant with Building Regulations 2010, across Volumes 1, 2 and 3. This means our builds can be specified to be fully wheelchair accessible and adaptable.





We handle all the planning

Planning permission can feel like a daunting process, but with us, it doesn't have to be. Our expert partners at NAPC (National Annexe Planning Consultancy) take care of everything. From initial applications to final approvals, their dedicated team ensures a smooth, stress-free experience for you.

94%
success rate of obtaining permission to build

10 – 12
weeks to receive permission

300+
local planning authorities worked with

Do I need planning permission for an annexe?

The simple answer is yes

We have two approaches dependent on whether you choose from our Classic range or 3632 range. An integral part of our service for our Classic range is our dual approach to obtain the necessary permissions from your Local Planning Authority (LPA) to build your annexe, whereas our 3632 model specification is safely covered through the Caravan Act alone.

Dual approach to annexe planning permission

For our Classic range, our primary method of obtaining planning permission is a Householder Application (1). However, we submit the same plans under the Caravan Act (2) so that should any objections be raised, we have a 'safety net'. This dual approach ensures that the planning stage is as short as possible and that building works can start as soon as approval is granted. Alternatively, our 3632 range is covered by the Caravan Act alone.

Money back guarantee

With a 94% success rate and over 300 local planning authorities worked with, we're so confident we can secure your planning, we offer a full money-back guarantee. That means, in the unlikely event that planning consent is not given, we'll refund every penny you've spent with us up to this point.

Building control

Each project in our Classic range is inspected by Vantage Building Control, an industry-approved body, to guarantee that it meets or exceeds building standards. Vantage are registered by The Building Safety Regulator (BSR) and are a registered Building Control Approver (RBCA).

NAPC™
Setting standards for annexe building

Be inspired

Every journey is different, shaped by the lifestyle each family wants. These stories offer a glimpse into what is possible when custom choices lead to lasting benefits for generations to come.

Here, you'll find a collection of spaces created for new beginnings and better ways of living.



Building Buckingham Palace

Paul and Susan Buckingham moved from Cornwall to Wales to be closer to their family, building a stylish and spacious annexe in their son's garden. Thoughtfully designed to reflect their love of nature and family life, the annexe balances privacy with proximity, offering a warm and welcoming space filled with custom touches and cherished photographs. It's not only their peaceful retreat but also a place to host, help with childcare, and make lasting memories with their granddaughter.



Fiona's Joyful Home

After relocating from Edinburgh to Letchworth, Fiona (also affectionately known as Grandma Fi) created a vibrant annexe that mirrors her joyful personality. Still working part-time for the NHS and active in her community, she enjoys a fulfilling lifestyle surrounded by treasured family photos, colourful decor, and space for hobbies like baking. Her annexe is a cosy, creative sanctuary that supports her independence while keeping her close to her daughter and granddaughter.



The Long's Family Nest

Karen and Pete Long built their annexe to remain close to their daughter and grandchildren, creating a bright, open-plan space that blends comfort with functionality. Their home reflects their love of art and travel through personal touches like Karen's paintings and collected mementos. Designed for relaxed family moments and meaningful gatherings, their annexe is a heartfelt expression of family togetherness and shared memories.



Lynn's Garden Retreat

Lynn's bespoke two-bedroom annexe offers a peaceful, garden-facing retreat that honours the memory of her late husband. Surrounded by blooms she lovingly tends, her annexe which is aptly named 'Charlie's View' after her late husband, is both a tribute and a fresh start. Living near her daughter and granddaughters, Lynn enjoys quality time with loved ones while remaining rooted in her longtime community and the home they've cherished for years.



Pat & Abe's Haven

Pat and Abe designed their annexe to adapt to their evolving health and mobility needs, creating a single-level, accessible home that doesn't compromise on style. With wide doorways, colourful decor, and thoughtful features seamlessly integrated into a modern aesthetic, their space is both practical and full of personality. The annexe marks a new chapter that provides safety, comfort, and a true sense of home.

Scan to discover annexe stories

GreenHus

Caring for our world is second nature. We build for generations of families, ensuring today's grandchildren grow up in a cleaner, safer world. Our commitment to sustainability is more than a promise, it's embedded in everything we do.

Off-site preparation

By constructing all of our annexes in our purpose-built premises, we reduce greenhouse gases by up to 30%. Using off-site machinery also cuts emissions by around 50%. Since we eliminate much of the site traffic in the process, we help to reduce air pollution on Britain's roads and minimise on-site disruption.

Sustainable materials

Every annexe is made with a traditional solid timber frame and we ensure 95% of our wood is FSC or PEFC certified from responsibly managed sources. We also use Saige composite decking, an advanced, long-lasting material made almost entirely from recycled plastic and wood fibres. Instead of concrete, we install screw pile foundations, which protect tree roots, create zero spoil, and avoid the high emissions associated with traditional foundations.

Built with the future in mind

Our thoughtful planning considers protected species, including hedgerows, newts, and owls, ensuring we build responsibly.

By choosing iHus, you're not just investing in a beautiful, functional annexe, you're making a responsible choice for our environment.

Energy efficiency

- LED lighting - Our A+ rated lighting is 90% more energy efficient than halogen alternatives.
- Advanced insulation - Ultra-efficient insulation dramatically reduces energy consumption.
- Eco-friendly heating - We install green electric heating and hot water systems to eliminate emissions.
- Smart radiators - Rointe radiators with advanced control technology cut power consumption by over 60%.
- Solar solutions - We offer solar panel installations, reducing energy bills and helping your annexe become self-sufficient.



Looking for something different?

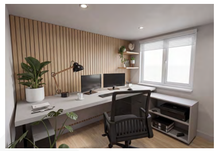
Introducing Garden Rooms by iHus

Our new range of garden rooms offer an exciting opportunity to enjoy our renowned quality builds on a smaller scale.

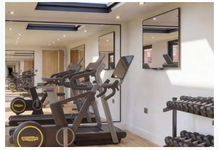
So whether you're setting up a dedicated place to work from home, a high-performance gym, a charming space to entertain, or a relaxing retreat to escape and unwind, we are here to help.

Design your own Garden Room from less than £23,000

Home Office



Garden Gym



Garden Bar



Home Salon



Multi-use Space





iHus™

Ready to start your journey?
Our expert team is here to help

ihusannexe.com | 0808 164 1111 | enquiries@ihusannexe.com

NAPC™
Setting standards for annexe building