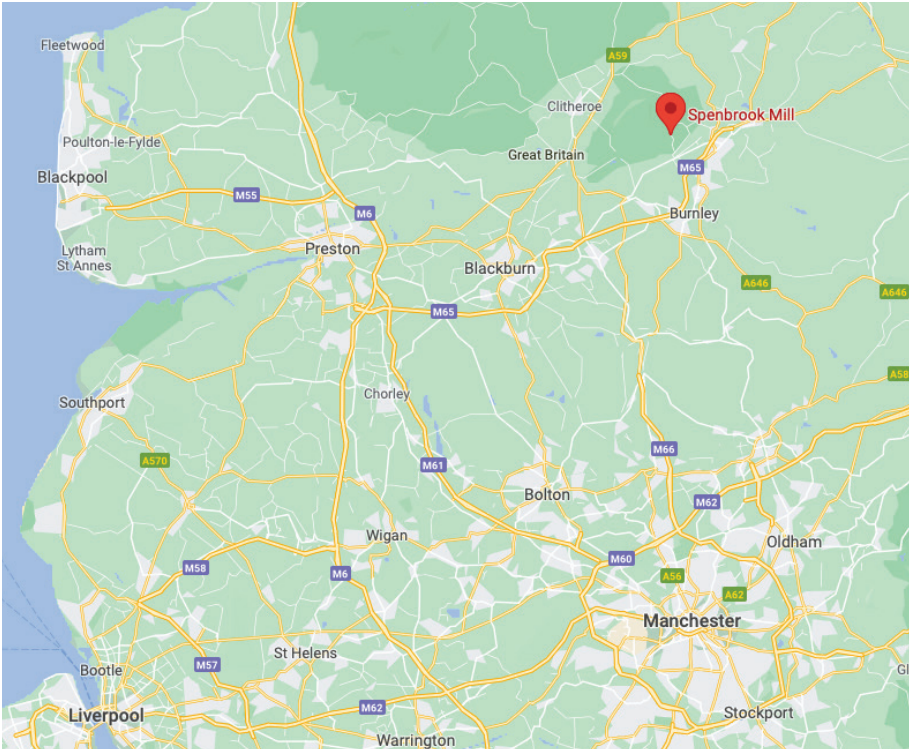


A PRESTIGIOUS COLLECTION OF FAMILY HOMES AND LUXURY TOWN HOUSES



# HISTORIC COUNTRY LIVING

Spenbrook sits beautifully in the sweeping countryside of Pendle in an area of outstanding natural beauty. It is a prestigious development set in and around the charming 19th century cotton mill. The completed development will be a gracious collection of luxury 5-bedroom detached homes situated alongside ten 3-bedroom town houses, which are set over three floors and crafted within the historic mill walls.





# THE AREA

Located in the Pendle district of Lancashire, a home at Spenbrook provides a rural and peaceful location whilst remaining only minutes from the villages of Padiham and Barley and the bustling market town of Burnley. Spenbrook offers the best of both worlds, promising an idyllic location for family life as well as being connected and accessible for all major commuter routes.

The local historic settlements of Padiham, Clitheroe and Burnley offer a wide variety of entertainment and cultural activities. If you would prefer to stay even closer to home then The White Swan at Fence is less than two miles away and offers Michelin star dining in a traditional pub setting.

Within the surrounding area of this prestigious development, you will find excellent local primary and secondary education, including the outstanding Clitheroe Grammar (founded in 1554) and St. Mary's Primary.



Above: The Fence Gate, an elegant bar and restaurant, 5 minutes from Spenbrook.

Top left and bottom right: Spenbrook is situated in the Forest of Bowland Area of Outstanding Natural Beauty.

Bottom Left: Clitheroe Grammar School, founded 1554.





## PRESTIGIOUS CHARACTERFUL HOMES

Find your forever home at Spenbrook and discover the fantastic countryside location and houses finished to the highest specifications. Whether you choose a prestigious town house built within the historic 19th century mill walls or a luxury spacious detached family home, you will find yourself in an idyllic setting and in a home built and finished to an outstanding standard.



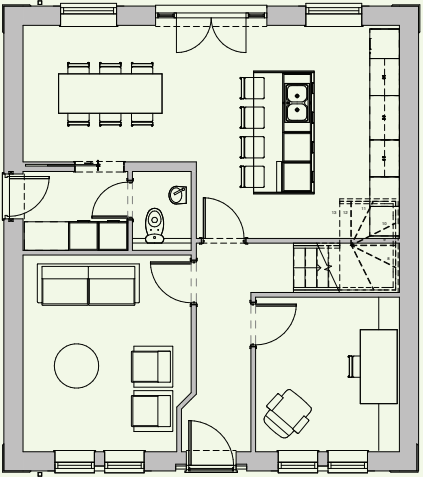




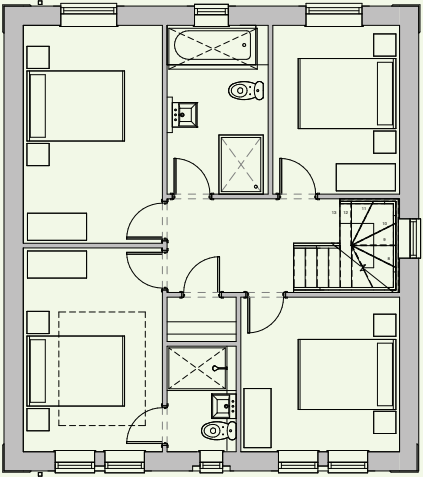
# THE BIRCH

-  5 Double bedrooms
-  4 Bathrooms

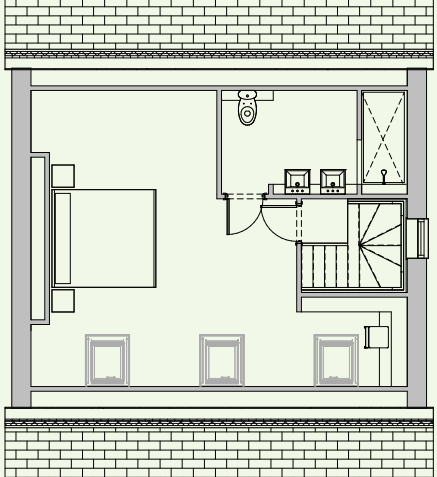
The Birch is a spacious five bedroom detached home perfect for modern family life. Set over 3 floors The Birch has an open plan kitchen diner, downstairs wc, a separate living room and a snug / office room. On the first floor you will find four generously proportioned double bedrooms including one en-suite, and a well-appointed family bathroom. The top floor of The Birch reveals an expansive master bedroom complete with a spacious en-suite bathroom.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

- GROUND FLOOR**  
Kitchen/Diner .....27m<sup>2</sup>  
Reception 1 .....13m<sup>2</sup>  
Reception 2 .....9m<sup>2</sup>
- FIRST FLOOR**  
Bedroom 1 (inc en suite) 14m<sup>2</sup>  
Bedroom 2.....12m<sup>2</sup>  
Bedroom 3.....10m<sup>2</sup>  
Bedroom 4.....8m<sup>2</sup>
- SECOND FLOOR**  
Bedroom 5.....44m<sup>2</sup>

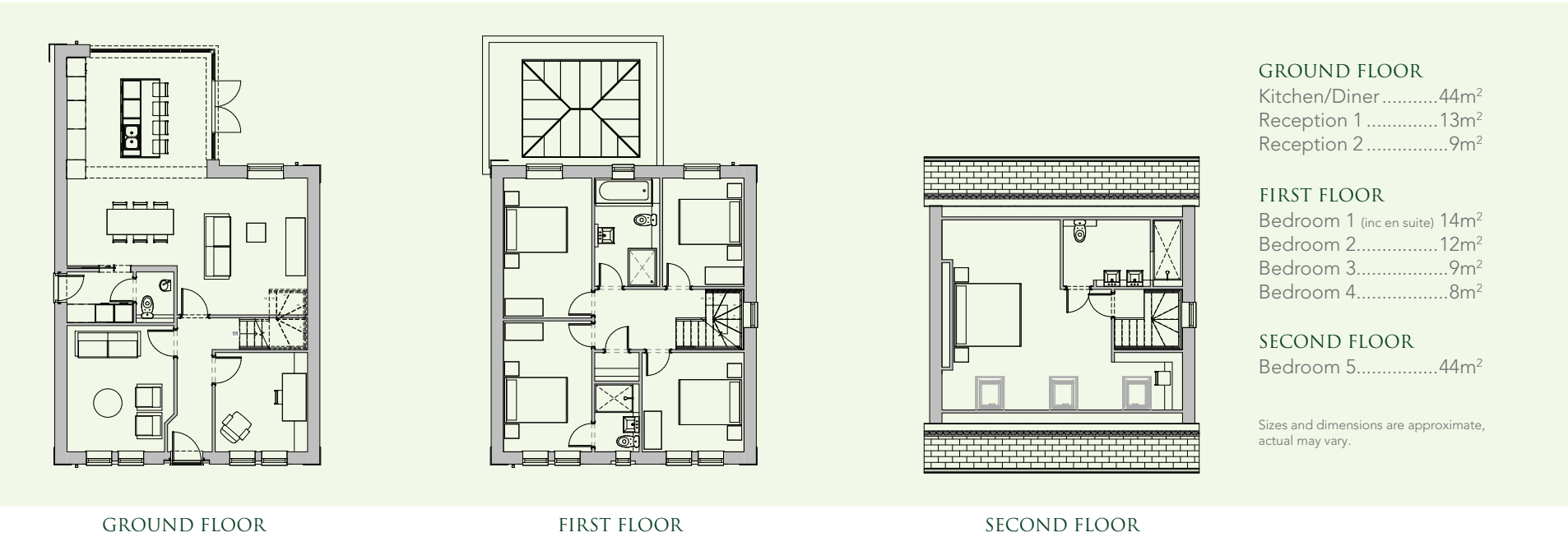
Sizes and dimensions are approximate, actual may vary.



# THE WILLOW

-  5 Double bedrooms
-  4 Bathrooms

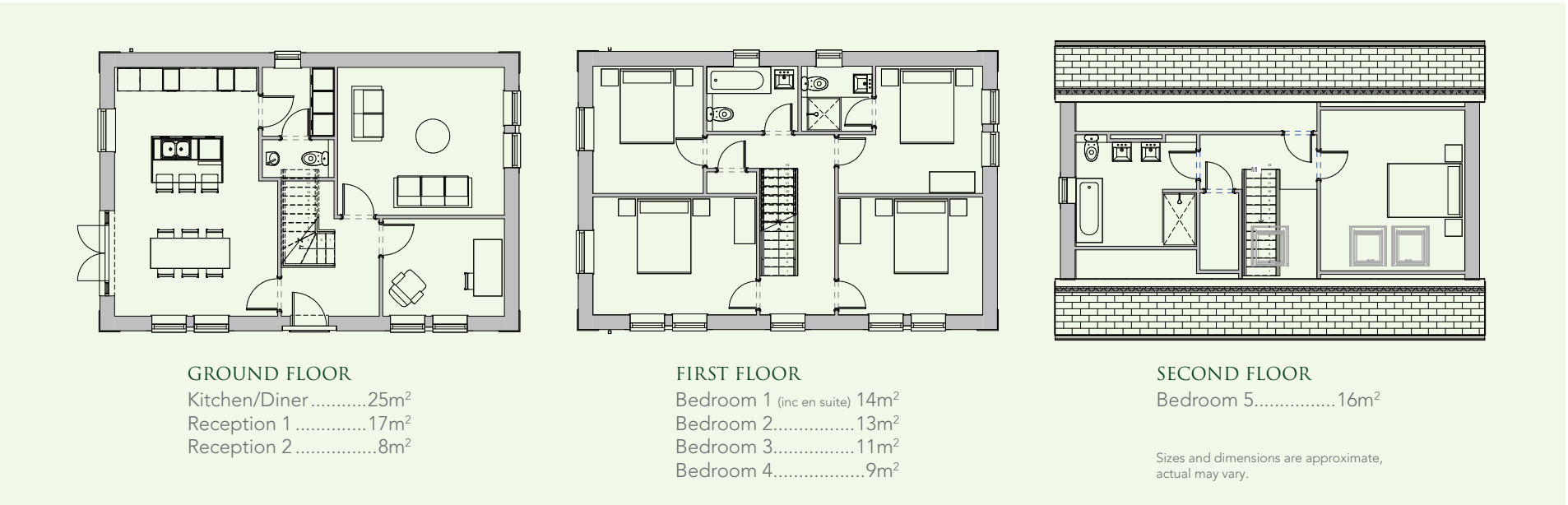
The Willow is a spacious five bedroom detached home perfect for modern family life. Set over 3 floors The Willow has an open plan kitchen diner, downstairs wc, a separate living room and a snug / office room. The Willow also benefits from a spacious orangery adding to the ambience of this outstanding family space. On the first floor you will find four generously proportioned double bedrooms including one en-suite, and a well-appointed family bathroom. The top floor of The Willow reveals an expansive master bedroom complete with a spacious en-suite bathroom.



# THE OAK

-  5 Double bedrooms
-  4 Bathrooms

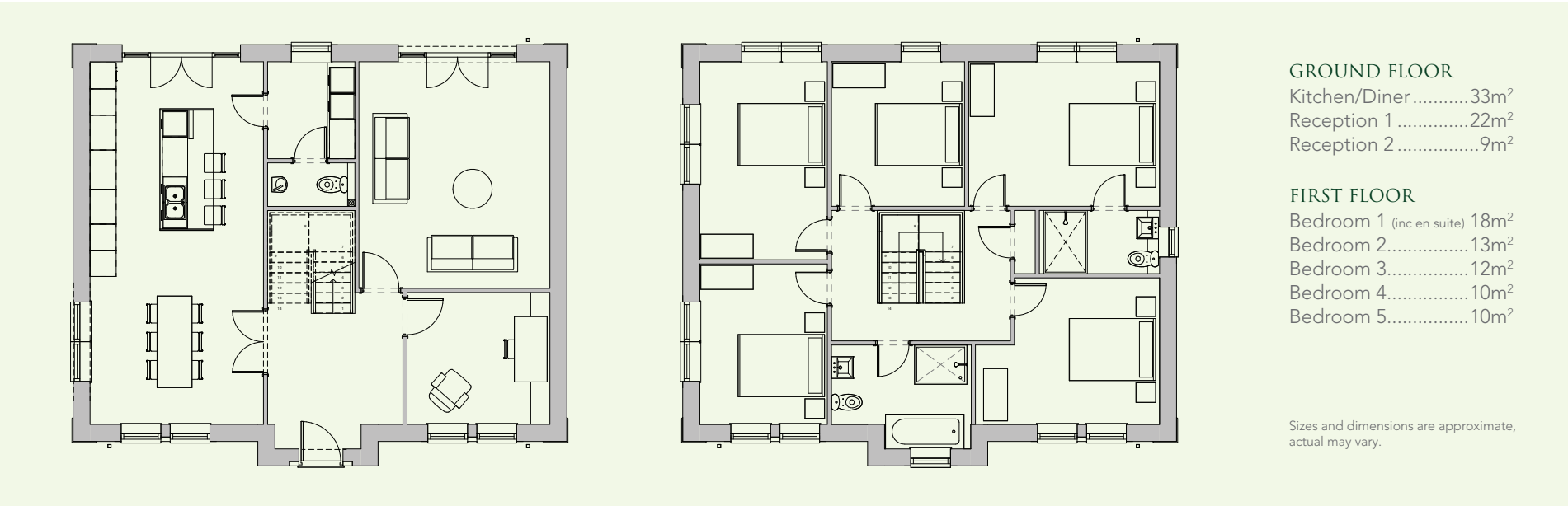
The Oak is a spacious five bedroom detached home perfect for modern family life. Set over 3 floors The Oak has an open plan kitchen diner, downstairs wc, a separate living room and a snug / office room. On the first floor you will find four generously proportioned double bedrooms including one en-suite, and a well-appointed family bathroom. The top floor of The Oak reveals an expansive master bedroom complete with a spacious bathroom across the landing and further space for storage.



# THE HAWTHORN

-  5 Double bedrooms
-  3 Bathrooms

The Hawthorn is unique to the Spenbrook development being set over two floors as opposed to three and offering a larger footprint to compensate. In keeping with the other homes in the development The Hawthorn boasts an open plan kitchen diner, downstairs wc, a separate living room and a snug / office room. The first floor offers 5 double bedrooms with the master bedroom en-suite, along with a family bathroom finished to the highest specification.



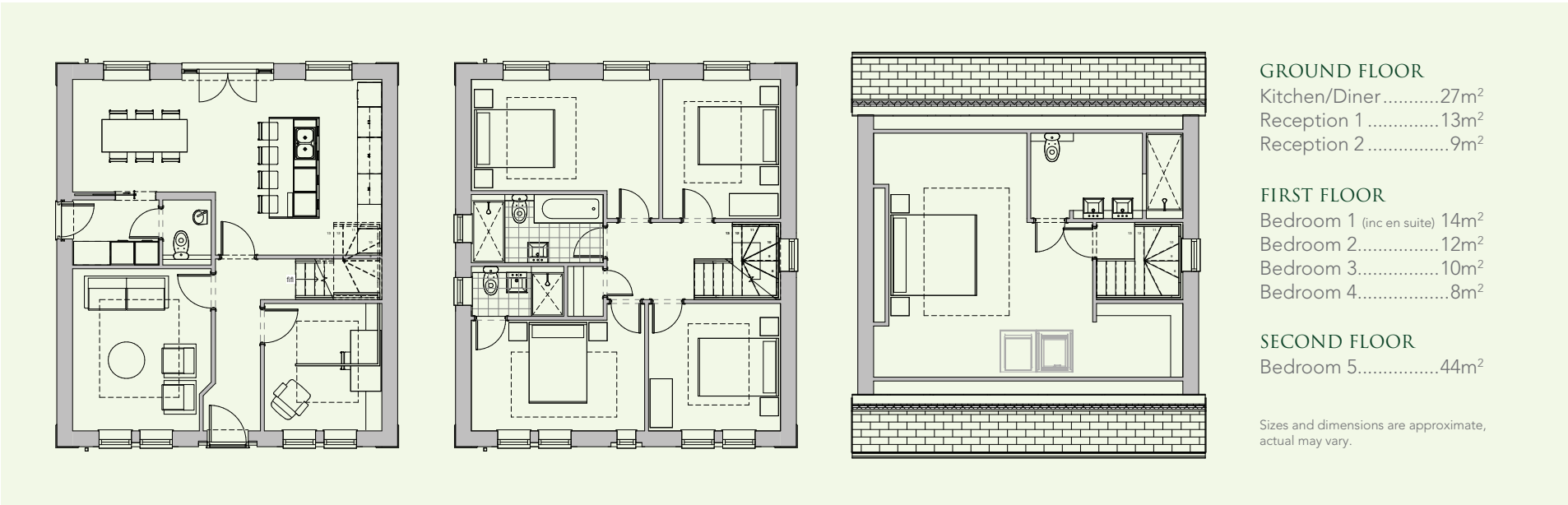
GROUND FLOOR

FIRST FLOOR

# THE CEDAR

-  5 Double bedrooms
-  4 Bathrooms

The Cedar is another spacious five bedroom detached home perfect for modern family life. Set over 3 floors The Cedar boasts an open plan kitchen diner, downstairs wc, a separate living room and a snug / office room. On the first floor you will find four generously proportioned double bedrooms, including one en-suite, and a well-appointed family bathroom. The top floor of The Cedar reveals an expansive master bedroom complete with a spacious and luxurious en-suite.



GROUND FLOOR

FIRST FLOOR

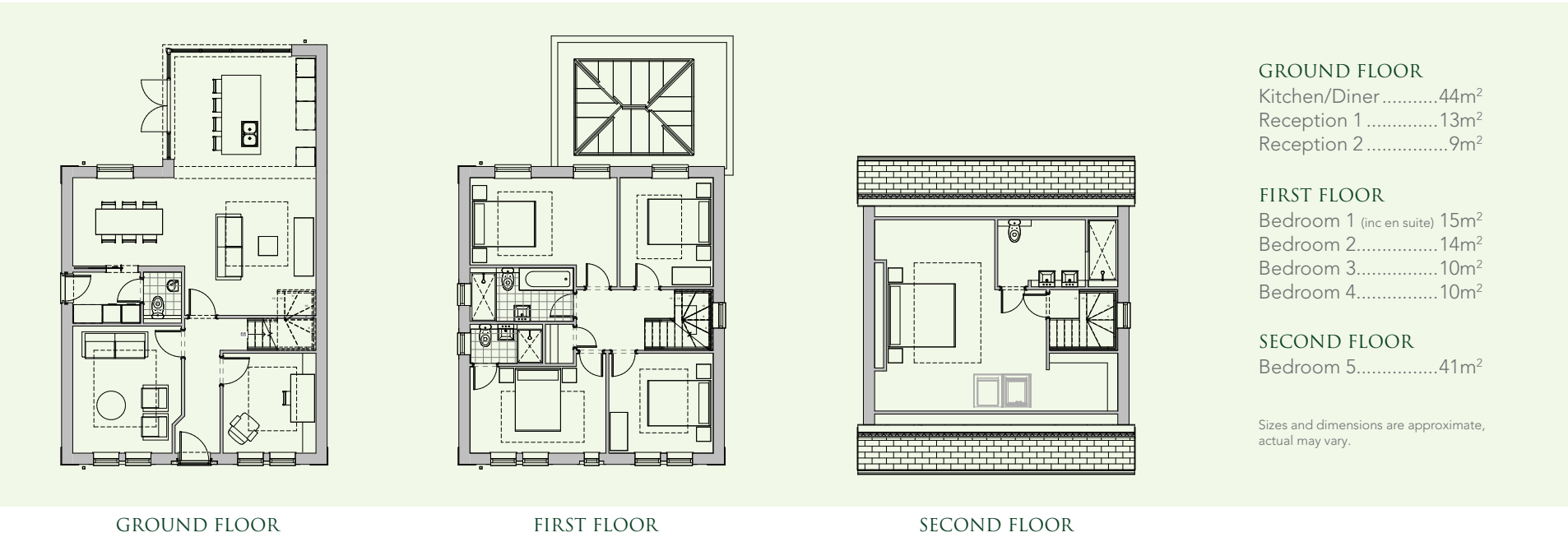
SECOND FLOOR





# THE JUNIPER

-  5 Double bedrooms
-  4 Bathrooms

The Juniper is another spacious five bedroom detached home perfect for modern family life. Set over 3 floors The Juniper boasts an open plan kitchen diner, downstairs wc, a separate living room and a snug / office room. The Juniper also benefits from a spacious orangery on the ground floor, adding to the ambience of this outstanding family space. On the first floor you will find four generously proportioned double bedrooms, including one en-suite, and a well-appointed family bathroom. The top floor of The Juniper reveals an expansive master bedroom complete with a spacious and luxurious en-suite.



# THE SPENBROOK MILL RESIDENCES

-  Plots 1-4 3 Double bedrooms  
Plots 5-10 3 Double bedrooms
-  Plots 1-4 2 Bathrooms  
Plots 5-10 1 Bathroom

These prestigious town house style properties have been sympathetically built within the walls of the 19th century cotton mill ensuring that each home is unique and full of character. Set over three floors this collection of three bedroomed homes have ample parking and gardens and represent a fantastic opportunity to live in this truly stunning area of natural beauty and to be part of this prestigious community.







GENERAL

- LED lighting throughout
- Air source heat pump and underfloor heating
- Solid Accoya wood windows and patio doors
- Carpeted and tiled throughout
- Fibre broadband and TV ready
- Ring® doorbell and internal alarm system fitted to all properties

10 Year Insurance backed build warranty.

KITCHEN

- Shaker style fitted kitchen
- Quartz worktops
- Bosch multi-function double oven and induction hob
- Integrated dishwasher and fridge freezer

All details are correct at time of publication, please check with Charles Louis Homes for any individual housing specification changes.

BATHROOMS

- Fitted bathroom suites
- Chrome brassware
- Concealed shower and WC
- Fitted vanity units
- Chrome heated towel rails

EXTERNAL

- Turfed landscaped gardens
- Paved patio
- Outside tap
- Garage or allocated parking





HOUSE TYPES

- PLOT 1 The Hawthorn
- PLOT 2 The Birch
- PLOT 3 The Birch
- PLOT 4 The Juniper
- PLOT 5 The Birch
- PLOT 6 The Willow
- PLOT 7 The Oak
- PLOT 8 The Willow
- PLOT 9 The Birch
- PLOT 10 The Willow
- PLOT 11 The Birch
- PLOT 12 The Oak
- PLOT 13 The Willow
- PLOT 14 The Birch
- PLOT 15 The Birch
- PLOT 16 The Cedar
- PLOT 17 The Willow
- PLOT 18 The Birch
- PLOT 19 The Birch
- MP1-10 Spenbrook Mill Residences

MORTGAGES

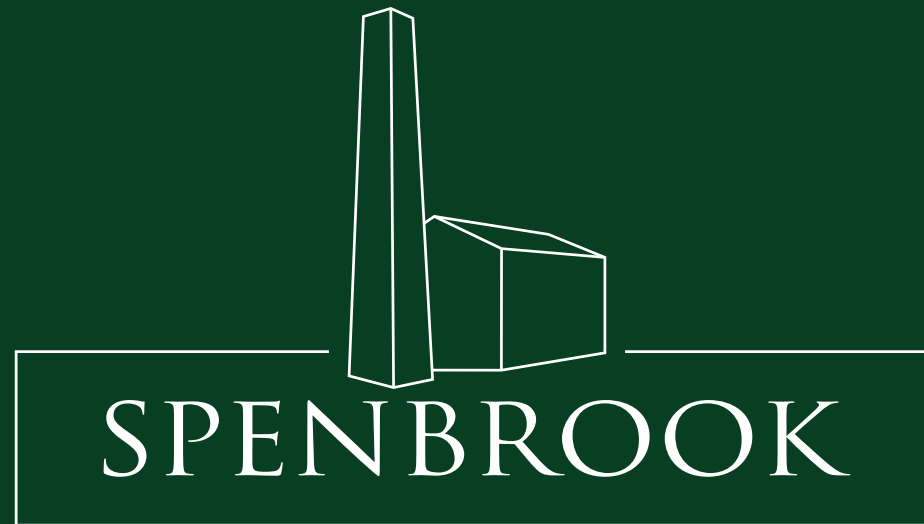
With over 22 years experience in the mortgage market, at Charles Louis we’re confident we can help you get where you need to be quickly and easily – with no jargon or unnecessary delays. We offer clear and simple mortgage advice to ensure the process is as smooth as possible and you are kept abreast of developments at every stage.

At Charles Louis we pride ourselves on being directly authorised by the FCA, meaning we can explore the whole market in full to find you the best deal. Our professional and friendly service is always on hand to help you realise your dream home at Spenbrook.

Our fully qualified mortgage advisers will qualify all potential Spenbrook homeowners to ensure that any required mortgage is affordable, and as Charles Louis Homes are the appointed estate agent for Spenbrook, you can be sure of a joined up approach to buying your forever home.







**CHARLES LOUIS**  
HOMES & MORTGAGES

TO ARRANGE A VIEWING AND FOR MORE INFORMATION CONTACT

**0161 959 0166**

[www.charleslouishomes.co.uk](http://www.charleslouishomes.co.uk)

4 Bolton St, Ramsbottom, Bury BL0 9HX