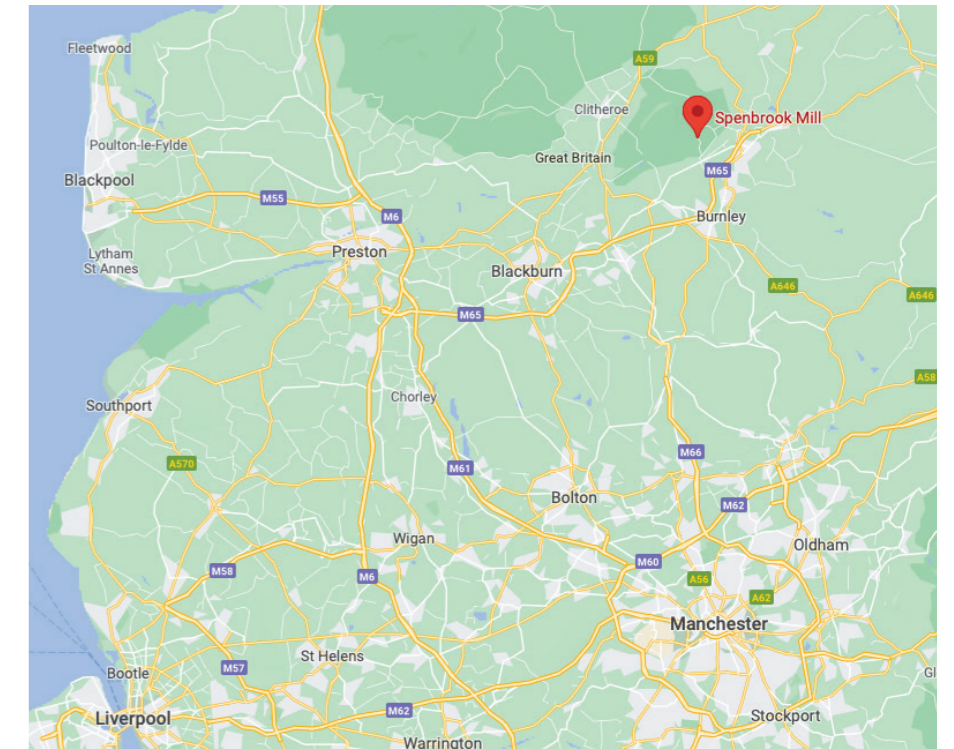


SPENBROOK
THE MILL RESIDENCES

A PRESTIGIOUS COLLECTION OF 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.



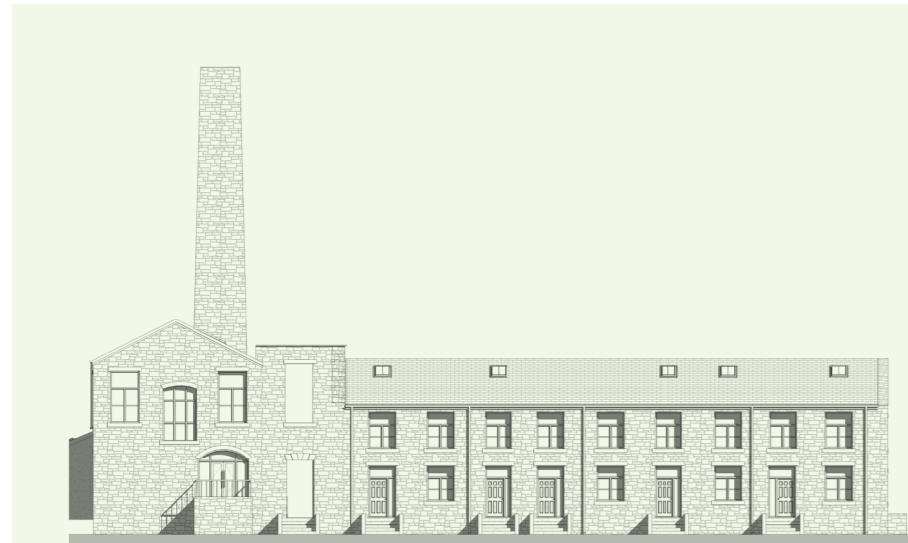
Above: The Fence Gate, an elegant bar and restaurant, 5 minutes from Spenbrook.

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. Which ever prestigious town house built within the historic 19th century mill walls you choose, you will find yourself in an idyllic setting and in a home built and finished to an outstanding standard.



THE SPENBROOK MILL RESIDENCES

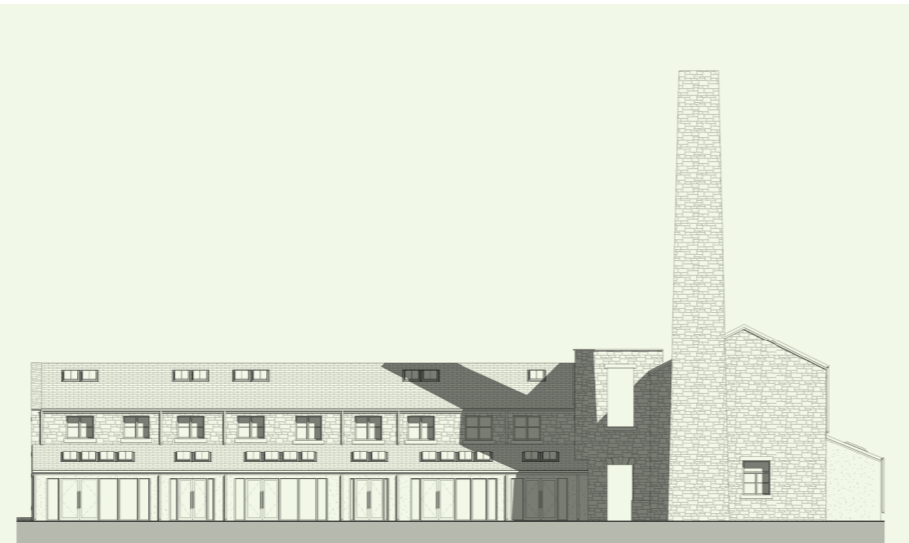


Plots 1-4 3 Double bedrooms
Plots 5-10 3 Double bedrooms



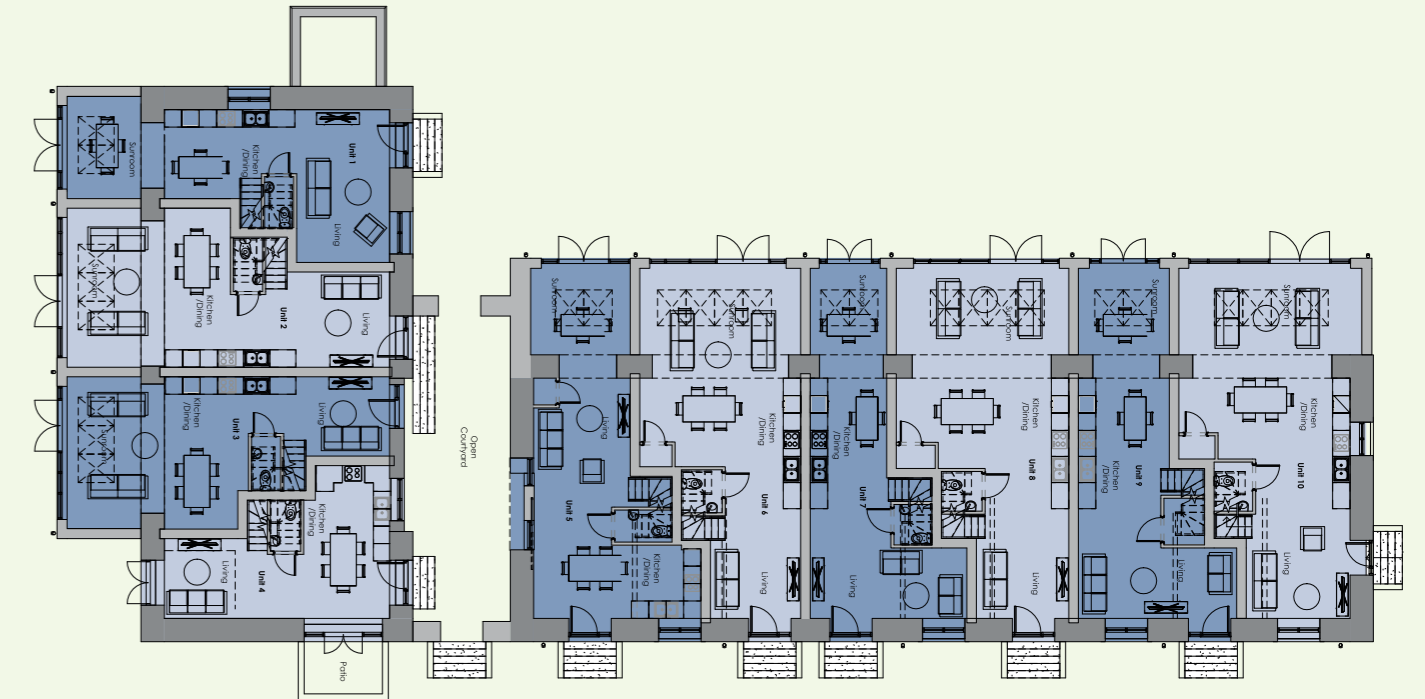
Plots 1-4 2 Bathrooms
Plots 5-10 1 Bathroom

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.



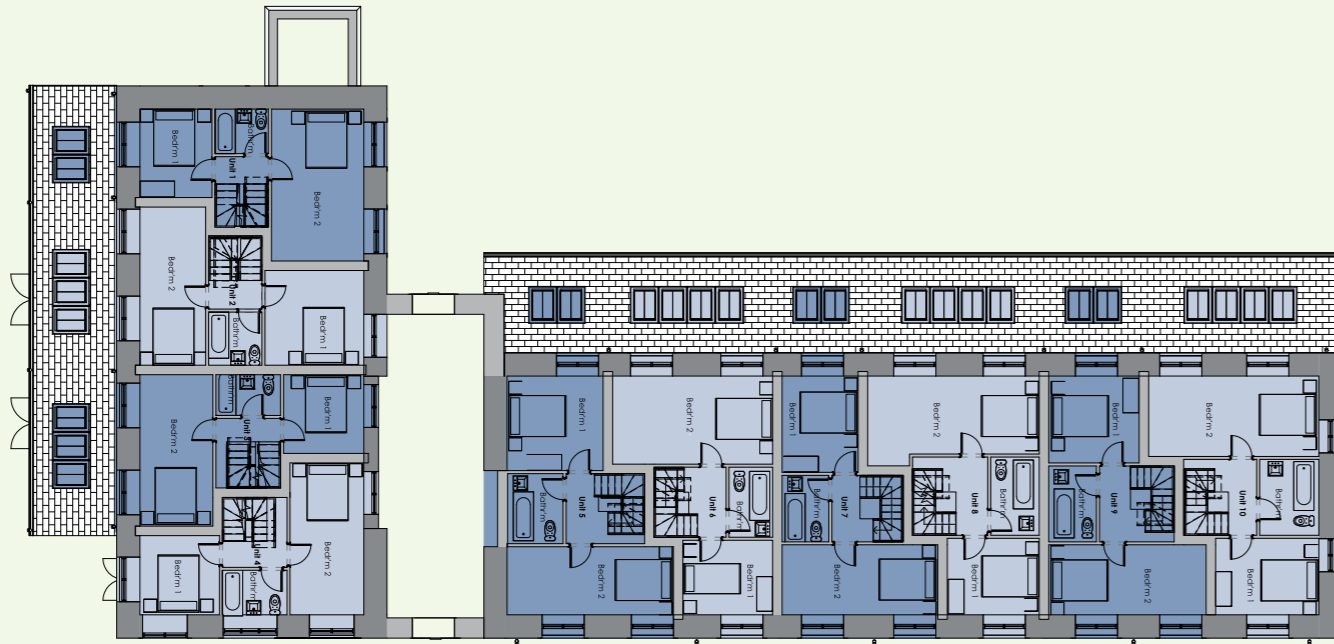
GROUND FLOOR

MP1	44m2
MP2	51m2
MP3	48m2
MP4	30m2
MP5	49m2
MP6	57m2
MP7	SOLD
MP8	60m2
MP9	47m2
MP10	65m2



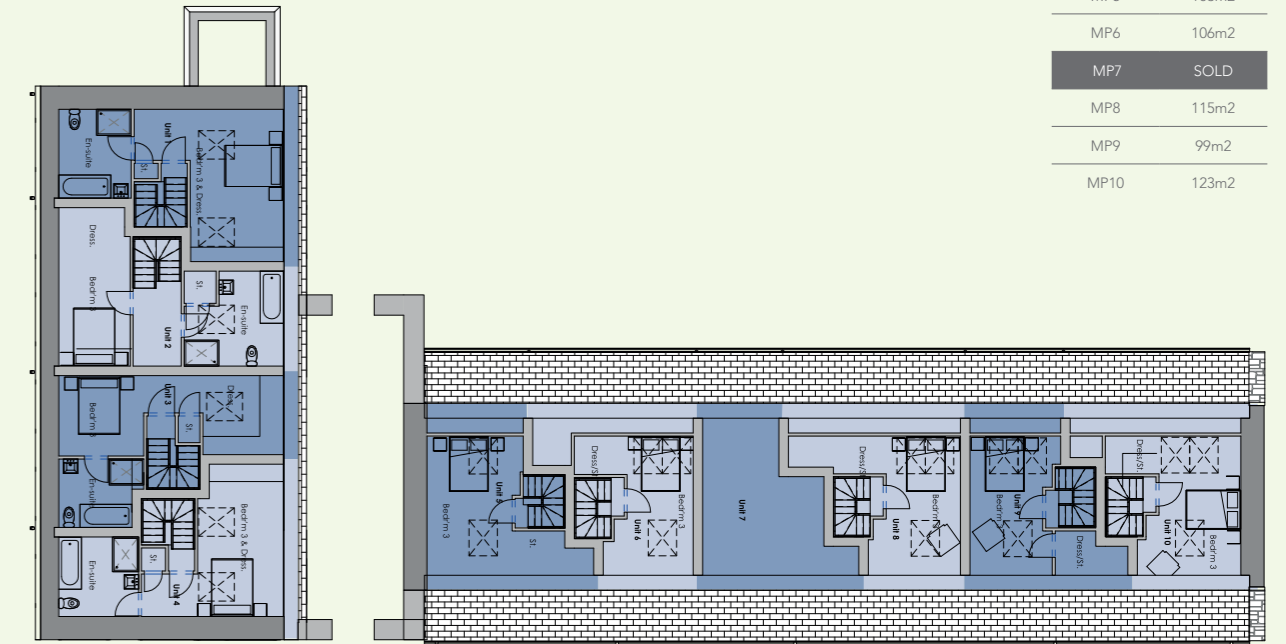
FIRST FLOOR

MP1	30m ²
MP2	30m ²
MP3	27m ²
MP4	28m ²
MP5	33m ²
MP6	32m ²
MP7	SOLD
MP8	35m ²
MP9	32m ²
MP10	38m ²



SECOND FLOOR

MP1	30m ²
MP2	30m ²
MP3	27m ²
MP4	28m ²
MP5	21m ²
MP6	17m ²
MP7	SOLD
MP8	20m ²
MP9	20m ²
MP10	20m ²



TOTAL AREA	
MP1	104m ²
MP2	111m ²
MP3	102m ²
MP4	86m ²
MP5	103m ²
MP6	106m ²
MP7	SOLD
MP8	115m ²
MP9	99m ²
MP10	123m ²



GENERAL

- LED lighting throughout
- Solid Accoya wood windows and patio doors
- Carpeted and laminate
- Fibre broadband and TV ready
- Ring® doorbell and internal alarm system fitted to all properties

KITCHEN

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

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
- Allocated parking

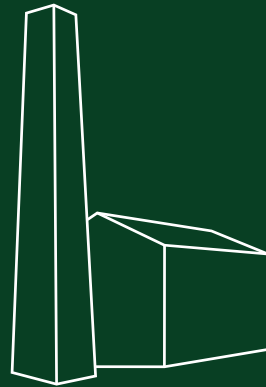
Warranty: Architects Certificate

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



MILL RESIDENCES

- MP1
- MP2
- MP3
- MP4
- MP5
- MP6
- MP7
- MP8
- MP9
- MP10



SPENBROOK
THE MILL RESIDENCES



CHARLES LOUIS
HOMES & MORTGAGES

TO ARRANGE A VIEWING AND FOR MORE INFORMATION CONTACT

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