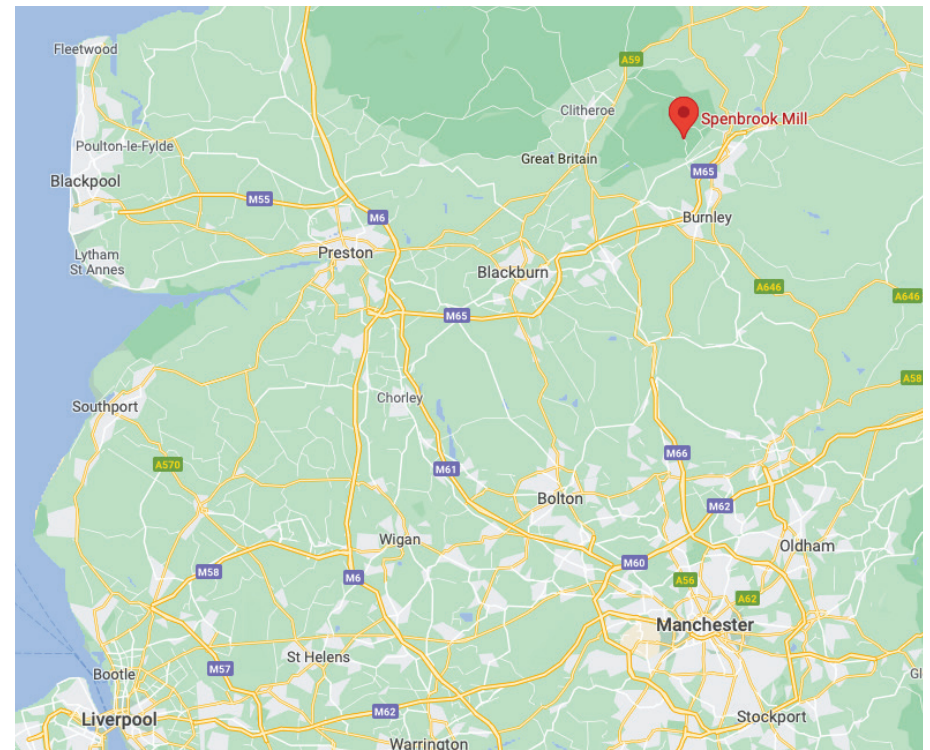


A PRESTIGIOUS COLLECTION OF FAMILY HOMES AND LUXURY TOWN HOUSES

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.

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.







GENERAL

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

10 Year Insurance backed build warranty.



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

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

HOUSE TYPES

	PLOT 1	SOLD	Whithorn
	PLOT 2	SOLD	ch
	PLOT 3	SOLD	ch
	PLOT 4	SOLD	hiper
	PLOT 5	SOLD	ch
	PLOT 6	SOLD	low
	PLOT 7	SOLD	k
	PLOT 8	SOLD	low
	PLOT 9	SOLD	ch
	PLOT 10	SOLD	low
	PLOT 11		24 J.H Way - The Birch
	PLOT 12		16 J.H Way - The Oak
	PLOT 13	SOLD	low
	PLOT 14		14 J.H Way - The Birch
	PLOT 15		12 J.H Way - The Birch
	PLOT 16		11 J.H Way - The Cedar
	PLOT 17	SOLD	low
	PLOT 18		17 J.H Way - The Birch
	PLOT 19	SOLD	ch
	MP1	SOLD	Sperrill Residence
	MP2	SOLD	Sperrill Residence
	MP3	SOLD	Sperrill Residence
	MP4	SOLD	Sperrill Residence
	MP5		6 Burton's Mill
	MP6	SOLD	Sperrill Residence
	MP7	SOLD	Sperrill Residence
	MP8		3 Burton's Mill
	MP9		2 Burton's Mill
	MP10	SOLD	Sperrill Mill Residence



THE BIRCH

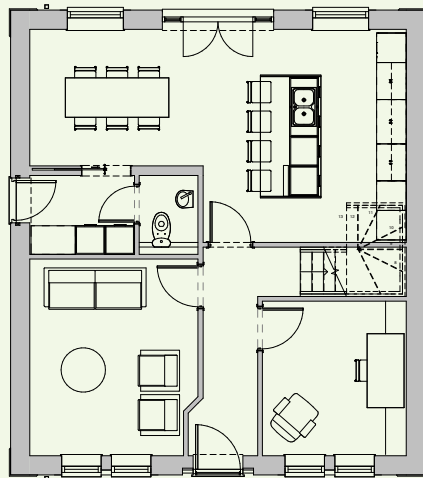


5 Double bedrooms

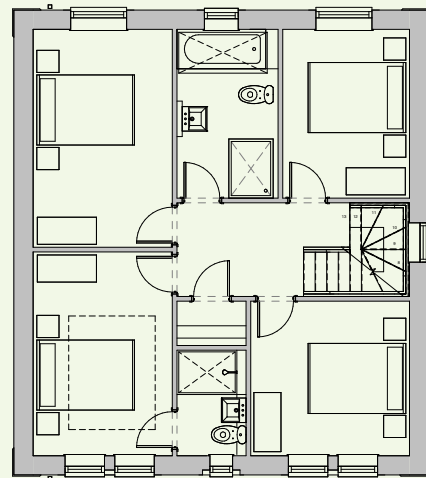


4 Bathrooms

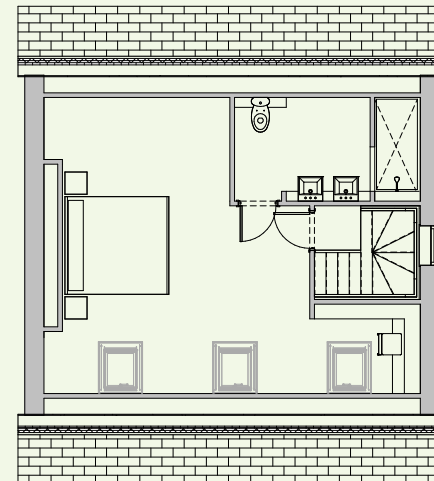
The Birch is a spacious five bedroom detached home perfect for modern family life. Set over 3 floors The Birch has an open plan kitchen diner, downstairs wc, a separate living room and a snug / office room. On the first floor you will find four generously proportioned double bedrooms including one en-suite, 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/Diner27m²
 Reception 113m²
 Reception 29m²

FIRST FLOOR

Bedroom 1 (inc en suite) 14m²
 Bedroom 212m²
 Bedroom 310m²
 Bedroom 48m²

SECOND FLOOR

Bedroom 544m²

Sizes and dimensions are approximate,
 actual may vary.



THE OAK

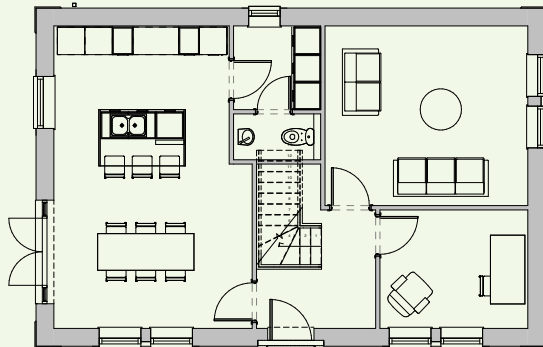


5 Double bedrooms



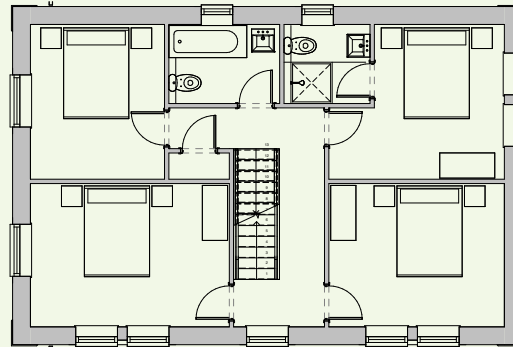
4 Bathrooms

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.



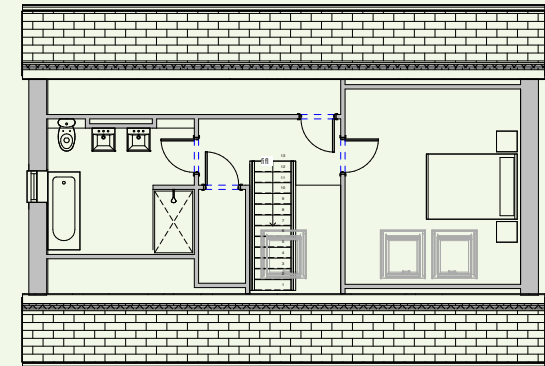
GROUND FLOOR

Kitchen/Diner25m²
 Reception 117m²
 Reception 28m²



FIRST FLOOR

Bedroom 1 (inc en suite) 14m²
 Bedroom 2.....13m²
 Bedroom 3.....11m²
 Bedroom 4.....9m²



SECOND FLOOR

Bedroom 5.....16m²

Sizes and dimensions are approximate,
 actual may vary.

THE CEDAR

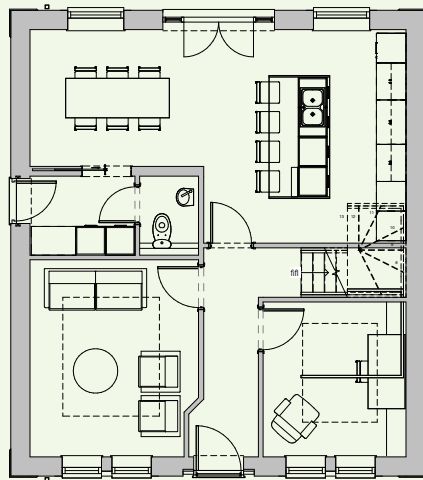


5 Double bedrooms

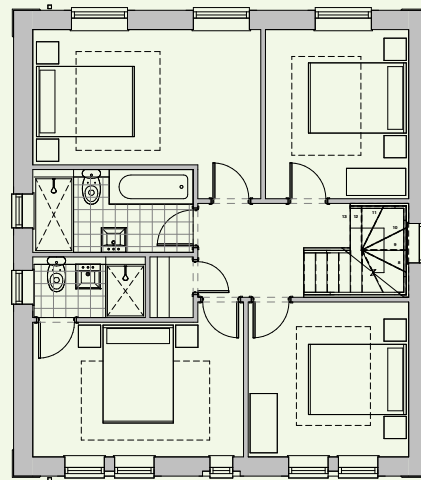


4 Bathrooms

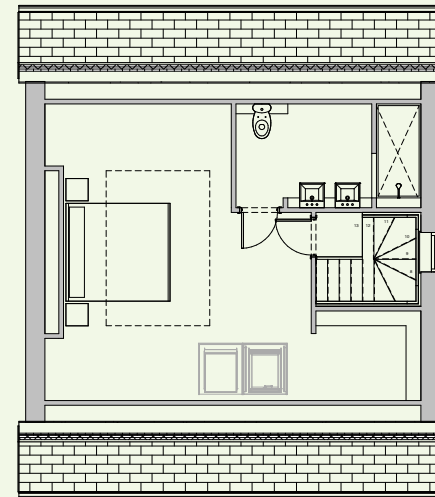
The Cedar is another spacious five bedroom detached home perfect for modern family life. Set over 3 floors The Cedar boasts an open plan kitchen diner, downstairs wc, a separate living room and a snug / office room. On the first floor you will find four generously proportioned double bedrooms, including 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

GROUND FLOOR

Kitchen/Diner27m²
 Reception 113m²
 Reception 29m²

FIRST FLOOR

Bedroom 1 (inc en suite) 14m²
 Bedroom 2.....12m²
 Bedroom 3.....10m²
 Bedroom 4.....8m²

SECOND FLOOR

Bedroom 5.....44m²

Sizes and dimensions are approximate,
 actual may vary.

THE SPENBROOK MILL RESIDENCES

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.

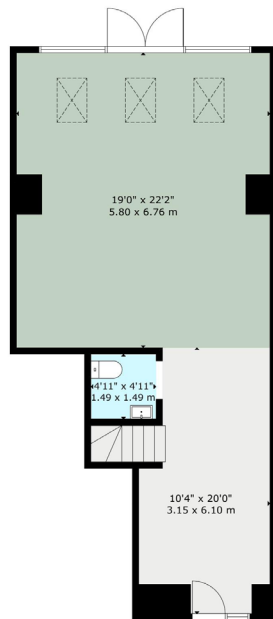
MP8 - 3 BURTON'S MILL



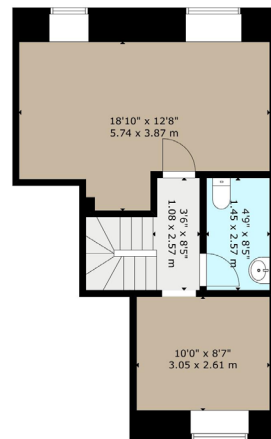
3 Double bedrooms



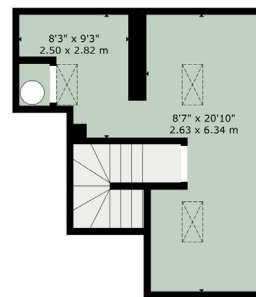
1 Bathroom



Ground floor 60m²



First floor 35m²



Second floor 20m²



MP5 - 6 BURTON'S MILL



3 Double bedrooms



1 Bathroom



Ground floor 60m2

First floor 35m2

Second floor 20m2



MP9 - 2 BURTON'S MILL



3 Double bedrooms



1 Bathroom



Ground floor 60m2

First floor 35m2

Second floor 20m2



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

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