





# THE RISE - CROWTHORN



## ABOUT THE DEVELOPMENT

In stunning rural Lancashire with views over the Pennine foothills, you'll discover our development at The Rise in Crowthorn. Striking architecture and meticulous design details collide to create these high-end, ultra-modern homes within touching distance of creative Manchester.

Set on a winding country lane, each of our eight detached properties is extravagantly spacious and full of light with open plan areas, integral garages and four or five bedrooms. Five of the homes are three

storeys high with top floor lounges and floor to ceiling windows to really capture those views. Nos. 5, 6 and 7 are four storeys featuring a flexible and spacious lower ground floor with direct access onto the garden.

The Rise is nestled among fields, reservoirs and historic converted school buildings. Edgworth village is just a mile away with friendly pubs, independent shops and restaurants and a primary school. The area is perfect for anyone interested in outdoor pursuits such as cycling, horse riding or walking, offering a slice

of rural living whilst being just a stone's throw from Manchester.

MediaCity, The Trafford Centre and Salford Quays are just a 30 minute drive away, and trains into Manchester run approximately every half hour from nearby Bromley Cross station.

Find out more about the area direct from those who live there by viewing the short films on our website at [www.thehousemaker.co.uk](http://www.thehousemaker.co.uk).



## WHERE WE ARE

The Rise is located less than a mile north of the village of Edgworth in Lancashire, 7 miles North West of Bolton and just a 30 minute drive from Media City at Salford Quays. Head out of Edgworth on Broadhead Road and our homes are situated close to the junction with Crowthorn Road. The homes have a newly registered postcode which doesn't always appear on satnavs so it is best to use the postcode: BL7 0JU.

## COME AND SEE US

Our friendly team are always available to chat and answer your questions about The Rise. Our marketing suite is weekends and Bank Holidays (excluding Christmas and New Year) from 10am to 5pm – feel free to pop in at a time that suits you. If you wish to view the properties during the week, please phone our estate agents Cardwells - telephone 01204 381281 to make an appointment.

## DISTANCES FROM CROWTHORN

Blackburn	9 miles
Blackpool	37 miles
Bolton	7 miles
Burnley	18 miles
Bury	7 miles
Chorley	19 miles
Edgworth	1 mile
Lancaster	40 miles
Leeds	51 miles
Liverpool	47 miles
Manchester	20 miles
Preston	20 miles
Rawtenstall	10 miles
Rochdale	14 miles
Salford Quays	20 miles

## TRAINS FROM BROMLEY CROSS



Bromley Cross metro station is a ten minute drive from Crowthorn. From there regular trains run as follows:

Manchester Victoria (2 per hour at peak times, journey time circa 30 minutes)

Salford Crescent (2 per hour at peak times, journey time 21-27 minutes)

Manchester Piccadilly (a few direct trains taking around an hour, but most journeys require changing at Bolton though this is usually quicker taking around 50 minutes)

Bolton (journey time 12 minutes)

Blackburn (journey time 22 minutes)

Clitheroe (journey time 45 minutes).

Map data ©2016 Google

TEL: 01925 284499

WWW.THEHOUSEMAKER.CO.UK

## EXPLORING THE LOCAL AREA

Setting up home here is all about the outdoors and those stunning vistas which start as soon as you step out of your front door. Explore the three local reservoirs - Wayoh, Turton and Entwistle and Jumbles - on foot, bike or on horseback. Further afield towards Haslingden are three more reservoirs - Ogden Reservoir, Calf Hey Reservoir and Holden Wood Reservoir. And within easy reach are the West Pennine Moors, Rivington Pike, Winter Hill, the Ribble Valley and the Forest of Bowland. If you're missing the hustle and bustle, Bury and Bolton have all the shops you need, or a 30 minute train ride will take you into Manchester city centre.

## LOCAL AMENITIES

Edgworth can provide your everyday needs and has a butcher's/delicatessen, Holden's Ice Cream and Grocery, a post office, a pharmacy and a hairdresser. Sample some of the local eateries - a cream tea at the nearby Wellbeing Farm, Antonello's Italian restaurant or one of the several pubs in Edgworth that serve food - including The White Horse (hear from the landlord on our website). Dogs are welcome in the bar area. The Barlow Institute, built in 1909 and donated for community use by Sir Thomas Barlow, hosts regular events organised by users including scouts, cubs, guides and beavers, a bridge group, an horticultural society, a folk club and more. Edgworth also has a Cricket club and the nearest golf course at Turton Golf Club.

Historic Turton Tower in nearby Chapeltown is a manor house and scheduled ancient monument dating back to the Middle Ages. Open from March to October, a number of events are held here including artists' exhibitions and walks along the West Pennine Way. The Victorian tea room offers delicious home-made food and is open in July and August.

Further retail outlets and supermarkets are available in Bolton, Bury and Blackburn.



Pictures courtesy of visitlancashire.com

## SPECIFICATION - THE RISE, CROWTHORN

The House Maker homes are built to last. They're built to be energy-efficient, and nothing short of a visual masterpiece. To achieve this, we take our time selecting construction materials and fittings of the highest quality.

If a brick, tile or doorframe is not up to scratch, we won't use it. Only the best will do, because we believe in doing things differently. We spend more per square metre than the big property developers, and it shows. From the moment you step through the front door, our homes showcase quality at every turn.

### EXTERNAL DOORS AND WINDOWS

All external doors have multi-point locking systems.

All external windows are double glazed, have the highest energy efficiency ratings and provide the utmost security.

### KITCHENS

Kitchens are fitted with high quality gloss units and solid composite quartz worktops. Built in NEFF appliances include 70/30 fridge/freezer, black ceramic induction hob, single oven, combi oven/microwave/grill, dishwasher.

Blancosupra sinks, Franke taps and overhead extractor.

### UTILITY ROOMS

Utility rooms are equipped with cupboards, sink with drainer and most have space for both a washing machine and a dryer (appliances not provided).

### BATHROOMS AND EN-SUITES

Fully-tiled bathrooms and en-suites with walk-in shower, WC, washbasin and ladder radiator.

Quality fixtures and fittings including Duravit sanitaryware and Hansgrohe showers.

### FLOORING

Ted Todd hardwood floors are fitted in all plots on the ground floors. First and second floors are fitted with neutral carpeting.

### CENTRAL HEATING

Worcester condensing boiler  
Worcester unvented cylinder

### 10 YEAR CHECKMATE WARRANTY

All our homes come with 10 year latent defects insurance with Checkmate UK.

### BURGLAR ALARM

All our homes are fitted with burglar alarms.

### OUTSIDE

External lighting.

Electric socket

Outside water tap.

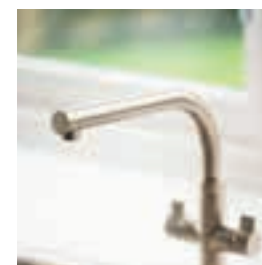
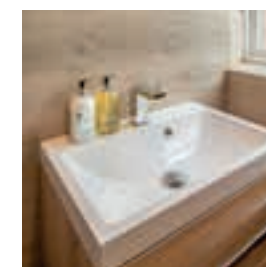
Fully turfed front and rear gardens.

1.8m fencing or slow growing conifers around rear garden boundaries.

Door number.

### GARAGES

Lighting and water tap.







**PLOT 1 - THE RISE, CROWTHORN**



## PLOT 1 - THE RISE, CROWTHORN

### SPACIOUS THREE-STOREY DETACHED WITH 4 BEDROOMS AND RURAL VIEW

A substantial detached dwelling along a quiet country lane with uninterrupted views across undulating Lancashire countryside. Crafted from traditional Lancashire stone to blend in with the surroundings, inside this home is far from traditional, packed with contemporary features and large, light-filled spaces.

From the entry porch, step into the spacious hallway with wc off, and then into the open-plan kitchen/living/dining space – a massive 480 square feet. Two double doors open into the garden and there's a separate utility room as well. On the first floor there are three double bedrooms - two with en-suites, one

with a dressing room - a bathroom and a study. On the second floor there's a spacious master bedroom suite with floor to ceiling windows and double doors with a Juliet balcony. Or, you could use this as a teenager's suite with room for them to have friends over or their own dressing/TV/games room.



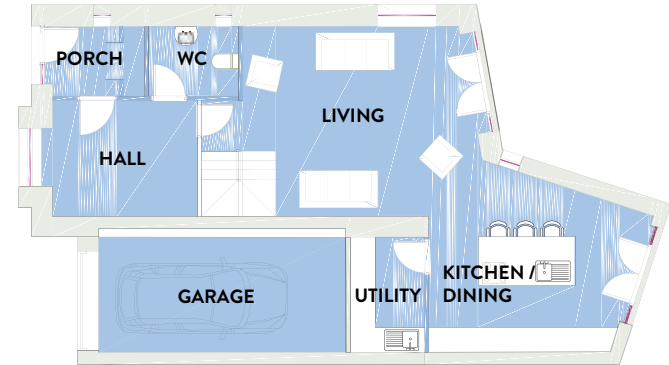
Typical interiors



## PLOT 1 - THE RISE - CROWTHORN FLOOR PLAN AND ROOM DIMENSIONS

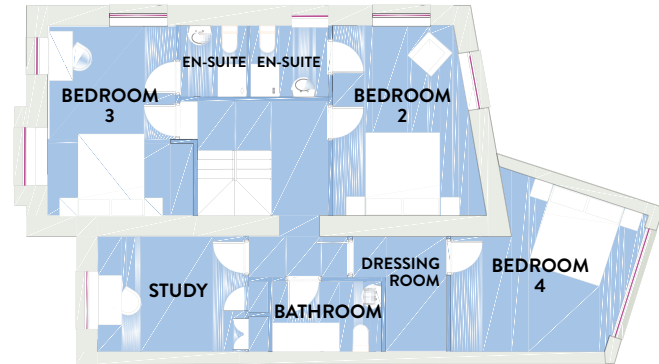
### GROUND FLOOR

KITCHEN/DINING	15' 5" x 14' 5"	4.69m x 4.39m
LIVING	15' 1" x 17' 1"	4.59m x 5.22m
UTILITY	5' 10" x 9' 1"	1.79m x 2.78m
HALL	11' 5" x 8' 2"	3.49m x 2.48m
WC	5' 7" x 7' 1"	1.7m x 2.17m
PORCH	5' 7" x 7' 5"	1.7m x 2.25m
GARAGE	9' 2" x 19' 4"	2.79m x 5.9m



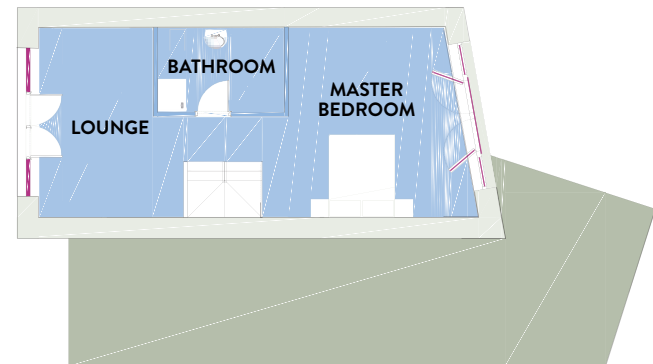
### FIRST FLOOR

BEDROOM 2	15' 1" x 12' 3"	4.59m x 3.74m
EN-SUITE	6' 3" x 5' 3"	1.9m x 1.6m
BEDROOM 3	15' 1" x 11' 6"	4.59m x 3.51m
EN-SUITE	4' 11" x 3' 11"	1.5m x 1.2m
BEDROOM 4	12' 3" x 11' 5"	3.73m x 3.47m
DRESSING ROOM	8' 10" x 7' 3"	2.7m x 2.2m
STUDY	11' 8" x 9' 2"	3.56m x 2.8m
BATHROOM	5' 6" x 8' 7"	1.68m x 2.63m



### SECOND FLOOR

LOUNGE	15' 1" x 11' 7"	4.59m x 3.52m
MASTER BEDROOM	15' 1" x 14' 5"	4.59m x 4.4m
BATHROOM	10' 0" x 6' 8"	3.05m x 2.03m



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**PLOT 2** - THE RISE, CROWTHORN



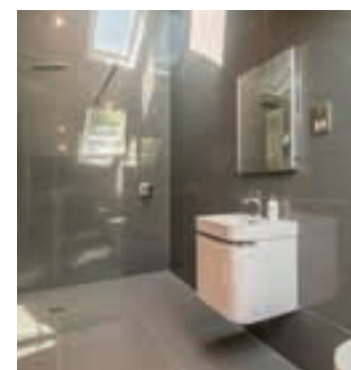
## PLOT 2 - THE RISE, CROWTHORN

### SPACIOUS THREE-STOREY DETACHED WITH 4 BEDROOMS AND RURAL VIEWS

A substantial detached dwelling with four double bedrooms, large, light-filled spaces and uninterrupted views across undulating Lancashire countryside. From the moment you enter this home the sheer extravagance of the space is obvious. Unlike most new homes, there's a hall big enough to put in an armchair,

bench seat or console, a 22 feet long lounge and a 27 feet long kitchen/dining space. Upstairs a spacious Master bedroom leads into a dressing room and en-suite bathroom. There's a second bedroom suite with dressing room and en-suite and a third double bedroom with en-suite. On the second floor there's

a double guest bedroom with en-suite and a lounge with full height windows and Juliet balcony – a relaxing haven at the end of the day from where to enjoy those sumptuous sunsets or to do a spot of star-gazing.

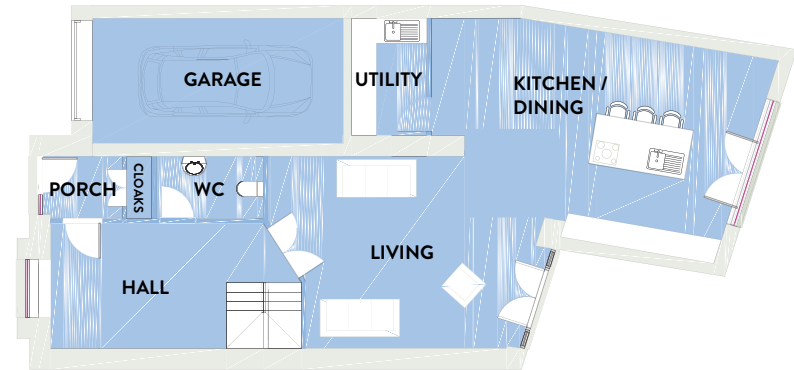


Typical interiors

## PLOT 2 - THE RISE - CROWTHORN FLOOR PLAN AND ROOM DIMENSIONS

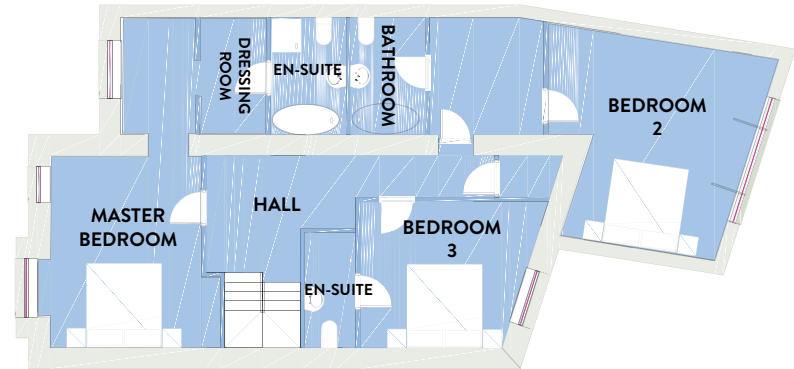
### GROUND FLOOR

KITCHEN/DINING	27' 5" x 16' 8"	8.37m x 5.09m
LIVING	15' 1" x 22' 3"	4.6m x 6.77m
UTILITY	5' 11" x 9' 2"	1.8m x 2.8m
HALL	9' 11" x 19' 8"	3.0m x 5.99m
WC	4' 10" x 8' 5"	1.47m x 2.57m
CLOAKS/PORCH	4' 11" x 8' 7"	1.5m x 2.61m
GARAGE	9' 10" x 19' 8"	2.99m x 5.99m



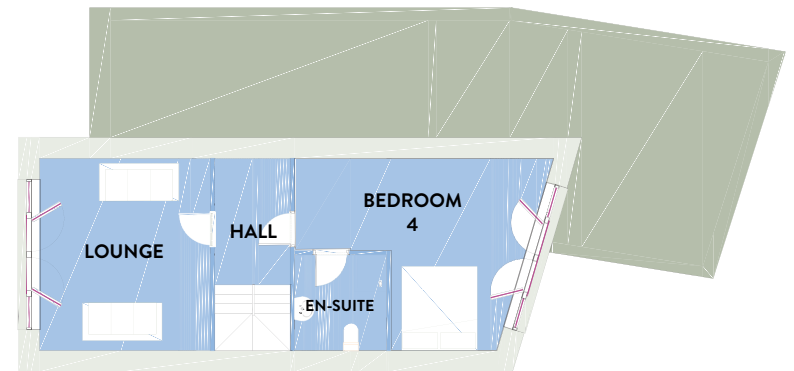
### FIRST FLOOR

MASTER BEDROOM	13' 4" x 14' 9"	4.06m x 4.5m
DRESSING ROOM	9' 0" x 11' 3"	2.74m x 3.42m
EN-SUITE	9' 0" x 5' 11"	2.74m x 1.8m
BEDROOM 2	16' 7" x 12' 2"	5.05m x 3.72m
DRESSING ROOM	9' 0" x 8' 10"	2.74m x 2.7m
EN-SUITE	9' 0" x 5' 11"	2.74m x 1.8m
BEDROOM 3	12' 1" x 11' 6"	3.68m x 3.5m
EN-SUITE	9' 0" x 4' 0"	2.74m x 1.23m



### SECOND FLOOR

LOUNGE	13' 5" x 15' 1"	4.09m x 4.59m
BEDROOM 4	20' 3" x 15' 1"	6.18m x 4.59m
EN-SUITE	7' 3" x 7' 1"	2.2m x 2.17m
HALL	5' 11" x 9' 11"	1.8m x 3.0m



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**PLOT 3 - THE RISE, CROWTHORN**



## PLOT 3 - THE RISE, CROWTHORN

### SPACIOUS THREE-STOREY DETACHED WITH 5 BEDROOMS AND RURAL VIEWS

A substantial detached dwelling with five double bedrooms and extravagant spaces. So many hallways in new homes are tiny or just a corridor to the main rooms. Not so here. Your first impression of this home is a large spacious hall – as big as a living room in a lot of contemporary homes. Put in armchairs and a reading lamp, or a bench seat with shoe storage. A

room you can actually use. Then step through past the wc and utility area to the main kitchen/living/dining space – an impressive 424 square feet. On the first floor there's a Master suite with dressing room and en-suite, two further double bedrooms, a study and a family bathroom. On the second floor there are two further double bedrooms and a bathroom. But these

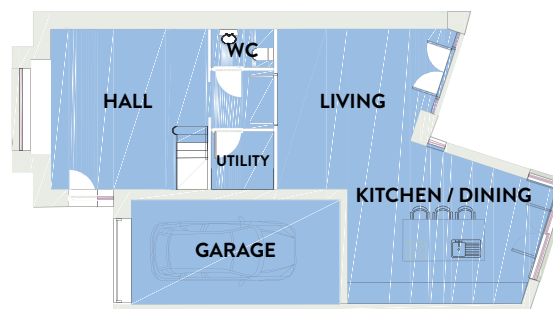
rooms are so flexible – create a top floor teenager's suite or use one of the large double bedrooms as that room you've always wanted - a dressing room, cinema room or man cave.



Typical interiors

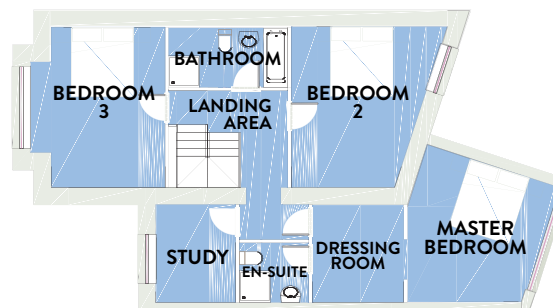
## GROUND FLOOR

<b>KITCHEN/DINING</b>	16' 4" x 11' 3"	4.99m x 3.42m
<b>LIVING</b>	15' 12" x 15' 1"	4.87m x 4.59m
<b>UTILITY</b>	5' 5" x 5' 11"	1.64m x 1.8m
<b>WC</b>	3' 9" x 5' 11"	1.15m x 1.8m
<b>HALL</b>	14' 9" x 15' 2"	4.5m x 4.62m
<b>GARAGE</b>	9' 9" x 19' 8"	2.98m x 6.0m



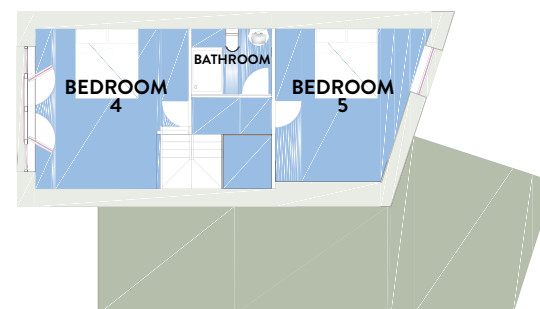
## FIRST FLOOR

<b>MASTER BEDROOM</b>	10' 10" x 10' 9"	3.3m x 3.28m
<b>DRESSING ROOM</b>	9' 2" x 8' 7"	2.79m x 2.62m
<b>EN-SUITE</b>	6' 11" x 5' 7"	2.1m x 1.7m
<b>BEDROOM 2</b>	15' 1" x 9' 9"	4.61m x 2.96m
<b>BEDROOM 3</b>	15' 1" x 10' 9"	4.59m x 3.27m
<b>STUDY</b>	7' 6" x 9' 2"	2.29m x 2.8m
<b>BATHROOM</b>	11' 3" x 5' 8"	3.43m x 1.72m



## SECOND FLOOR

<b>BEDROOM 4</b>	15' 1" x 11' 3"	4.59m x 3.44m
<b>BEDROOM 5</b>	15' 2" x 9' 11"	4.63m x 3.02m
<b>BATHROOM</b>	7' 7" x 6' 2"	2.3m x 1.87m



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**PLOT 4 - THE RISE, CROWTHORN**





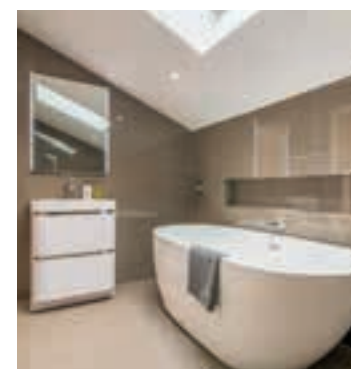
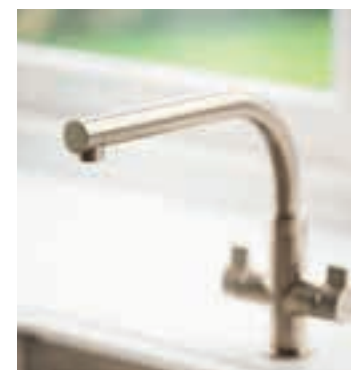
## PLOT 4 - THE RISE, CROWTHORN

### SPACIOUS THREE-STOREY DETACHED WITH 4 BEDROOMS AND RURAL VIEWS

A substantial detached dwelling with four double bedrooms, large, light-filled spaces and uninterrupted views across undulating Lancashire countryside. From the moment you enter this home the sheer extravagance of the space is obvious from the hall to the 27 feet long kitchen/dining space and there's a

separate lounge. Upstairs a spacious Master bedroom leads into a dressing room and en-suite bathroom. There's a second bedroom suite with dressing area and en-suite and a third double bedroom with en-suite. On the second floor a double bedroom with en-suite provides useful guest accommodation or you could

use it as a study or hobby room. And there's a lounge with full height windows and Juliet balcony – a relaxing haven at the end of the day from where to enjoy those sumptuous sunsets or take part in a spot of star-gazing.

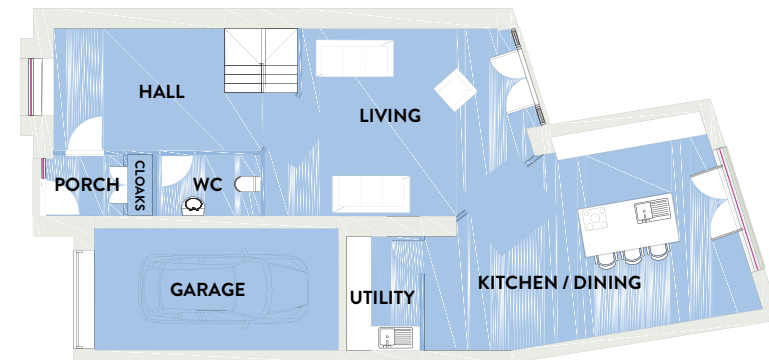


Typical interiors

## PLOT 4 - THE RISE - CROWTHORN FLOOR PLAN AND ROOM DIMENSIONS

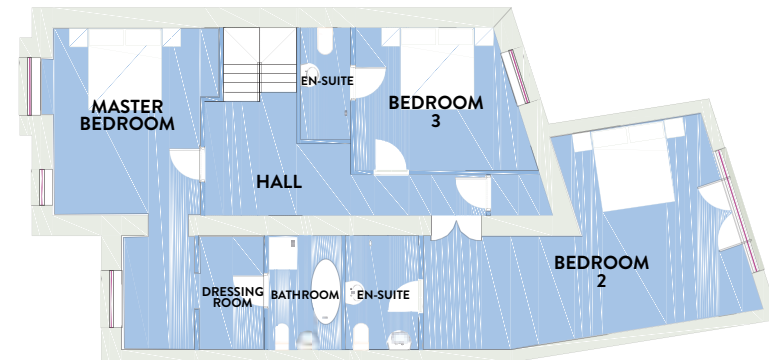
### GROUND FLOOR

KITCHEN/DINING	27' 6" x 16' 8"	8.37m x 5.09m
LIVING	22' 2" x 15' 1"	6.76m x 4.6m
UTILITY	9' 2" x 5' 11"	2.8m x 1.8m
WC	8' 5" x 4' 11"	2.57m x 1.5m
CLOAKS/PORCH	8' 6" x 4' 11"	2.6m x 1.5m
HALL	16' 8" x 9' 9"	5.09m x 2.98m
GARAGE	19' 8" x 9' 10"	5.99m x 2.99m



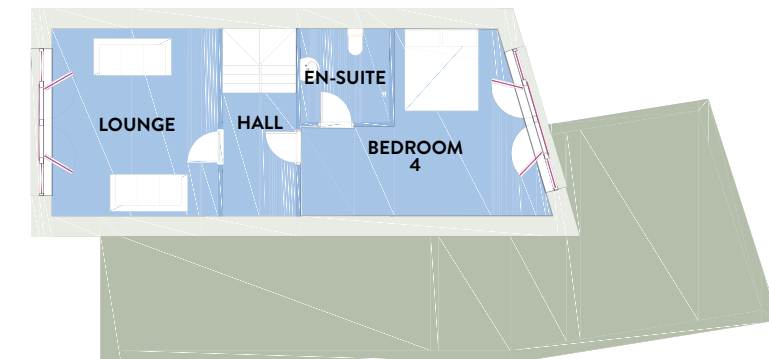
### FIRST FLOOR

MASTER BEDROOM	13' 4" x 14' 11"	4.06m x 4.55m
DRESSING ROOM	11' 5" x 9' 0"	3.49m x 2.75m
EN-SUITE	9' 2" x 5' 11"	2.8m x 1.8m
BEDROOM 2	27' 6" x 16' 7"	8.39m x 5.05m
EN-SUITE	5' 11" x 9' 0"	1.8m x 2.75m
BEDROOM 3	15' 1" x 11' 6"	4.6m x 3.5m
EN-SUITE	9' 0" x 4' 1"	2.74m x 1.25m



### SECOND FLOOR

LOUNGE	13' 5" x 15' 1"	4.09m x 4.59m
STUDY/BEDROOM 4	20' 3" x 15' 8"	6.18m x 4.78m
EN-SUITE	7' 3" x 7' 5"	2.2m x 2.27m
HALL	9' 11" x 5' 11"	3.02m x 1.8m



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PLOT 5 - THE RISE, CROWTHORN



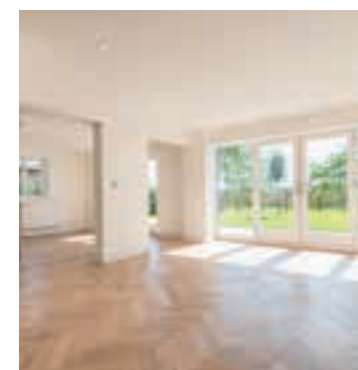
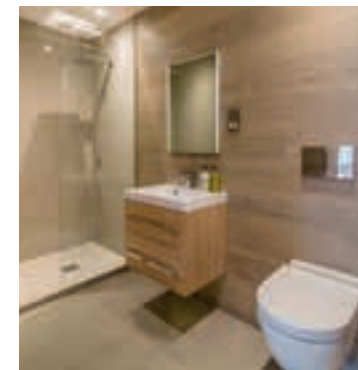
## PLOT 5 - THE RISE, CROWTHORN

### SPACIOUS FOUR-STOREY DETACHED WITH 5 BEDROOMS AND RURAL VIEWS

You will never be short of space in this five-bedroomed, light-filled home, with four storeys including a basement. "Basement" is not the right word to describe this lower ground floor space. Over 1000 square feet fitted with electrics and hi-fi cables and double doors opening out onto the garden means

that you can make this space whatever you want it to be. Leave it open for a great entertaining space or games room or sub-divide it for a multitude of uses – gym, media room, wine store or studio. Create your own zones with the clever injection of corner sofas, bookshelves and rugs. Extravagantly spacious ground

floor accommodation includes a hallway, open-plan kitchen/dining/living space, wc and utility room. Two bedroom suites and a third double bedroom with en-suite comprise the first floor accommodation with two further double bedrooms and a bathroom on the second floor.



Typical interiors

# PLOT 5 - THE RISE - CROWTHORN FLOOR PLAN AND ROOM DIMENSIONS

## LOWER GROUND FLOOR

**LIVING** | 40' 6" x 25' 9" | 12.35m x 7.85m

## GROUND FLOOR

**KITCHEN/DINING** | 15' 1" x 16' 2" | 4.6m x 4.92m  
**LIVING** | 20' 2" x 14' 9" | 6.15m x 4.5m  
**UTILITY** | 5' 1" x 6' 3" | 1.56m x 1.9m  
**WC** | 5' 9" x 5' 1" | 1.75m x 1.56m  
**HALL** | 20' 1" x 9' 7" | 6.12m x 2.92m  
**PORCH** | 7' 3" x 3' 3" | 2.2m x 1.0m  
**GARAGE** | 19' 8" x 9' 9" | 6.0m x 2.96m

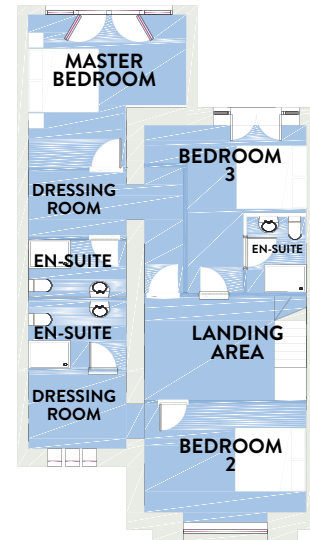
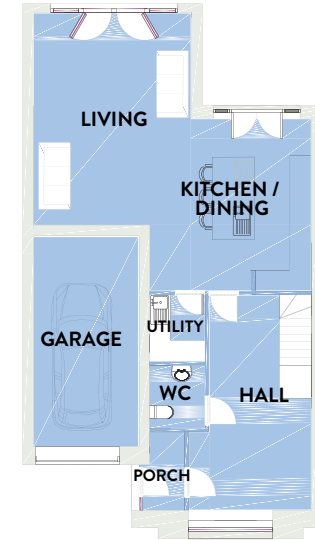
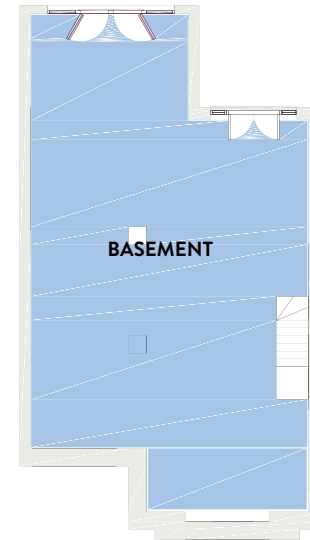
## FIRST FLOOR

**MASTER BEDROOM** | 14' 9" x 14' 3" | 4.5m x 4.34m  
**DRESSING ROOM** | 9' 2" x 6' 2" | 2.8m x 1.87m  
**EN-SUITE** | 9' 2" x 5' 5" | 2.8m x 1.64m  
**BEDROOM 2** | 15' 1" x 10' 2" | 4.6m x 3.09m  
**DRESSING ROOM** | 9' 2" x 7' 1" | 2.8m x 2.16m  
**EN-SUITE** | 9' 2" x 6' 1" | 2.8m x 1.86m  
**BEDROOM 3** | 15' 1" x 11' 1" | 4.6m x 3.38m  
**EN-SUITE** | 7' 11" x 5' 7" | 2.41m x 1.69m

## SECOND FLOOR

**BEDROOM 4** | 15' 8" x 15' 1" | 4.77m x 4.6m  
**BEDROOM 5** | 10' 3" x 15' 1" | 3.12m x 4.6m  
**BATHROOM** | 9' 6" x 6' 3" | 2.89m x 1.9m

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**PLOT 6 - THE RISE, CROWTHORN**



## PLOT 6 - THE RISE, CROWTHORN

### SPACIOUS FOUR-STOREY DETACHED WITH 5 BEDROOMS AND RURAL VIEWS

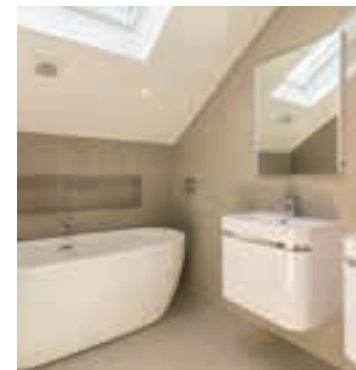
A substantial detached dwelling with five double bedrooms (three with en-suites), 1000 square feet basement and with glorious views. There's so many ways you could use the space here – your own home office or studio in the basement, a Master suite on

the top floor where you can relax at the end of the day and enjoy the sunset or the stars from those full height windows at the front and rear of this home. Use the expanse of hall as a dining or living space and enjoy the kitchen/dining/living space with Juliet balcony

overlooking the garden. There's a separate utility room and guest wc on the ground floor with two double bedroom suites and a further double bedroom with en-suite on the first floor.



Typical interiors



## LOWER GROUND FLOOR

LIVING | 40' 6" x 25' 9" | 12.35m x 7.85m

## GROUND FLOOR

KITCHEN/DINING | 15' 1" x 14' 9" | 4.6m x 4.5m  
 LIVING | 15' 1" x 16' 2" | 4.6m x 4.92m  
 UTILITY | 9' 11" x 4' 9" | 3.0m x 1.45m  
 WC | 5' 9" x 4' 7" | 1.76m x 1.39m  
 HALL | 15' 2" x 15' 1" | 4.63m x 4.6m  
 PORCH | 9' 0" x 5' 3" | 2.74m x 1.59m  
 GARAGE | 19' 8" x 9' 11" | 6.0m x 3.0m

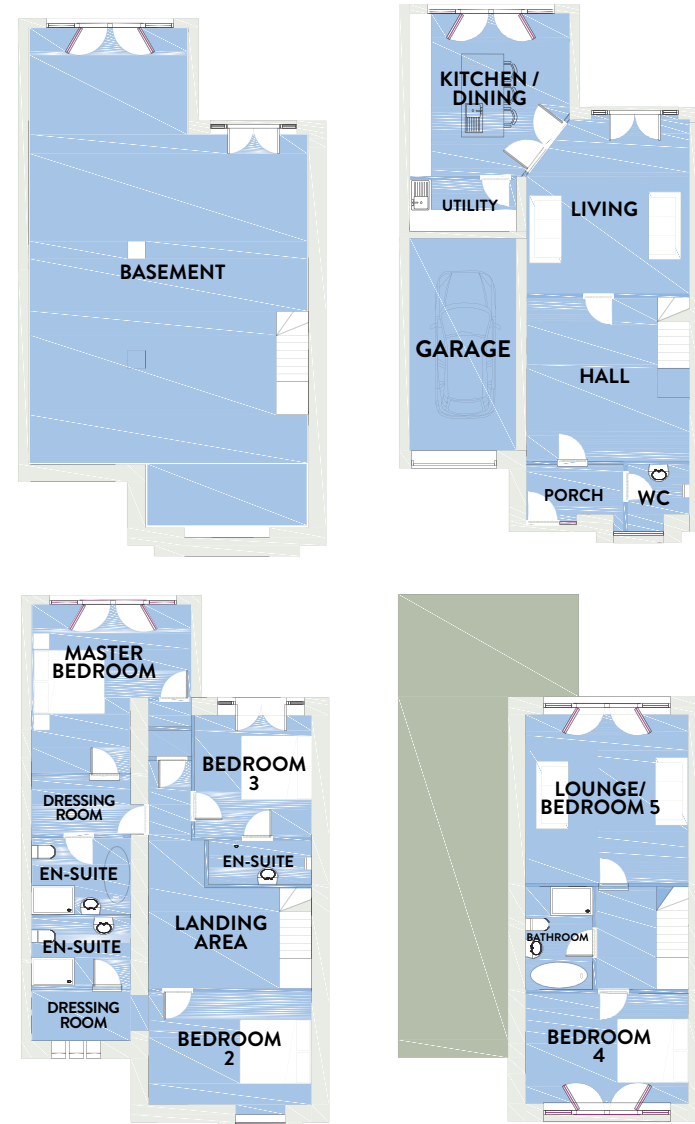
## FIRST FLOOR

MASTER BEDROOM | 14' 9" x 8' 8" | 4.5m x 2.65m  
 DRESSING ROOM | 9' 2" x 5' 4" | 2.8m x 1.63m  
 EN-SUITE | 9' 1" x 6' 2" | 2.78m x 1.88m  
 BEDROOM 2 | 15' 1" x 10' 6" | 4.59m x 3.19m  
 DRESSING ROOM | 9' 1" x 4' 9" | 2.78m x 1.44m  
 EN-SUITE | 9' 1" x 7' 0" | 2.78m x 2.14m  
 BEDROOM 3 | 12' 6" x 8' 0" | 3.8m x 2.44m  
 EN-SUITE | 9' 7" x 4' 0" | 2.91m x 1.22m

## SECOND FLOOR

BEDROOM 4 | 15' 1" x 13' 6" | 4.6m x 4.12m  
 LOUNGE/BEDROOM 5 | 15' 1" x 15' 8" | 4.6m x 4.77m  
 BATHROOM | 9' 6" x 6' 3" | 2.89m x 1.9m

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**PLOT 7 - THE RISE, CROWTHORN**



## THE RISE, CROWTHORN

### PLOT 7 - THE RISE, CROWTHORN

#### SPACIOUS FOUR-STOREY DETACHED WITH 5 BEDROOMS AND RURAL VIEWS

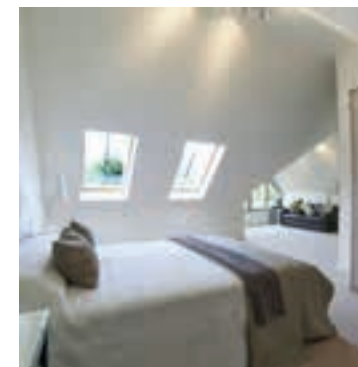
Plot 7 is the penultimate house along 'The Rise' with truly spectacular views, the largest hall and one of only three homes with a basement. The huge 1000 square feet basement has been left open for you to create your own unique space. Whether it's for that gym, media room or man cave you've always wanted or keep it open-plan as the ultimate entertaining

space. Why not create a library in the spacious hall with bookshelves, armchairs and reading lamps? Or custom build tons of storage and never be overrun with coats, bags and shoes again. An open-plan kitchen/living/dining space complete the ground floor accommodation whilst upstairs there are two bedroom suites and a further double guest room with en-suite.

And on the second floor a bathroom and two double bedrooms with full-height windows to the front and rear of this home to enjoy those wonderful vistas.



Typical interiors





## LOWER GROUND FLOOR

**LIVING** | 40' 6" x 25' 11" | 12.35m x 7.9m

## GROUND FLOOR

**KITCHEN/DINING** | 16' 2" x 15' 1" | 4.92m x 4.6m

**LIVING** | 15' 1" x 14' 9" | 4.6m x 4.5m

**UTILITY** | 9' 11" x 4' 7" | 3.0m x 1.4m

**HALL** | 15' 2" x 15' 1" | 4.63m x 4.6m

**WC** | 5' 11" x 4' 7" | 1.8m x 1.4m

**PORCH** | 9' 0" x 4' 7" | 2.74m x 1.4m

**GARAGE** | 19' 8" x 9' 11" | 6.0m x 3.0m

## FIRST FLOOR

**MASTER BEDROOM** | 10' 6" x 15' 1" | 3.2m x 4.6m

**DRESSING ROOM** | 9' 2" x 5' 11" | 2.8m x 1.8m

**BATHROOM** | 9' 2" x 7' 2" | 2.8m x 2.18m

**BEDROOM 2** | 14' 9" X 14' 5" | 4.5m x 4.4m

**DRESSING ROOM** | 9' 2" x 5' 3" | 2.8m x 1.6m

**EN-SUITE** | 9' 2" x 6' 7" | 2.8m x 2.0m

**BEDROOM 3** | 15' 1" x 8' 2" | 4.6m x 2.5m

**EN-SUITE** | 6' 7" x 7' 3" | 2.0m x 2.2m

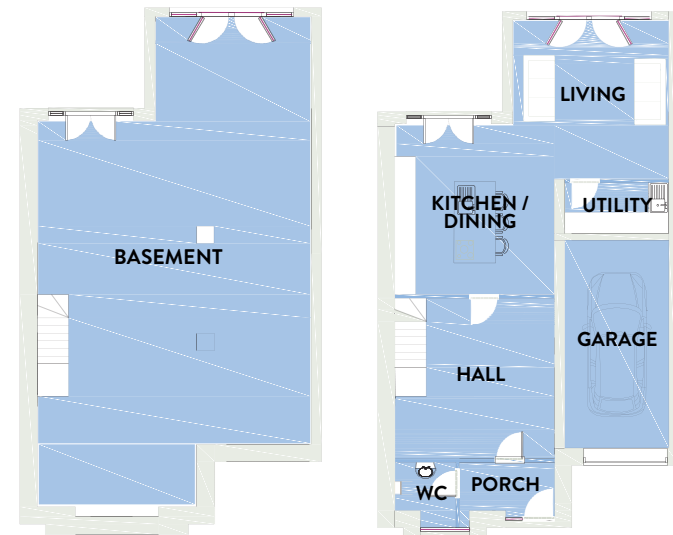
## SECOND FLOOR

**LOUNGE/BEDROOM 4** | 15' 8" x 15' 1" | 4.77m x 4.6m

**BEDROOM 5** | 10' 7" x 15' 1" | 3.22m x 4.6m

**BATHROOM** | 9' 6" x 6' 3" | 2.9m x 1.9m

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**PLOT 8 - THE RISE, CROWTHORN**



## THE RISE, CROWTHORN

### PLOT 8 - THE RISE, CROWTHORN

#### SPACIOUS THREE-STOREY DETACHED WITH 4 BEDROOMS AND RURAL VIEWS

A stunning detached home with spacious rooms, surrounded by countryside and the largest garden of all the homes here – complete with pond and koi carp. This is the last home on 'The Rise', the most elevated and designed to make the most of those glorious views. A superbly fitted out kitchen/dining

space has doors opening to the garden to the rear; the living space has sliding doors out to the terrace and garden to the side; and on the top floor huge floor-to-ceiling windows on three sides provide truly beautiful landscapes that would inspire any budding artist. The double aspect Master bedroom suite on

the first floor is huge plus there are three further double bedrooms, two with en-suites and one with an adjacent bathroom.



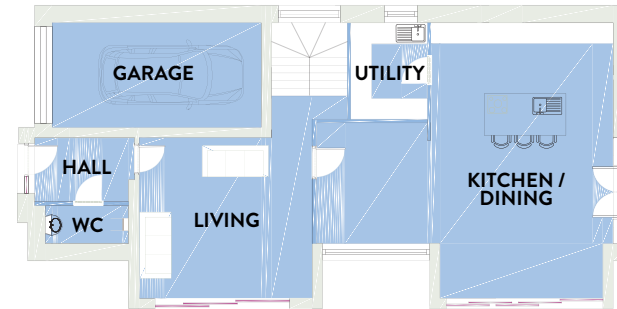
CGI of second floor lounge



Typical interiors

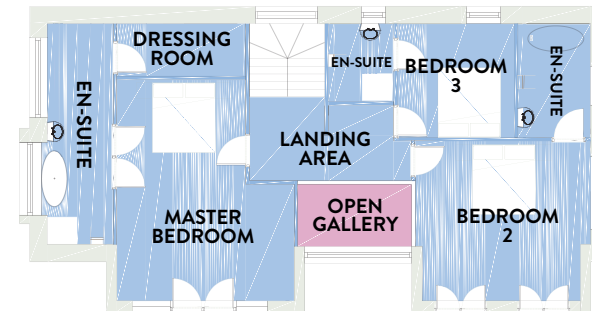
## GROUND FLOOR

<b>KITCHEN/DINING</b>	24' 3" x 27' 10"	7.38m x 8.48m
<b>LIVING</b>	16' 3" x 14' 9"	4.95m x 4.5m
<b>UTILITY</b>	9' 2" x 7' 3"	2.8m x 2.2m
<b>WC</b>	8' 0" x 3' 7"	2.44m x 1.1m
<b>HALL</b>	8' 10" X 6' 1"	2.7m x 1.85m
<b>GARAGE</b>	19' 8" X 9' 11"	6.0m x 3.0m



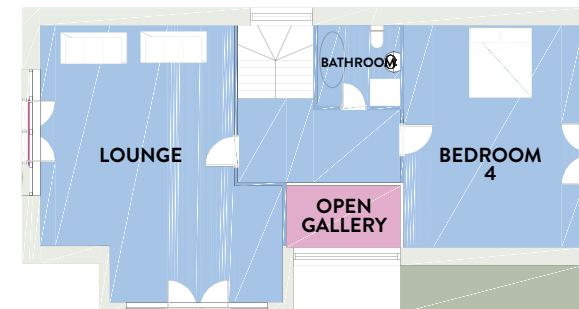
## FIRST FLOOR

<b>MASTER BEDROOM</b>	20' 8" X 19' 8"	6.3m x 5.99m
<b>EN-SUITE</b>	20' 8" x 6' 3"	6.3m x 1.9m
<b>DRESSING ROOM</b>	12' 2" x 4' 11"	3.7m x 1.5m
<b>BEDROOM 2</b>	15' 1" x 15' 5"	4.6m x 4.7m
<b>EN-SUITE</b>	10' 6" x 6' 11"	3.2m x 2.1m
<b>BEDROOM 3</b>	10' 10" x 10' 6"	3.3m x 3.2m
<b>EN-SUITE</b>	7' 3" x 6' 2"	2.2m x 1.88m



## SECOND FLOOR

<b>LOUNGE</b>	20' 10" x 22' 10"	6.35m x 6.96m
<b>BEDROOM 4</b>	20' 10" x 16' 11"	6.35m x 5.17m
<b>BATHROOM</b>	7' 10" x 7' 7"	2.39m x 2.32m



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# OUR OTHER DEVELOPMENTS

## PEAR TREE FARM BARNES

Chelford Road, Marthall, near Knutsford, Cheshire



## HOME FARM BARNES

Henbury, Cheshire



## HOLLY BANK

Chester Road, Macclesfield, Cheshire





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