Westchurch
Homes

Tincklers Fold

Eccleston, Chorley PR7 5FY

Specialising in exclusive luxury developments, our locations are carefully selected to combine the charm of rural life with the benefit of local amenities.

Care is taken to ensure that each development enhances and compliments its surroundings. Built in the Arts & Crafts style, a Westchurch Home offers a combination of classic design features with a contemporary internal layout and finishes to suit today's lifestyle.

Tincklers Fold

Introducing a limited collection of just seven 4 & 5 bedroom expertly and artistically crafted houses, located in the picturesque village of Eccleston, Lancashire.

Tincklers Fold Eccleston

Set against the dramatic backdrop of the West Pennine Moors, Tincklers Fold presents a unique opportunity to experience the charm of village life with the convenience of excellent local amenities.

Set in the South Lancashire countryside, Tincklers Fold is located on the outskirts of the historic English village of Eccleston.

Situated near the River Yarrow, and mentioned in the Doomsday Book, Eccleston has enjoyed its peaceful agricultural heritage. Heskin Farmers market continues to thrive to this day with its local products and trades attracting visitors from near and far.

Eccleston's strong links with the textile industry can also be seen in the local manor houses and halls, which remain in use to this day. In particular the "Old Mill" now known as "Bygone Times" is now a cherished hidden gem, specialising in curios and antiquities.

Astley Hall Museum and Art Gallery is another popular destination, promoting a busy social calendar throughout the year, with historical productions, picnics and the famous "Chorley Flower Show".

The village is situated close to the M61, M65 and M6. Plus with rail links from Croston and Euxton Lane Stations, this bespoke development provides commutable access to the North West region.

Tincklers Fold truly offers you the best of both worlds.

Sports and Leisure

Eccleston is very proud of its resident sporting hero Bradley Wiggins. As such, there is a host of sporting and leisure facilities within a 6 miles radius, including Charnock Richard Golf Club, Chorley Cycling Club, Chorley Tennis Club, Eccleston Cricket Club, Eccleston Pool and Spa, Eccleston Village Recreation Ground, Euxton Park Golf Centre, Gymworks (Euxton), Lavender Hotels Leisure Club, Mawdesley Tennis Club and Yarrow Valley Golf Club.

The Eccleston to Dalton Quick Hill Figure Eight is a popular cycle route, and with so many scenic paths through beautiful woodland and countryside, cycling, walking and jogging will never be dull, especially as exercise can always end in one of the local pubs "The Farmers Arms" or "The Brown Cow" which flank Eccleston Village.

The Westchurch Specification

Inspired by the Arts and Crafts movement, Tincklers Fold is a collection of contemporary homes that recall traditional building forms and craftmanship. Our properties embrace both classic architectural design and high specification open plan living to fulfil modern living requirements.

"The Arts and Crafts movement was an English design movement beginning in the late 19th century and spanning around 40 years. With respect to the built form, the movement celebrated simple, traditional designs, the use of natural materials as well as a return to individual craftsmanship."

Our collection of homes take inspiration from an era. With their steep rooflines, our properties are individually styled with a mix of brickwork and render, stone heads and cills and extensive glazing. The hanging tile detail and finials also typical of the period.

Each property benefits from landscaped gardens as well as an impressive block paved driveway. The oak effect composite front door is matched by the up and over double garage door giving a stylish finish to the property.

Our new homes are decorated in neutral colours and benefit from large family living spaces. The design of our open plan kitchen and family room with our choice of bi-fold doors maximise the light, space and flow of the entire ground floor. Our Nolte kitchens are both modern and practical, with a sophisticated design completing a dynamic living space. The combination of Neff appliances, stainless steel finishes, quality work surfaces and tiling delivers a statement kitchen in which to live or entertain.

All bathrooms and en-suites feature Rocca sanitary ware complete with chrome fixtures and our favoured Cementi wall tiles give a contemporary feel to the rooms.

Our homes are constructed with energy efficiency and economy in mind, incorporating environmentally friendly features such as efficient heating systems, double glazed windows, high levels of wall and loft insulation and well-designed ventilation systems.

Should you reserve early enough in the build process, you will be able to choose from a good range of flooring, fixtures and fittings. All of our homes benefit from a 10 year Premier Guarantee warranty, giving you peace of mind from day one.

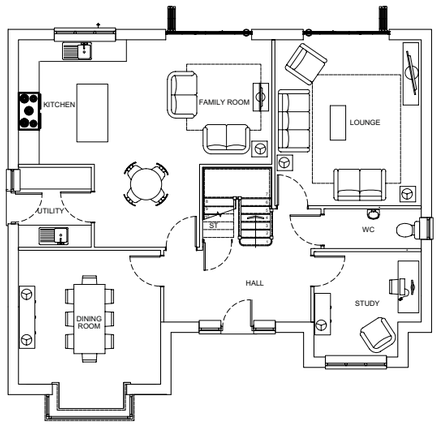
Specification Highlights

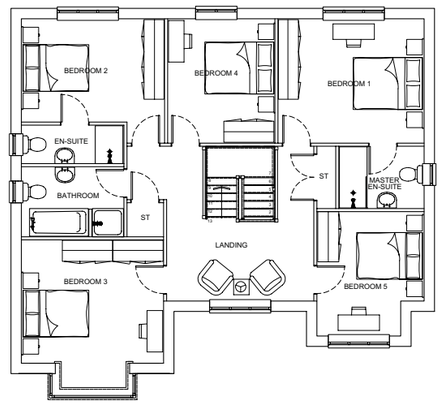
- Block paving to driveways
- Up and over oak effect garage door
- Oak effect composite front door
- Bi-fold doors to rear of property
- Double-glazed windows throughout
- Veritas alarm system
- USB points throughout
- Oak handrails and newel post caps to staircase
- Mechanical Ventilation with Heat Recovery system (MVHR)
- Nolte Kitchen units and worktops, including soft closers abd Lemans space filler corner cabinet
- Neff stainless steel 5-ring gas hob, single oven with slide and hide feature, integrated fridge/freezer, integrated dishwasher, integrated microwave with grill and oven feature
- Rocca sanitary ware & chrome fixtures
- Extensive Cementi wall tiling
- 10 year warranty

Development Plan

- The Chartwell
- The Tatton
- The Harewood

The Chartwell





Key Features

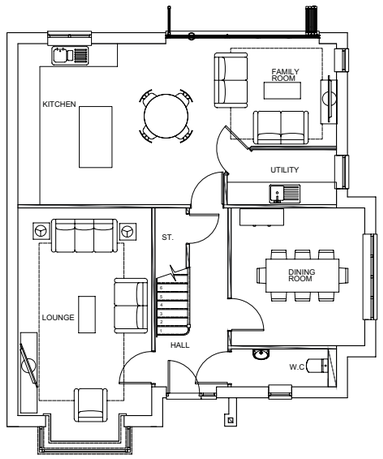
- Open plan kitchen/family room
- 3 reception rooms
- Ample storage
- Stunning galleried first floor landing
- 5 bedrooms (2 ensuite)
- Utility room with external access
- External garage

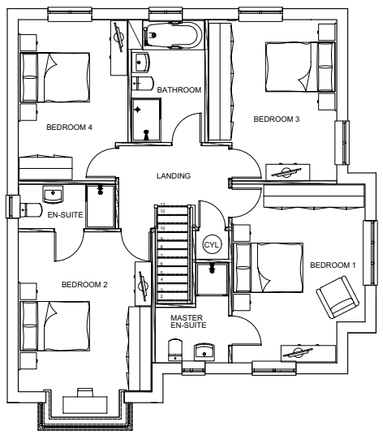
Ground Floor	Length (m)	Width (m)	Length (ft)	Width (ft)
Dining	4.6 (including bay)		4.1	15'1" 13'5"
Utility	2.3	2.1	7'7"	6'11"
Kitchen/family	7.3 (max)	6.0 (max)	23'11"	19'8"
Lounge	4.8	4.2	15'9"	13'9"
WC	2.8	1.2	9'2"	3'11"

First Floor	Length (m)	Width (m)	Length (ft)	Width (ft)
Study	3.1 (max)	3.0 (max)	10'2"	9'10"
Bed 1	4.2	3.6	13'9"	11'10"
Ensuite	2.5	1.8	8'2"	5'11"
Bed 2	4.1 (max)	3.6 (max)	13'5"	11'10"
Ensuite	3	1.1	9'10"	3'7"
Bed 3	4.3 (inc bay)	4.1	14'1"	13'5"
Bath	3	2	9'10"	6'7"
Bed 4	3.6	3.1	11'10"	10'2"
Bed 5	3.6	3.1	11'10"	10'2"

Westchurch Homes

The Tatton





Key Features

- Open plan kitchen/family room
- 4 bedrooms (2 ensuite)
- Separate utility
- Bay window to lounge
- Bi-fold patio doors leading to garden
- External garage

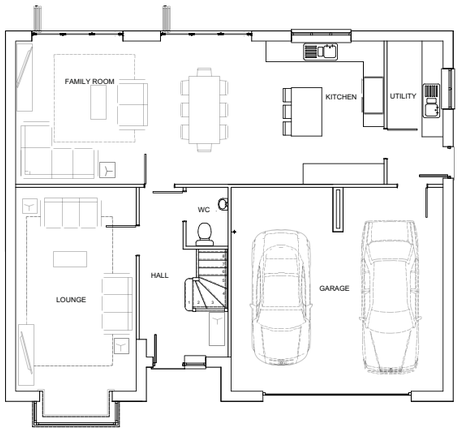
Ground Floor

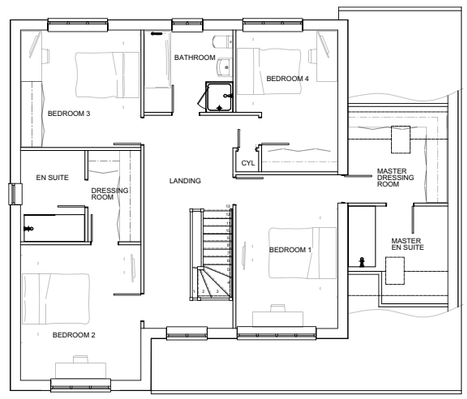
	Length (m)	Width (m)	Length (ft)	Width (ft)
Lounge	6.4 (inc. bay)	3.7	21′	12′2″
Kitchen/family	8.7 (max)	4.4 (max)	28′7″	14′5″
Utility	3	1.5	9′10″	4′11″
Dining	3.8	3.7	12′6″	12′2″
WC	2.9	1	9′6″	3′3″

First Floor

	Length (m)	Width (m)	Length (ft)	Width (ft)
Bed 1	4.9 (max)	3.6 (max)	16′1″	11′ 10″
Ensuite	2.7 (max)	2.0 (max)	8′10″	6′7″
Bed 2	5.4 (inc. bay)	3.7	17′9″	12′2′
Ensuite	2.7	1.2	8′10″	3′11″
Bed 3	4.4 (max)	3.5 (max)	14′5″	11′6″
Bath	3.4	2	11′2″	6′7″
Bed 4	4.4 (max)	3.0 (max)	14′5″	9′10″

The Harewood





Key Features

- Open plan kitchen/family room
- Bay window to lounge
- Double internal garage
- 4 double bedrooms
- Ensuite master bedroom with dressing room
- Ensuite second bedroom with dressing room
- Utility room with external access

Ground Floor

	Length (m)	Width (m)	Length (ft)	Width (ft)
Lounge	6.8 (including bay)		3.6	22′4″ 11′10″
Kitchen/family	10.9	4.2	35′9″	13′9″
Utility	4.2	1.7	13′9″	5′7″
Garage	6.3	6	20′8″	19′8″

First Floor

	Length (m)	Width (m)	Length (ft)	Width (ft)
Bed 1	4.6	3	15′1″	9′10″
Ensuite	3.0 (max)	2.9 (max)	9′10″	9′6″
Dressing room	3	2.9	9′10″	9′6″
Bed 2	4	3.6	13′1″	11′10″
Ensuite	2.7	1.9	8′10″	6′3″
Dressing	2.7	1.6	8′10″	5′3″
Bed 3	3.6	3.5	11′10″	11′6″
Bath	2.6	2.4	8′6″	7′10″
Bed 4	4.2 (max)	3.0 (max)	13′9″	9′10″

Prime Location

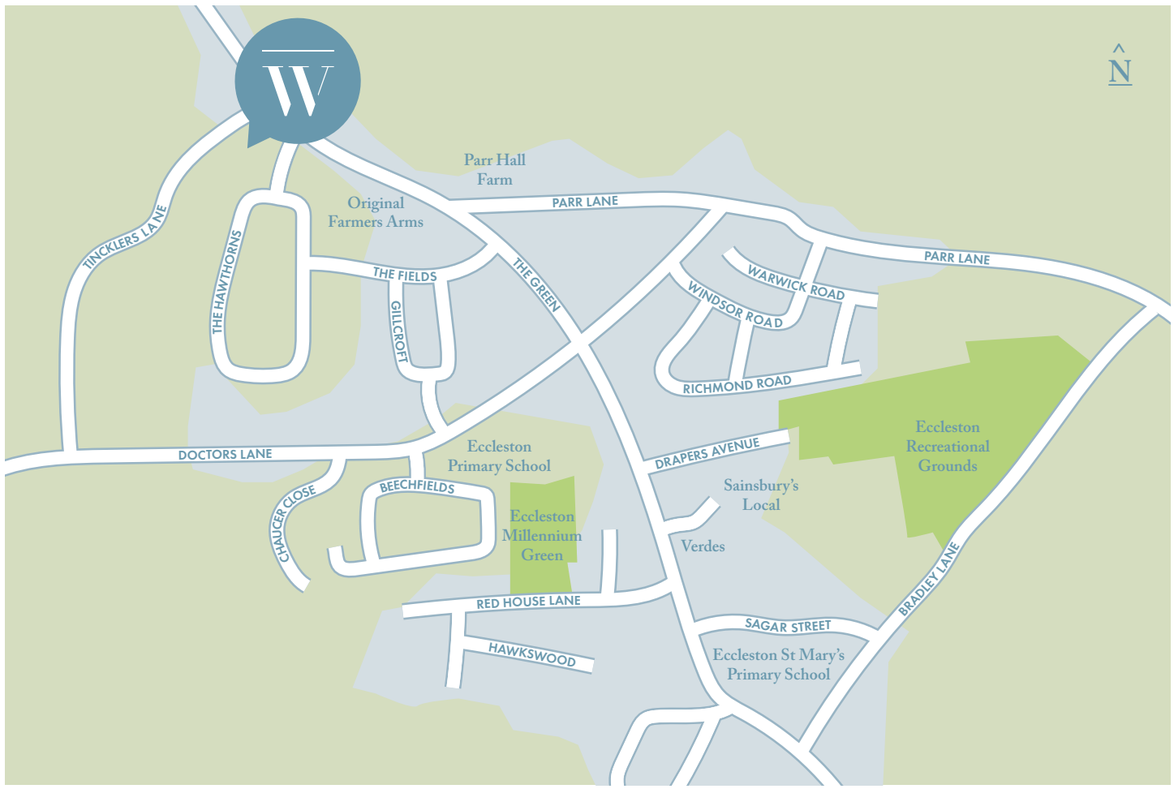
Tincklers Fold

Eccleston, Chorley PR7 5FY

Eccleston at a glance

- Coston and Euxton Rail Stations both 2.8 miles
- Eccleston Health Centre/Doctors Surgery 0.5 miles
- Euxton Hall Hospital 2.5 miles
- Chorley and South Ribble Hospital 6 miles
- Post Office/Cash machine 1.0 mile
- Numerous Supermarkets 5 miles
- Sainsburys local 1.0 mile
- Dentist 1.0 mile
- Bank Branches - Chorley 6 miles
- Links to M61, M65 and M6
- Schools: PR7 5QY
  Primary - 5 in the catchment area, inc St Mary's Church of England Primary and Trinity and St. Michael's Church of Enland Primary, both achieved outstanding at their last OFSTED inspection.

  Secondary - 10 in the catchment area, inc Bishop Rawstorne Church of England Academy, Balshaws Church of England High School and St Michaels Church of England High School, all three achieving outstanding at their last OFSTED inspection.



Contemporary . Bespoke . Luxury .

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