



Charles Louis Homes Ltd  
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# CHARLES LOUIS

## HOMES LIMITED

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No. 14 John Hallows Way, Burnley, BB12 9JL

Price guide £525,000



**\*\*NEW SHOW HOME NOW OPEN THURSDAY SUNDAY 11am till 3pm – LIMITED PLOTS REMAINING ON THIS FANTASTIC FINISHED DEVELOPMENT\*\*SURROUNDED BY STUNNING COUNTRYSIDE VIEWS\*\*ENJOY LUXURY LIVING IN AN AREA OF OUTSTANDING NATURAL BEAUTY\*\***

Discover The Birch – an exceptional five-bedroom detached home designed for contemporary family living. Set across three spacious floors, this home features an impressive open-plan kitchen and dining area, a separate lounge, downstairs WC, and an additional snug or office – ideal for modern flexibility. The first floor boasts four generously sized double bedrooms, one with en-suite, along with a stylish family bathroom. The top floor is dedicated to an expansive master suite, complete with a luxurious en-suite bathroom.

Set within the exclusive Spenbrook Village, a completed development surrounded by rolling countryside and picturesque walks, this is a rare opportunity to secure a home in a truly peaceful setting. The location offers immediate access to the stunning Pendle Hill, scenic trails, and cosy country pubs. The nearby village of Barrowford offers excellent amenities, including shops, restaurants, highly regarded schools, and charming independent boutiques.

Don't miss your chance – book your viewing today and experience the show home for yourself!

- New show home now open – explore the stunning interiors of The Birch today
- Five spacious bedrooms across three floors, including a luxurious top-floor master suite
- Set in Spenbrook Village, surrounded by countryside and scenic hill walks
- Close to Barrowford's independent shops, restaurants, and top-rated schools
- Limited plots remaining on this completed luxury development
- Open-plan kitchen diner, separate lounge, and a versatile snug/office
- Detached garage with driveway parking and gardens to front and rear
- Tenure - Freehold, Council Tax - Pendle band F, EPC rated C

