

## DESCRIPTION

\*\*\* NEW HOME - 3 BEDROOM SEMI DETACHED - SOLAR PANELS - FREEHOLD - \*\*\*

Meet The Lamb: a charming semi-detached three-bedroom home seamlessly combining comfort and practicality. The welcoming hallway offers two options: a cozy lounge to the right or an ascent up the staircase.

The lounge transitions gracefully into the open-plan kitchen and dining area, with a lobby leading to the charming turfed garden and a downstairs WC. Upstairs, a spacious landing reveals two generously sized double bedrooms and a single, sharing access to a luxurious family bathroom. Additional storage at the top of the stairs adds convenience. The Lamb promises a harmonious dwelling that blends convenience, functionality, and comfort.

All our homes feature solar panels and boast an outstanding A-level energy efficiency rating.

Visit us Thursday - Monday 10:30am - 5pm. You don't need an appointment to view, but if you would like a little dedicated time please get in touch to arrange one. We look forward to welcoming you.











 BRITISH  
PROPERTY  
AWARDS  
2023

GOLD WINNER

ESTATE AGENT  
IN BURNLEY

FARDELLA  
& BELL

## **Why buy a Skipton Properties home?**

At Skipton Properties, we're more than builders of exceptional homes. We're a family-run business with a passion for creating thriving communities. Our highly skilled team is committed to exceeding expectations through outstanding quality and expert craftsmanship. We believe a home is more than just a place to live; it's the foundation for a happy and fulfilling life. With New Homes, Reimagined, we want to inspire homeownership for generations to come with homes that set us apart from the average house builder and are infused with our family's warmth, care, and love.

## **About the area**

The historic market village of Foulridge, situated close to Colne, Lancashire, was once a hat-making community, and evidence can be seen of weaver's cottages surrounding the village. Alongside the A56 through Foulridge is a large reservoir, also known as Lake Burwain, where boating and yachting take place regularly throughout the year. The reservoir feeds the Leeds to Liverpool Canal, where you will find the historic Mile Tunnel and canal wharf. The wharf is a picturesque stretch of the canal where you can go on a boat cruise, have a drink and meal, or wander up the towpath, taking in the sights. The large canal-side warehouse, which is now a café bar, is sympathetically restored, and the Mile Tunnel, another popular tourist attraction, is of particular interest.

## **About Croft Mill**

This exquisite development features 17 homes, you'll find 3-bedroom and four 4-bedroom properties, each built with natural stone and fitted with solar panels to ensure our homes are more energy and financially efficient than ever. Situated in the heart of Foulridge, our homes are perfectly located for those seeking a peaceful village lifestyle. With nine distinct house styles to choose from, we're confident that you'll find the perfect home for you and your family at Croft Mill.

## **Our Part Exchange Process**

- \*The value of your current home should not exceed 2/3 of the value of the Skipton Properties home you are looking to purchase
  - \*The home you look to Part Exchange must be your main residence
  - \*We will arrange up to three valuations from local estate agents we have established relationships with to ensure we are offering you a fair price based on a 6-week selling price
  - \*Once we have made you a Part Exchange offer, it will remain valid for 3 days. Once accepted you can reserve your new home!
- For full details please see our website.

## **Part Exchange Available**

At Skipton Properties, we're committed to making the home-buying experience smoother and more enjoyable for you. You may have the option, via our Part Exchange scheme to

purchase one of our homes with the assurance of a cash buyer for your home.

Not only will you have the peace of mind by having a guaranteed buyer, you will also avoid any estate agency fees and also stay in your current home until your new home is complete.

Part Exchange streamlines the process of selling your home allowing you to focus on the future

## **Contact us today**

We may be able to help you move with SimpleMove. Let us take the stress out of selling your home. We manage the sales process with an estate agent and also pay their fees. Find out more today. Contact our team for further details and start your homebuying journey today.

## **Consumer Protection Regs**

To comply with Consumer Protection Regulations we have been advised by our vendors on the following information:

The tenure of this property is 'Freehold Managed' and the Council Tax Band is to be confirmed.

The service charge is approximately £312 per year.

The title shows the property contains restrictive covenants. These should be raised and satisfied by your chosen legal or sales advisor on site.

Parking - Driveway.

Rights and easements –None highlighted.

Restrictions – not conservation area, not a listed building status, no tree preservation orders in place.

Building safety – None identified.

Accessibility/Adaptations – Wheelchair access - essential living accommodation on entrance level and bedrooms to the first floor.

Utility supply - Mains gas, electric and water.

Coastal erosion risk - None.


Planning permission – Planning granted.

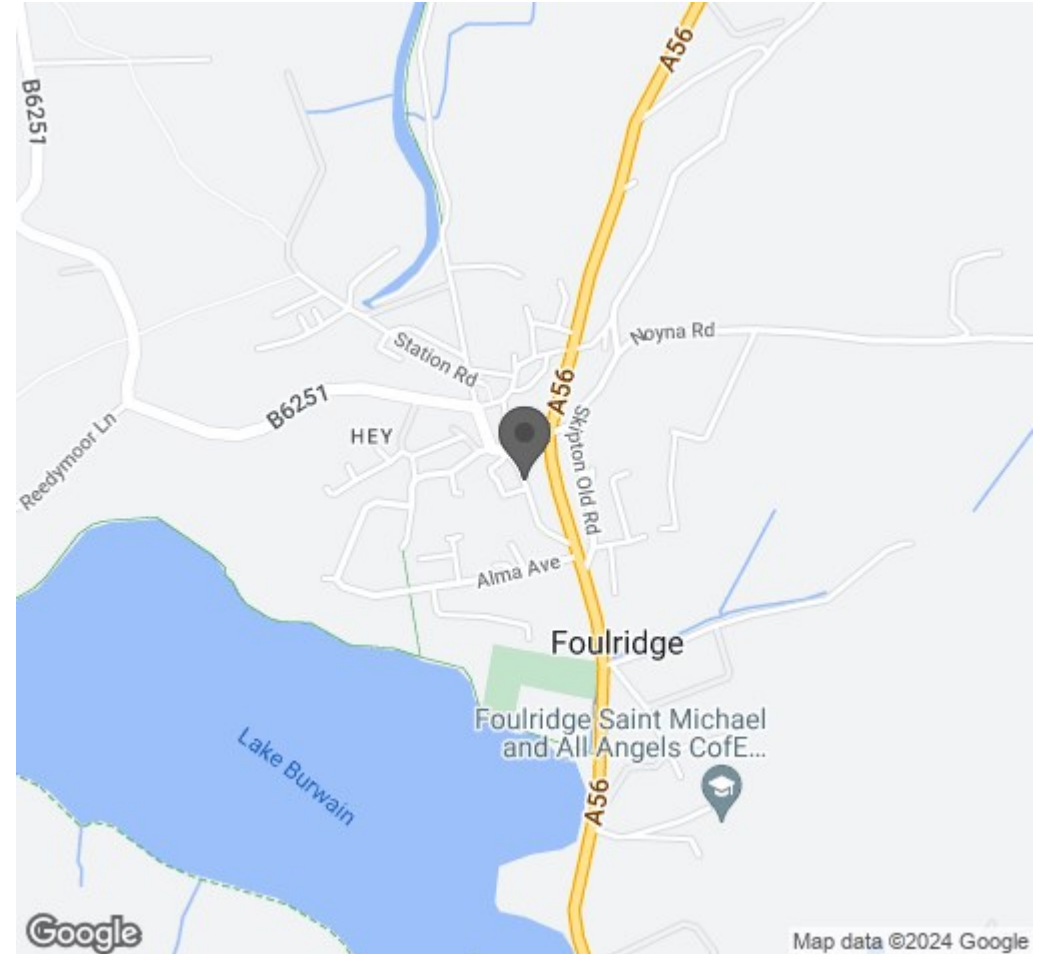
Flood Risk - Low.

Coalfield or mining area - Unknown

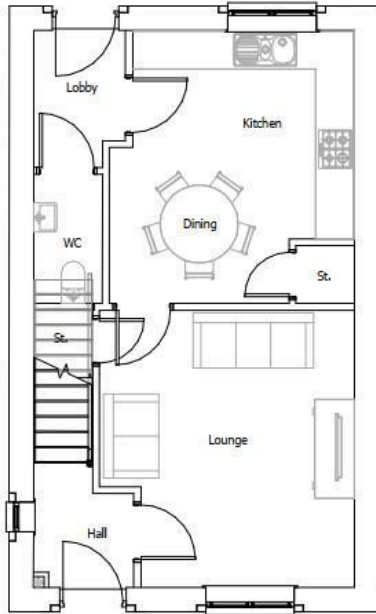
Please note that some imagery showcases a previously constructed home at another development, which holds a similar footprint, and the specifications will vary. It's important to mention that our specifications are tailored uniquely for each development. Computer-generated imagery is intended for illustrative purposes only. Internal imagery is of the Show Home in the Pendleton.

## Energy Efficiency Rating

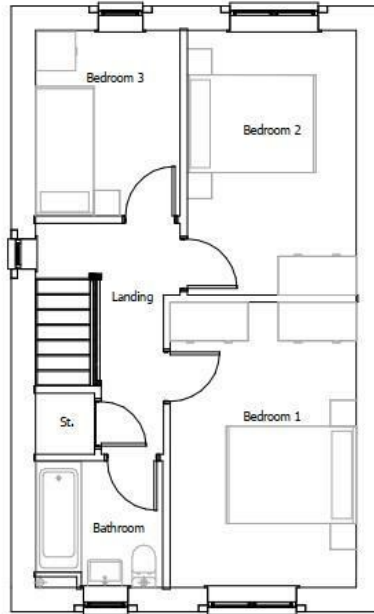
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p><b>95</b></p>	<p><b>95</b></p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p> 	







Ground Floor Plan



First Floor Plan

The Lamb

Lounge	12' - 10"	x	14' - 0"
Kitchen / Dining	12' - 5"	x	13' - 10"
WC	3' - 6"	x	6' - 6"
Store	2' - 11"	x	2' - 11"
Store (Under Stairs)	3' - 0"	x	3' - 5"
Bedroom 1	9' - 5"	x	14' - 5"
Bedroom 2	8' - 7"	x	13' - 5"
Bedroom 3	7' - 4"	x	9' - 5"
Bathroom	6' - 6"	x	6' - 5"
Store	3' - 0"	x	3' - 1"

Floor Area - 912 ft<sup>2</sup>