




BRITISH
PROPERTY
AWARDS
2023
★★★★★
SILVER WINNER
ESTATE AGENT
IN NORTH WEST
(LANCASHIRE)


BRITISH
PROPERTY
AWARDS
2023
★★★★★
GOLD WINNER
ESTATE AGENT
IN BURNLEY

 BRITISH
PROPERTY
GOLD WINNER

FARDELLA

FARDELLA
& BELL



The Mustoe, Lowther Lane, Foulridge

Fixed Price £389,950



BRITISH PROPERTY AWARDS GOLD WINNER ESTATE AGENT

FARDELLA

The Mustoe, Lowther Lane , Foulridge

Tenure: Freehold

- One of our larger homes at Croft Mill
- Corner home designed with family in mind
- Separate utility room
- Quality flooring throughout
- Dedicated master bedroom with en-suite
- Wall mounted car charging point
- Part exchange available
- 10 Year new home warranty
- Freehold
- Detached
- Stone Built Corner Plot
- Separate utility room with its own external door
- 4 Bedrooms, master-suite with dressing area and en-suite
- Kitchen with Zanussi appliances inclusive of double oven
- Solar Panels
- Quiet development in the centre of Foulridge
- Driveway



GOLD WINNER ESTATE AGENT

FARDELLA



GOLD WINNER ESTATE AGENT

FARDELLA

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.

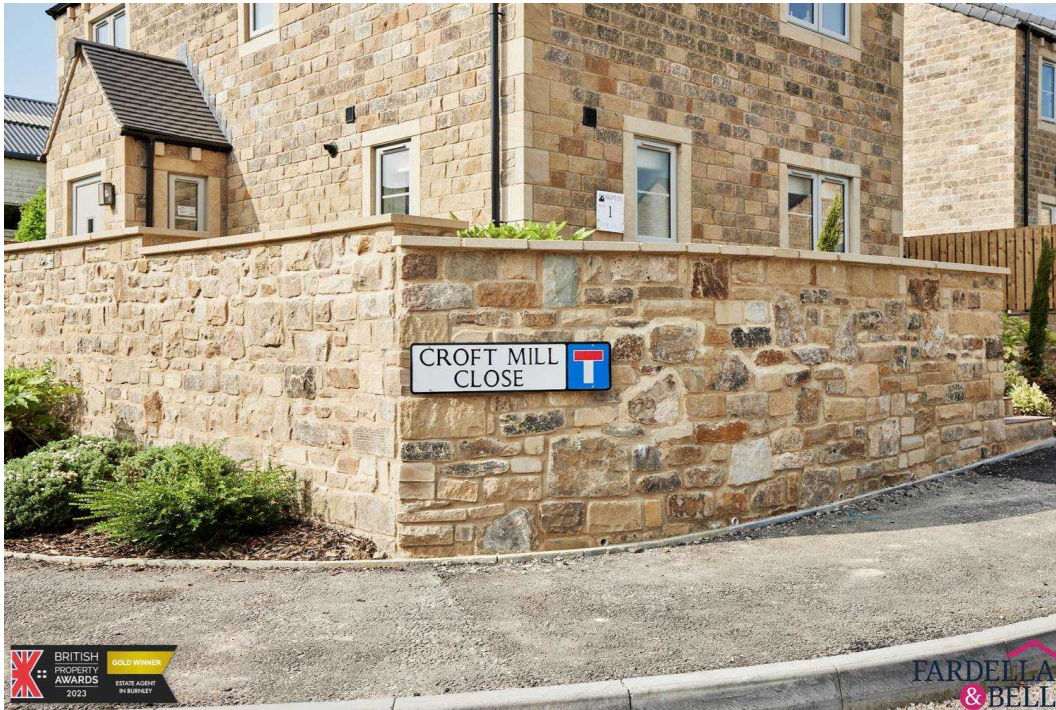
Consumer Protection Regs

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







CROFT MILL
partidge development



House Types

Ashton 3 Bedroom	Penelton 3 Bedroom	Clawton 4 Bedroom
Lamb 3 Bedroom	Reid 3 Bedroom	Muttoo 4 Bedroom
Masse 3 Bedroom	Bailey 4 Bedroom	Electric Sub station



SKIPTON
PROPERTIES

Site plans are intended for illustrative/identification purposes only and should be treated as general (non-reliance) guidance only which may be subject to change or modification. No warranty (either express or implied) is given as to the accuracy of the Site plans or any matters contained within them. The Site plans including any layout of plots, parking areas, landscaping areas and any other areas or amenities shown on them may change or be modified and they shall not constitute any warranty or obligation (either express or implied) to layout or develop the scheme in accordance with the matters set out in them. Nothing contained in the Site plans shall be construed as forming part of any contract for the sale of any plot or as a warranty or representation inducing exchange of contracts for the purchase of any plot.





Our Part Exchange Process

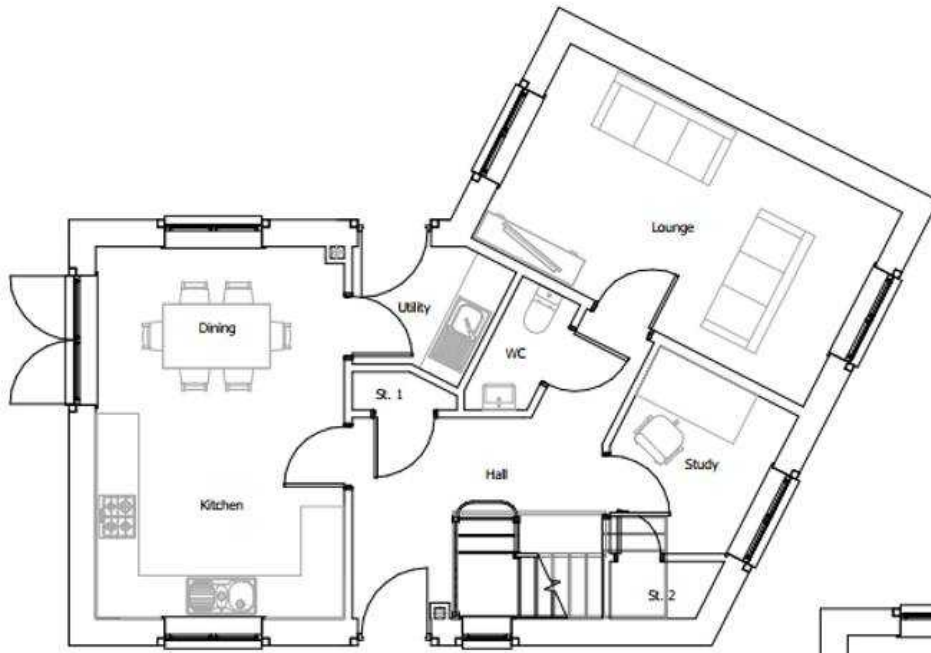
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not a listed building status, no tree preservation orders in place. Building safety – None identified. Accessibility/Adaptations – Wheelchair access – essential living accommodation on entrance level and bedrooms to the first floor. Utility supply – Mains gas, electric and water. Coastal erosion risk – None. Planning permission – Planning granted. Flood Risk – Low. Coalfield or mining area – [Unknown.Garden](#)

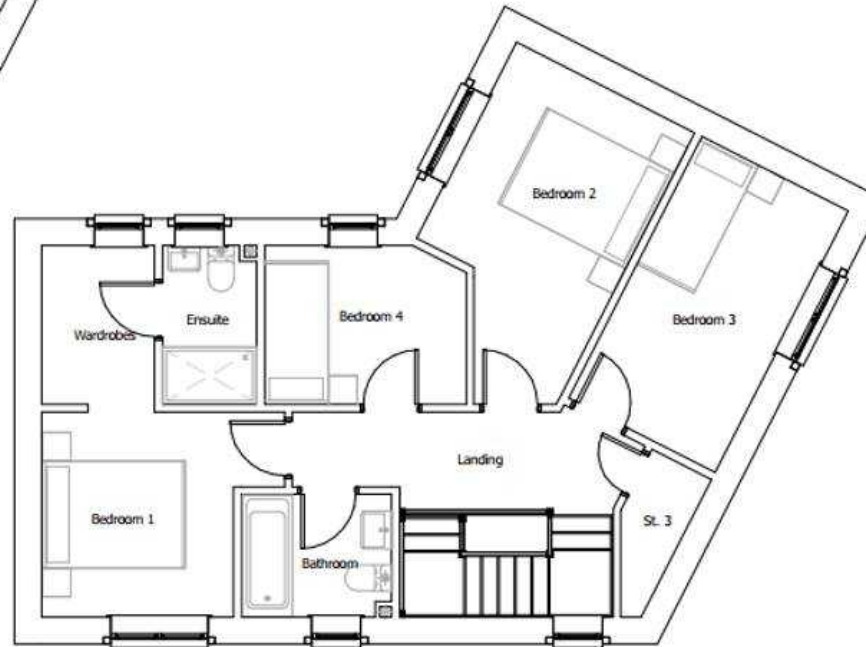
DRIVEWAY

1 Parking Space





Ground Floor Plan



The Mustoe

Lounge	17' - 1"	x	10' - 0"
Kitchen / Dining	11' - 5"	x	17' - 1"
Study	7' - 1"	x	9' - 7"
Utility	7' - 5"	x	6' - 6"
Store 1	4' - 10"	x	1' - 9"
WC	2' - 11"	x	6' - 8"
Store 2	5' - 3"	x	2' - 7"
Bedroom 1	8' - 10"	x	9' - 5"
Wardrobes	5' - 3"	x	7' - 4"
Ensuite	4' - 4"	x	7' - 4"
Bedroom 2	9' - 2"	x	15' - 8"
Bedroom 3	7' - 7"	x	13' - 6"
Bedroom 4	9' - 3"	x	7' - 4"
Bathroom	6' - 10"	x	5' - 8"
Store 3	3' - 1"	x	7' - 6"

Floor Area - 1289 ft²

Fardella & Bell Estate Agents

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