

GRANARY FIELDS

Poulton-Le-Fylde





Granary Fields, Poulton-Le-Fylde

Welcome to Granary Fields. Our new and exclusive development of family homes designed for modern living.

This perfectly positioned development is within walking distance of the historic market town of Poulton-Le-Fylde. This charming location offers an idyllic lifestyle choice with 'Outstanding' schools on the doorstep. There are green spaces to relax and unwind in, bars, cafés and restaurants to enjoy with family and friends and a varied range of independent boutiques and high street shops.

The Baxter Family has worked hard to create homes that will exceed your expectations and cater for a range of needs, aspirations and budgets.

We are aware of the desire to future proof your home. Therefore, we install Fibre To The Premises with network CAT 6 points across the property. In addition to our unrivalled specification, we offer you the opportunity to create your dream home through a wide range of standard choices and upgrade options.

Our homes are designed to be built around you and your family. We build with the love and attention to detail you would expect from a trusted and award-winning local house builder.

We look forward to welcoming you into our family!

Site Plan



Specifications

Kitchen and Utility Room

- Fully fitted stylish kitchen
- AEG 5 burner gas hob
- AEG electric double oven
- Integrated fridge freezer & dishwasher
- Compact laminate worktops and upstands
- Water point connection for washing machine
- Stainless steel one and a half bowl sink with monobloc tap to kitchen
- Pelmet lighting to kitchen wall units

Bathrooms and Ensuite

- White sanitaryware from Roca or similar
- Vado brassware including overflow bath filler and rain fall shower fittings
- Full wall tiling to shower enclosures with feature tiling to back wall
- Full wall tiling to bath area with feature tiling to back wall
- Half tiling to remaining areas of bathrooms/ensuites
- Roca or similar vanity unit to main bathroom
- Chrome towel warmers
- Vanity bathroom mirror with shaving point & USB socket

Other Electrical

- CAT 6 access points across the property connected to ultra-fast full fibre network – customer to make own arrangement with service provider for network connection
- Ample satin chrome power, TV and network points throughout
- LED downlighters to kitchen and bathrooms
- Fully installed security alarm system
- External wall lights to external doors
- Doorbell fitting
- Electric car charging point
- External socket to rear

Energy Efficiency and Heating

- UPVC double glazed windows with security locks
- Central heating via a gas boiler and radiator system
- One/Two zone system with NEST smart thermostats
- Loft, cavity wall & ground floors insulated to NHBC standard

Internal Finishes

- White 'Dordogne' style internal doors
- Satin Nickel door furniture
- Front door – 5 lever mortice lock. External in black, blue or green. Internal in white.
- Contemporary flush ceilings painted white
- Walls painted in a warm white
- Moulded architraves and skirtings painted white

External Finishes

- Gardens will be turfed and have a basic level of landscaping
- Rear gardens will be enclosed by a timber fence
- Paved footpath in Raj Green Indian Stone with a large outdoor seating area
- Tegula block paved driveways
- External water point

Garages

- Electronic remote-controlled garage door
- Garages will be fitted with ceiling light and power sockets

NHBC

- Each home will be independently inspected during construction by National House Building Council Inspectors and a 10 year certificate provided upon completion

Options & Enhancements

As part of our unique service, Baxter Homes offers an extensive range of options and enhancements. These can be made subject to build stage. Please speak to our sales team for further information.

Please Note: The above forms the standard specification for the majority of our homes. Baxter Homes Ltd reserves the right to amend the specification subject to individual plot and build stage. Please speak to the Sales Team for additional information, or ask to see our detailed specification guide.

Connections

On Foot/Car	Miles
Poulton-le-Fylde	0.3m
St Chad's Church	0.5m
Cleveleys Seafront	3.6m
Blackpool Town Centre	4.1m
Affinity Outlet Shopping	5.9m
Lytham	9.4m
Nicky Nook, Scorton	15.4m
Beacon Fell Country Park	16.6m
Lancaster	22.1m

Rail Times From Poulton-le-Fylde	Time
Manchester Piccadilly	1h 16m
Birmingham New Street	2h 30m
London Euston	2h 50m

B.

GRANARY FIELDS

Poulton-Le-Fylde, FY6 7BY





The Belfry | Computer Generated Images are for illustration purposes only

The Belfry

A masterpiece of classic design with a contemporary finish.

A five-bedroom family home, that not only looks breathtaking from the outside but also provides the very best in luxurious, modern living throughout.



x5



x4

Please note: Plots 2 & 4 are in brick. Plots 3 & 13 are in stone. Please speak to the Sales Executive for further information.

Ground Floor	Imperial	Metric
Lounge	12'5" x 17'7"	3.81m x 5.40m
Kitchen/Family Room	24'9" x 13'4"	7.59m x 4.10m
Utility	7'1" x 7'2"	2.18m x 2.20m
Study	12'5" x 6'8"	3.81m x 2.09m
Cloaks/W/C	3'6" x 7'2"	1.10m x 2.18m
First Floor		
Bedroom 1	15'9" x 13'4"	4.60m x 4.10m
Ensuite 1	7'8" x 9'5"	2.40m x 2.90m
Dressing Room	6'8" x 9'5"	2.10m x 2.90m
Bedroom 2	12'5" x 10'1"	3.81m x 3.09m
Ensuite 2	7'1" x 6'2"	2.18m x 1.89m
Bedroom 3	12'5" x 10'1"	3.81m x 3.07m
Ensuite 3	8'7" x 4'1"	2.66m x 1.22m
Second Floor		
Bedroom 4	12'5" x 15'7"	3.83m x 4.80m
Bedroom 5	13'4" x 15'7"	4.10m x 4.80m
Bathroom	5'6" x 8'2"	1.72m x 2.50m
External		
Detached Double Garage	19'6" x 19'6"	6.0m x 6.0m

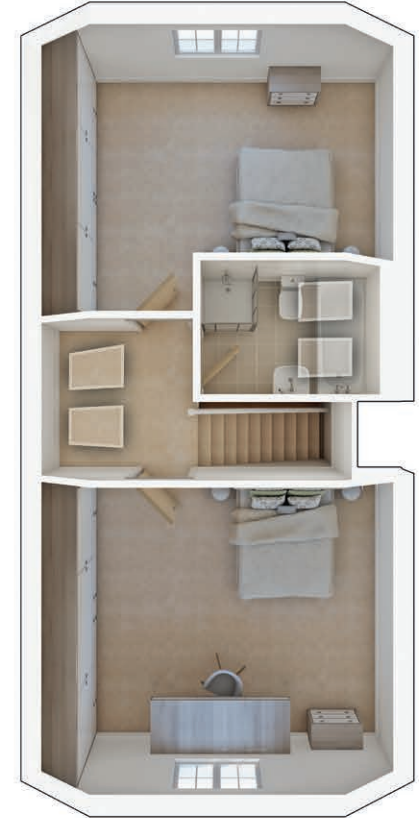
Ground



First



Second





The Fairhaven | Computer Generated Images are for illustration purposes only.

The Fairhaven

Following a large open plan design, this four-bedroom detached home is packed with sophisticated finishes throughout. The Fairhaven offers busy families a beautiful pairing of contemporary comfort and practical spaces.



x4



x2

Ground Floor	Imperial	Metric
Lounge	11'7" x 21'3"	3.40m x 6.50m
Kitchen/Family Room	21'9" x 23'7"	6.69m x 7.25m
Utility	10'1" x 7'5"	2.28m x 3.18m
Study	5'6" x 7'2"	1.73m x 2.20m
Cloaks/WC	6'6" x 3'5"	1.85m x 1.09m
First Floor		
Bedroom 1	13'0" x 12'3"	4.20 x 3.76m
Ensuite 1	5'7" x 6'8"	1.76m x 2.08m
Bedroom 2	13'8" x 11'9"	4.22m x 3.64m
Bedroom 3	9'83" x 8'11"	2.99m x 2.47m
Bedroom 4	9'1" x 8'7"	2.79m x 2.65m
Bathroom	9'4" x 6'8"	2.88m x 2.08m
External		
Integral Garage	19'7" x 10'8"	6.02m x 3.07m

Ground



First





The Kempton

This home is an appealing example of an attentively designed detached four-bedroom family home. It offers the best in contemporary living for today's modern family and remains a popular choice with purchasers.



x4



x2

Ground Floor	Imperial	Metric
Lounge	17'9" x 11'4"	5.47m x 3.48m
Dining/Kitchen	22'7" x 9'4"	6.92m x 2.75m
Utility	6'3" x 5'4"	1.95m x 1.67m
Cloaks/WC	6'7" x 3'2"	2.06m x 1.00m
First Floor		
Bedroom 1	12'1" x 11'6"	3.71m x 3.55m
Ensuite	8'8" x 3'3"	2.70m x 1.02m
Bedroom 2	12'7" x 10'0"	3.89m x 3.07m
Bedroom 3	12'3" x 7'3"	3.75m x 2.22m
Bedroom 4	10'7" x 7'1"	3.27m x 2.18m
Bathroom	8'8" x 5'9"	2.70m x 1.80m
External		
Integral Garage	19'7" x 10'1"	6.02m x 3.10m

Ground



First





The Mere

This three-bedroom detached home is designed to meet all the challenges of modern family life. The Mere is an ideal home regardless of whether you are looking for somewhere to grow or downsize.



x3



x2

Ground Floor	Imperial	Metric
Lounge	13'5" x 11'4"	4.14m x 3.48m
Dining/Kitchen	22'5" x 8'8"	6.81m x 2.68m
Cloaks/WC	6'2" x 3'1"	1.91m x 0.97m
First Floor		
Bedroom 1	13'2" x 13'5"	4.14m x 4.04m
Ensuite	9'3" x 3'3"	2.84m x 1.02m
Bedroom 2	13'2" x 8'8"	4.04m x 2.68m
Bedroom 3	8'7" x 6'5"	2.67m x 2.00m
Bathroom	8'7" x 6'1"	2.67m x 1.87m
External		
Integral Garage	19'7" x 9'9"	6.01m x 3.02m

Ground



First





The Hampton

This stunning double-fronted bungalow offers extensive natural light throughout. Presenting a modern open plan design, this spacious two-bedroom home provides everything on a single floor for ease and accessibility.



x2



x2

Ground Floor	Imperial	Metric
Lounge	19'3" x 13'7"	5.89m x 4.19m
Kitchen/Dining	13'8" x 15'3"	4.22m x 4.69m
Utility	13'8" x 8'3"	4.22m x 2.55m
Bathroom	14'2" x 7'2"	4.34m x 2.20m
Bedroom 1	13'8" x 10'2"	4.22m x 3.13m
Ensuite	10'9" x 6'9"	3.33m x 2.13m
Bedroom 2	13'2" x 14'5"	4.03m x 4.42m
External		
Attached Garage	19'6" x 9'8"	6.0m x 3.0m



The Hampton | Floorplan



The Wentworth

This superb family home consists of 3/4 bedrooms, two of which have their own dressing room and ensuite. Boasting living spaces on both the ground and first floor, it allows for privacy as well as spaces to entertain, particularly through the kitchen/dining room where bifold doors lead directly into a landscaped garden.



x3/4



x3

Ground Floor	Imperial	Metric
Kitchen/Dining	16'7" x 13'5"	5.10m x 4.12m
Utility	4'8" x 8'5"	1.47m x 2.6m
Cloaks/WC	3'9" x 8'5"	1.2m x 2.6m
Snug	10'4" x 10'4"	3.2m x 3.2m
First Floor		
Lounge	16'7" x 11'8"	5.1m x 3.6m
Bedroom 1	10'4" x 13'5"	3.2m x 4.1m
Ensuite 1	9'1" x 5'9"	2.8m x 1.8m
Dressing Room	5'9" x 9'1"	1.8m x 2.8m
Second Floor		
Bedroom 2	8'8" x 11'8"	2.7m x 3.6m
Ensuite 2	7'5" x 6'2"	2.30m x 1.89m
Dressing Room	7'5" x 5'9"	2.30m x 1.8m
Bathroom	7'5" x 6'2"	2.29m x 1.9m
Bedroom 3	14'4" x 8'0"	4.4m x 2.45m
Study/Bedroom 4	8'3" x 10'5"	2.55m x 3.22m

Ground



First



Second





The Thornton

This four-bedroom detached family home demonstrates the craftsmanship that goes into each Baxter Home. Through its conscientious design and generous open plan living, it provides a great space to enjoy both in the house and its appreciated landscaped garden with Indian stone paving as standard.



x4



x2

Ground Floor	Imperial	Metric
Lounge	20'0" x 11'2"	6.11m x 3.44m
Dining/Kitchen	22'4" x 9'3"	6.83m x 2.85m
Utility	5'7" x 5'4"	1.73m x 1.65m
Cloaks/WC	5'8" x 3'5"	1.78m x 1.07m
First Floor		
Bedroom 1	14'0" x 11'2"	4.28m x 3.44m
Ensuite	7'6" x 6'1"	2.33m x 1.87m
Bedroom 2	14'1" x 10'5"	4.30m x 3.21m
Bedroom 3	11'1" x 9'0"	3.38m x 2.75m
Bedroom 4	13'1" x 9'3"	4.0m x 2.83m
Bathroom	7'5" x 6'9"	2.30m x 2.13m
External		
Integral garage	19'6" x 9'8"	6.0m x 3.0m

Ground



First





The Tudor

This popular semi-detached home offers a spacious layout and high specification, rarely seen in other three-bedroom homes. The attention to detail in its design allows for practicality as well as enjoyment, through its ability to both relax in and entertain.

It will ultimately make you feel right at home!



x3



x2

Please note: Plots 14-17, 20, 21, 24 & 25 are in a buff brick with quarter render, Plots 18, 19, 22 & 23 are in a red brick.
Please speak to the Sales Executive for further information.

Ground Floor	Imperial	Metric
Lounge	15'4" x 12'2"	4.20m x 2.36m
Kitchen/Family Room	7'7" x 13'7"	4.71m x 3.74m
Cloaks/WC	3'6" x 6'5"	1.13m x 2.00m
First Floor		
Bedroom 1	11'9" x 12'2"	3.65m x 3.74m
Ensuite	3'1" x 5'2"	1.60m x 0.96m
Bedroom 2	8'9" x 9'5"	2.72m x 2.90m
Bedroom 3	6'2" x 9'5"	1.89m x 2.90m
Bathroom	5'8" x 6'5"	1.78m x 2.00m

Ground



First





The Chepstow | Computer Generated Images are for illustration purposes only.

The Chepstow

This spacious four-bedroom detached home offers a well designed layout. It is both luxurious in its design and practical, with the ability to work from home, in the study and a large utility room with direct access to the garden. Offering a large double garage with electric sectional garage door, it is a signature of this property and allows for plenty of storage space.



x4



x2

Ground Floor	Imperial	Metric
Lounge	11'9" x 14'2"	3.64m x 4.33m
Kitchen/Family Room	21'6" x 13'9"	6.58m x 4.02m
Utility	9'6" x 5'3"	2.94m x 1.62m
Study	5'7" x 6'5"	1.74m x 2.00m
Cloaks/WC	4'2" x 5'9"	1.29m x 2.11m
First Floor		
Bedroom 1	11'8" x 12'5"	3.62m x 3.81m
Ensuite	9'2" x 4'0"	2.81m x 1.22m
Bedroom 2	12'8" x 11'2"	3.93m x 3.42m
Bedroom 3	9'3" x 10'7"	2.85m x 3.26m
Bedroom 4	8'3" x 13'1"	2.55m x 4.02m
Bathroom	8'8" x 6'5"	2.70m x 2.00m
External		
Detached Double Garage	19'9" x 19'5"	6.08m x 5.9m

Ground



First





The Sunningdale

Our discounted market two/three-bedroom home provides a perfect solution for those needing a helping hand to get on the property ladder. Please speak to our Sales Executive for further information on how to apply for this property.



x2/3



x1

Ground Floor	Imperial	Metric
Lounge	13'1" x 14'7"	4.00m x 4.50m
Kitchen	11'8" x 12'4"	3.60m x 3.78m
Utility	4'4" x 5'3"	1.35m x 1.64m
Study	7'7" x 8'8"	2.36m x 2.70m
Cloaks/WC	4'4" x 6'7"	1.35m x 2.04m
First Floor		
Bedroom 1	9'7" x 14'1"	2.95m x 4.31m
Bedroom 2	9'7" x 12'9"	2.95m x 3.95m
Study/Bedroom 3	7'7" x 8'8"	2.36m x 2.70m
Bathroom	6'5" x 6'3"	1.99m x 1.90m

Ground



First

