

MOUNT PLEASANT

BY EDGEFOLD HOMES



“
**Uniquely designed homes
in a perfectly unique location.**
”

**Nestled within the beautiful Cheshire countryside
lies a unique gated hamlet of just 8 homes.**

Mount Pleasant offers a rare opportunity to purchase a bespoke contemporary new home with a countryside barn feel; creating inviting and

distinctive living spaces and offering a perfect blend of rustic charm and modern comfort.

The exclusive development offers an abundance of style and space, built with meticulous craftsmanship and luxurious detail.

Here at Edgefold Homes we love architecture and have a genuine interest in lifestyles and how people live. We want to build communities and watch them grow.

Welcome to
Mount Pleasant.



Our experienced team has a simple design ethos; we choose the perfect setting, then evolve our home designs to reflect the beauty of their surroundings.

We carefully consider the heritage of the environments we build in and are respectful of the local vernacular, reflecting the character of the area while bringing innovative new ideas to your living space.

It's an approach based on our experience gained over many years in the housing sector.

With this experience comes a deeper understanding of your lifestyle needs, which informs every stage of design and construction.

We think about every aspect of your home and the environment in which you will live, planning meticulously, using space intelligently and building to the consistently high standards our home buyers expect.

At Edgefold Homes, we search for outstanding locations and use our insight and experience to build unique homes that are thoughtfully designed in every way.

We apply our shared building knowledge to each new property, focusing on every detail and creating intuitive design solutions to enhance your living experience.



Home design has never been in a better place.

Explore the local area

Glazebrook is a small rural Cheshire village known for it's picturesque surroundings, with fields and countryside nearby, making it appealing for those who prefer a quieter, more rural lifestyle whilst still being within easy reach of urban amenities.



A Parish with a community culture

Hollins Green village boasts a strong sense of community from it's friendly and welcoming pub to it's community village shop and summer carnival, you will always feel a sense of belonging in this inclusive Parish.





Key Transport Links

The rural villages of Glazebrook and Hollins Green benefit from excellent transport links primarily due to its proximity to major transport routes.

Glazebrook Railway Station

Mount Pleasant is situated just under a mile from the quaint Grade II listed Glazebrook Railway Station, offering direct services to both Manchester and Liverpool.

Road Networks

Mount Pleasant is conveniently connected to the North West's key motorway networks, M6, M62, M60 and M56 all within a five to ten minute drive away.

Airports

Manchester Airport is just 13 miles and a 20 minute drive away and Liverpool Airport is 24 miles and a 30 minute drive.



Bus Services

Regular Bus services from Mount Pleasant's neighbouring Black Swan pub in Hollins Green, connect to The Trafford Centre, Manchester City Centre, Warrington Town Centre, Salford City Centre and Eccles Town Centre.

School buses to nearby Culcheth High School and Lymm High School as well as Priestley College run regularly from the village.



Eat, drink & shop local

1 The Black Swan Pub

Best known for its welcoming and friendly atmosphere offering traditional home cooked fresh food. The pub has been serving locals for over 300 years.

2 Culcheth Village

Just 5 miles north of Mount Pleasant, the bustling village of Culcheth offers various shops and restaurants.

3 Lymm Village

Only a 10 minute drive South of Glazebrook; the quaint English village of Lymm offers a wealth of natural beauty, whether you choose a walk around the Dam or a browse around the plethora of independent shops.

4 La Boheme

An elegant and classically designed restaurant well known locally for their exquisite traditional French food. Be sure to book in advance, this well established restaurant is extremely popular.

5 The Trafford Centre

Eat, shop, repeat – the Trafford Centre is only a 15 minute drive from Glazebrook and is easily accessible by a regular bus service during the day.

6 Manchester City Centre

Travel by car, train or bus to the cosmopolitan city of Manchester. Visit the many museums and theatres, shop the vintage shops in the Northern Quarter or browse the interesting supermarkets in China Town, there is something for everyone day and night

7 Old Trafford Football Club

Take a tour or watch a match at the world famous Theatre of Dreams home to Manchester United.

8 Altrincham Market

Housed in a beautiful listed building; this part restaurant, part market and town square venue is a thriving hub of activity.

Education

Primary Schools

St Helens Church of England School,
Hollins Green – 0.3 miles
St Mary's Church of England School,
Cadishead – 1.4 miles

Senior Schools

Culcheth High School – 3.8 miles
Irlam and Cadishead Academy – 2 miles
Lymm High School – 3.8 miles

Grammar Schools

Altrincham Grammar for Boys – 7 Miles
Altrincham Grammar for Girls – 7 Miles
St Ambrose College for Boys, Hale Barns – 8.7 miles
Loreto Grammar School for Girls – 6.9 miles

Independent Schools

There are many independent schools within a 10 mile radius of Mount Pleasant, some of which are:
Altrincham Preparatory School for Boys,
Altrincham – 7 miles
Hale preparatory School, Altrincham – 7.5 miles
North Cestrian, Altrincham – 6.9 miles
Bridgewater School, Worsley – 8.5 miles

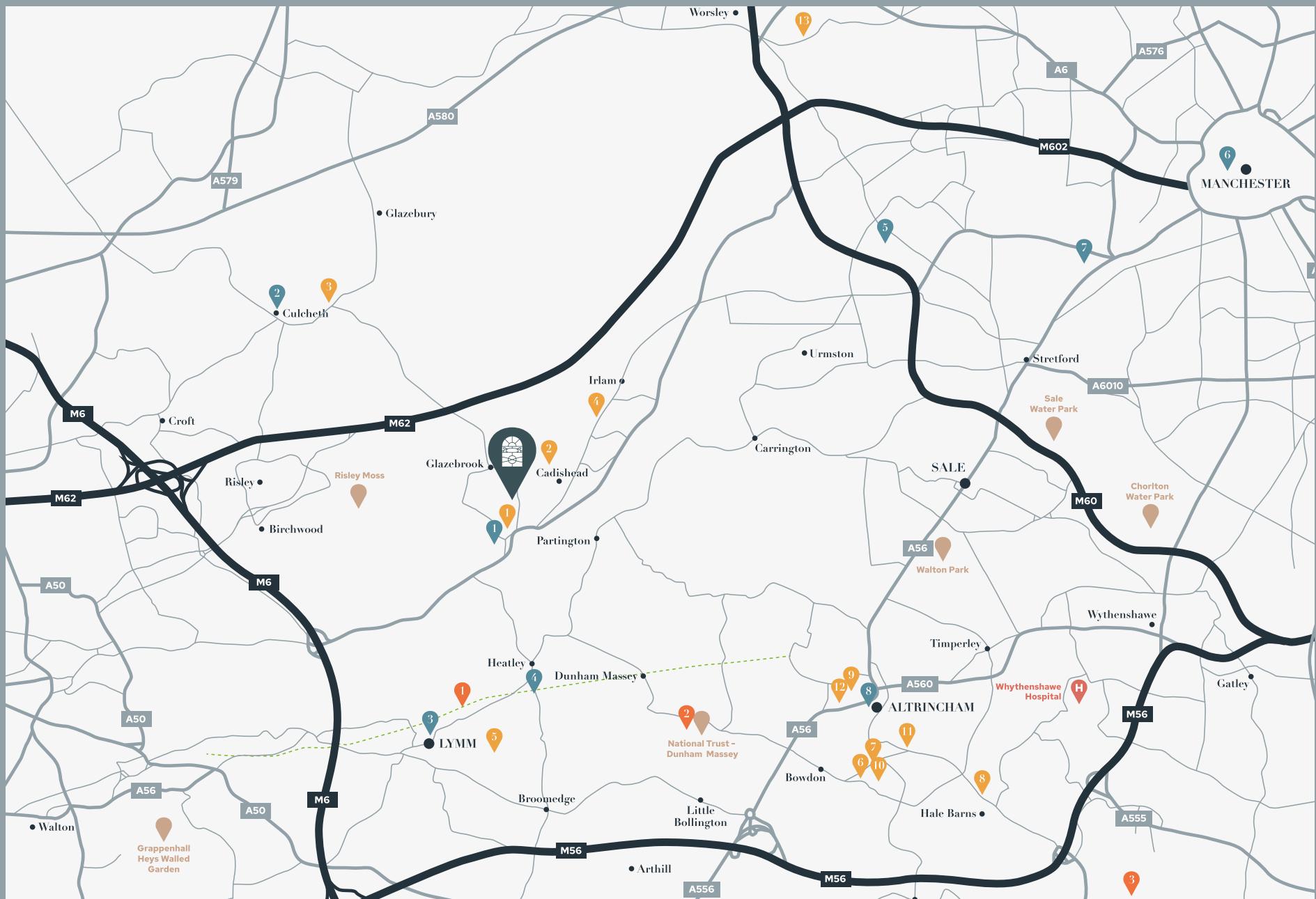
Leisure & Amenities

- 1 Trans Pennine Trail
- 2 Dunham Massey Park
- 3 Manchester Airport

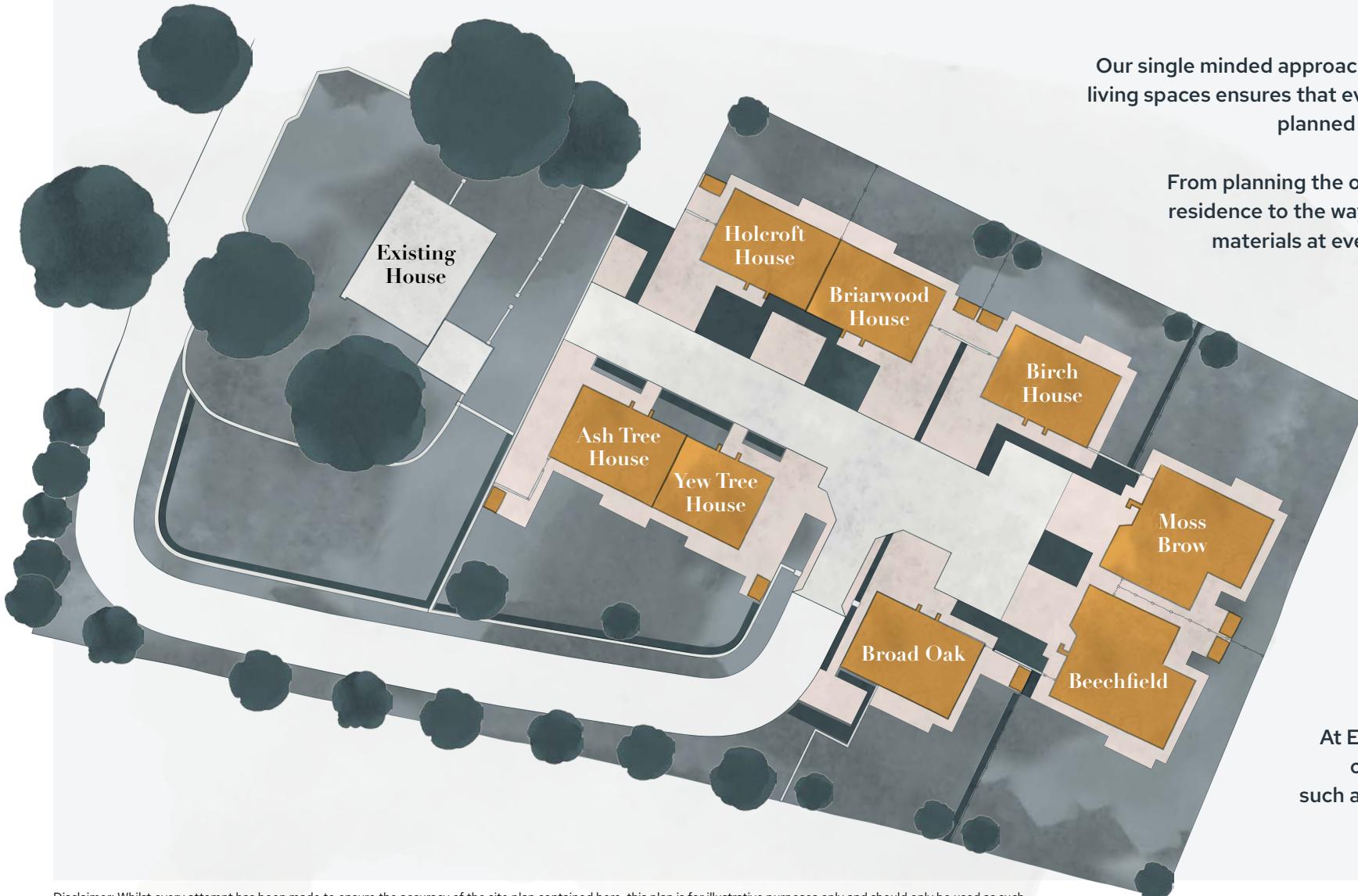
Education

- 1 St Helens C of E School
- 2 St Mary's C of E School
- 3 Culcheth High School
- 4 Irlam & Cadishead Academy
- 5 Lymm High School
- 6 Altrincham Grammar for Boys
- 7 Altrincham Grammar for Girls
- 8 St Ambrose College for Boys, Hale Barns
- 9 Loreto Grammar School for Girls
- 10 Altrincham Preparatory School for Boys, Altrincham
- 11 Hale Preparatory School, Altrincham
- 12 North Cestrian, Altrincham
- 13 Bridgewater School, Worsley

THE PERFECT LOCATION



We do the thinking, so you can do the living.



Our single minded approach to creating outstanding living spaces ensures that every detail is meticulously planned and carefully considered.

From planning the optimum location for each residence to the way we insist on using finest materials at every stage of construction.

At Edgefold Homes, we focus on the simple things in life such as space, light and beauty.

Disclaimer: Whilst every attempt has been made to ensure the accuracy of the site plan contained here, this plan is for illustrative purposes only and should only be used as such.



We believe in creating new homes that preserve and reflect the beauty of village life through sympathetic construction, contemporary thinking and smart design

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Ash Tree House

Plot Number 1 Mount Pleasant

Welcome to Ash Tree House, a bespoke home with an iconic barn silhouette and large open living spaces.

Ash Tree House is built with precision and attention to detail and designed to sit perfectly within its beautiful countryside surroundings; impeccably designed for modern living with a sleek and contemporary kitchen at the front of the house connecting to the dining/living area which wraps around the back of the property, offering versatile and a well proportioned entertaining space.

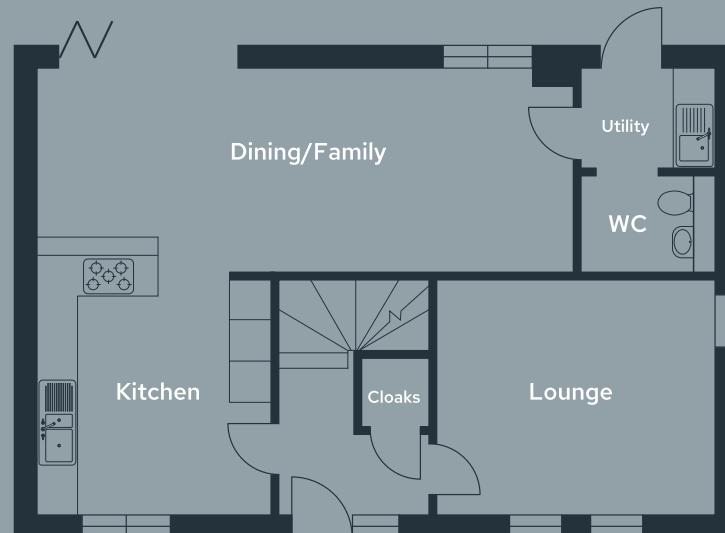
Ground Floor	Metric	Imperial
Lounge	4.20 x 3.54	13' 10" x 11' 8"
Kitchen/Dining/Family	8.20 x 6.77	26' 11" x 22'3 "
Utility Room	2.00 x 1.52	6' 7" x 5' 0"
WC/Cloakroom	2.00 x 1.48	6' 7" x 4' 10"

First Floor	Metric	Imperial
Bedroom 1	3.83 x 3.65	12' 7" x 12' 0"
En-Suite	2.25 x 1.98	7' 5" x 6' 6"
Bedroom 2	3.55 x 3.12	11' 8" x 10' 3"
Bedroom 3	3.90 x 2.85	12' 10" x 9' 4"
Study/Bedroom 4	3.14 x 3.12	10' 4" x 10' 3"
Bathroom	2.32 x 1.98	7' 8" x 6' 6"

Ground Floor



First Floor



1539 sq.ft.



Upstairs Ash Tree House offers four bedrooms one of which is ensuite with the master bedroom having the added advantage of open countryside views. A family bathroom completes the first floor of this perfectly proportioned home.

Outside, Ash Tree House offers a tranquil haven with its secluded generous lawned partially walled garden and patio area; a perfect place to relax at the end of the day.



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Yew Tree House

Plot Number 2 Mount Pleasant

Yew Tree House is located at the gateway of this perfectly tranquil hamlet. With its distinctive grey cedar clad exterior and buff brick elements, this home offers a luxurious and serene setting with beautiful countryside views.

Ground Floor	Metric	Imperial
Lounge	4.62 x 2.91	15' 2" x 9' 7"
Kitchen/Dining/Family	6.77 x 4.71	22' 3" x 15' 6"
Utility Room	2.00 x 1.96	6' 7" x 6' 5"
WC/Cloakroom	2.00 x 1.63	6' 7" x 5' 4"

First Floor	Metric	Imperial
Bedroom 1	3.45 x 2.97	11' 4" x 9' 9"
En-Suite	2.55 x 2.00	8' 5" x 6' 7"
Dressing Area	2.97 x 1.23	9' 9" x 4' 1"
Bedroom 2	3.92 x 3.17	12'10" x 10' 5"
Bedroom 3	3.17 x 2.75	10'5" x 9'1"
Bathroom	2.58 x 2.00	8' 6" x 6' 7"

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Ground Floor



First Floor



1205 sq.ft.



Large windows and bi-fold doors from the kitchen/dining/living area ensure ample natural light, giving the space a bright and airy ambience. Thought and consideration has been given to access from the home into the partially walled private garden area. Additionally well thought out storage on the ground floor in the form of a utility room and two handy stores, make for streamline family living.

The upstairs master suite has handy in-built storage and a sizeable ensuite. A separate family bathroom and two further good sized bedrooms are laid around a refreshingly spacious landing area.



Broad Oak

Plot Number 3
Mount Pleasant



Broad Oak is a spacious detached 4 bedroom property, perfectly proportioned and set on a sizeable plot with a private partially walled garden.

Conceptualised design puts the magnificent kitchen/living/dining space at the heart of the house, a precision kitchen with separate island opens up to the dining/living space. A separate private lounge with feature floor length window is the perfect haven for quiet moments.

Broad Oak has a sizeable partially walled private garden which is accessed via modern aluminium bi-fold doors; a perfect blank canvas to make it your own.

The first floor has four bedrooms, one with ensuite and a family bathroom all arranged around a central staircase and spacious light filled landing.

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Ground Floor



Ground Floor	Metric	Imperial
Lounge	4.09 x 3.57	13' 5" x 11' 9"
Kitchen/Dining/Family	10.48 x 5.11	34' 5" x 16' 9"
Utility Room	1.96 x 1.61	6' 5" x 5' 4"
WC/Cloakroom	2.02 x 1.48	6' 8" x 4' 10"

First Floor	Metric	Imperial
Bedroom 1	4.03 x 3.65	13' 3" x 12' 0"
Main area of the bedroom dimensions (narrow section in front of en-suite 2.02 x 1.27 / 6'8" x 4'2")		
En-Suite	2.27 x 1.98	7' 6" x 6' 6"
Bedroom 2	3.95 x 3.30	13' 0" x 10' 10"
Bedroom 3	3.65 x 3.11	12'0" x 10' 2"
Study/Bedroom 4	3.30 x 3.18	10'10" x 10'5"
Bathroom	2.32 x 1.98	7' 8" x 6' 6"

First Floor



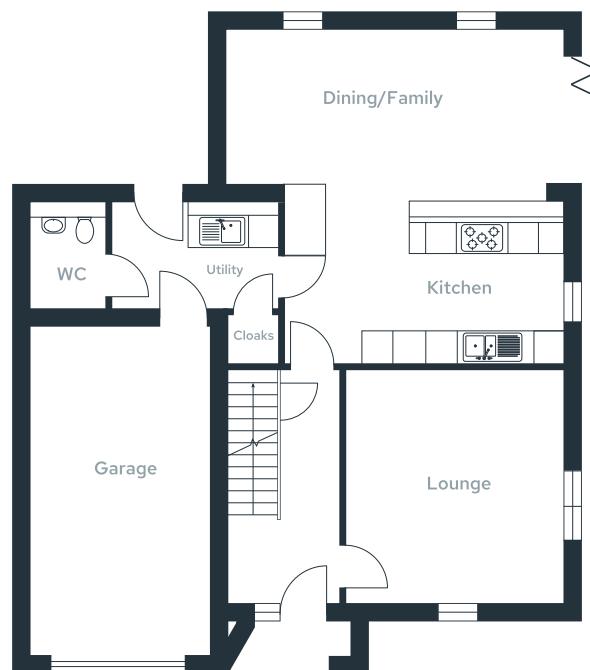
1636 sq.ft.

Beechfield

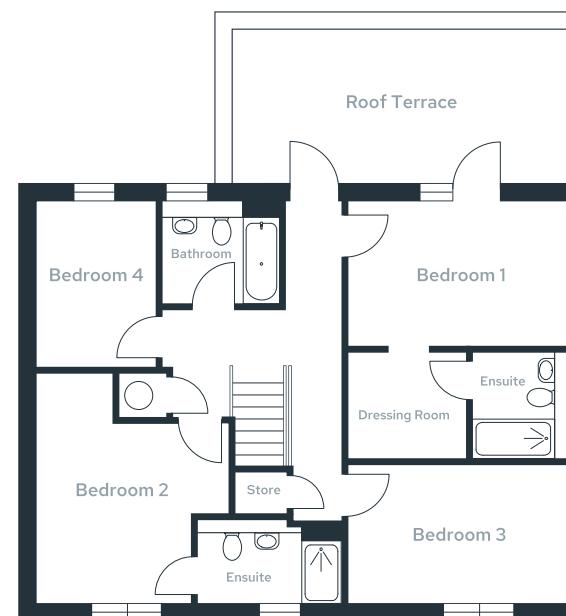
Plot Number 4 Mount Pleasant

Beechfield is an architectural delight with a spacious garden and open countryside views; offering a unique combination of custom design, modern convenience and personalized living, all within a tranquil desirable setting.

Ground Floor



First Floor



1969 sq.ft.

Ground Floor	Metric	Imperial
Lounge	4.51 x 4.21	14' 10" x 13' 10"
Kitchen/Dining/Family	6.54 x 6.50	21' 6" x 21' 4"
Utility Room	3.29 x 2.05	10' 10" x 6' 9"
WC/Cloakroom	2.05 x 1.48	6' 9" x 4' 10"
Garage	6.39 x 3.50	21' 0" x 11' 6"

First Floor	Metric	Imperial
Bedroom 1	4.31 x 2.81	14' 2" x 9' 3"
Dressing Area	2.35 x 2.11	7' 9" x 6' 11"
En-Suite	2.11 x 1.60	6' 11" x 5' 3"
Bedroom 2	4.47 x 3.76	14' 8" x 12' 4"
En-Suite	2.84 x 1.61	9' 4" x 5' 4"
Bedroom 3	4.31 x 2.69	14' 2" x 8' 10"
Bedroom 4	3.22 x 2.34	10' 7" x 7' 8"
Bathroom	2.30 x 1.98	7' 7" x 6' 6"
Roof Terrace	6.54 x 3.00	21' 6" x 9' 10"

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At the heart of the home there is a well considered modern kitchen, along with a unique Butlers Pantry and top of the range appliances plus a utility room for organised family living. Floor to ceiling windows, bi-fold doors and a combination of private and open plan spaces make for bright and airy ground floor dwelling.

Upstairs lies a master suite with ensuite bathroom and dressing room with a full height door and window leading onto a sleek and modern roof terrace; here you can make the most of the countryside views whilst you relax with your morning coffee and a further access door from the landing allows you to use this beautiful space separately for entertaining. A family bathroom and three further bedrooms (the second a sizeable ensuite with a courtyard view), completes the first floor of this magnificent home.



Moss Brow

Plot Number 5 Mount Pleasant

Moss Brow is a beautifully crafted modern open plan home with an exceptional outlook that exhibits effortless charm.

Downstairs, each room is smoothly connected with floor to ceiling windows allowing light to flood into every room.



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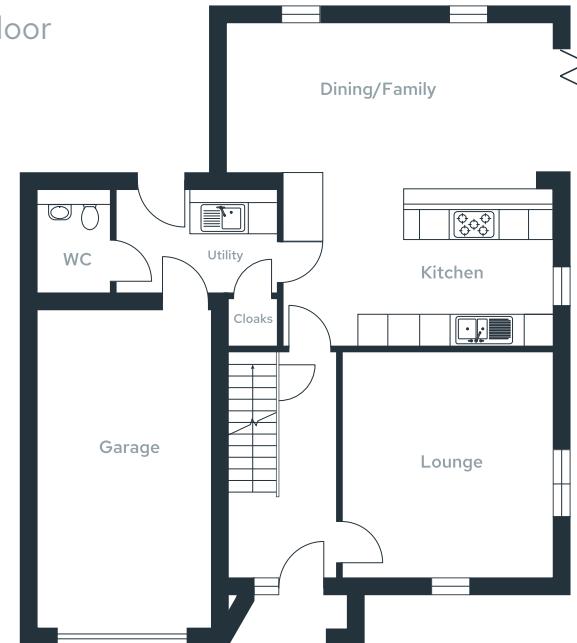
Thoughtful consideration has been taken to dedicate a large proportion of the ground floor space to an open plan family kitchen/living/dining space with bi-fold doors which lead out on to a private patio and well thought out garden arrangement. A Butlers Pantry is incorporated into Moss Brow's quality kitchen along with high specification branded appliances and Quartz worktops.

The first floor of this beautiful home hosts a master suite and includes a dressing room and ensuite with beautifully designed sanitaryware. The first floor has a further three bedrooms of which one is en-suite and a family bathroom. Families who love to entertain can make the most of the large roof terrace which has access from the landing as well as the bedroom, meaning everybody can appreciate the open countryside views.

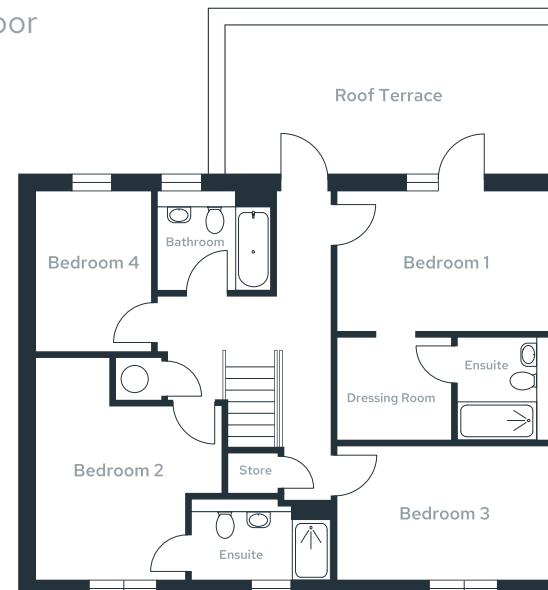
Ground Floor	Metric	Imperial
Lounge	4.51 x 4.21	14' 10" x 13' 10"
Kitchen/Dining/Family	6.54 x 6.50	21' 6" x 21' 4"
Utility Room	3.29 x 2.05	10' 10" x 6' 9"
WC/Cloakroom	2.05 x 1.48	6' 9" x 4' 10"
Garage	6.39 x 3.50	21' 0" x 11' 6"

First Floor	Metric	Imperial
Bedroom 1	4.31 x 2.81	14' 2" x 9' 3"
Dressing Room	2.35 x 2.11	7' 9" x 6' 11"
En-Suite	2.11 x 1.60	6' 11" x 5' 3"
Bedroom 2	4.47 x 3.76	14' 8" x 12' 4"
En-Suite	2.84 x 1.61	9' 4" x 5' 4"
Bedroom 3	4.31 x 2.69	14' 2" x 8' 10"
Bedroom 4	3.22 x 2.34	10' 7" x 7' 8"
Bathroom	2.30 x 1.98	7' 7" x 6' 6"
Roof Terrace	6.54 x 3.00	21' 6" x 9' 10"

Ground Floor



First Floor



1969 sq.ft.

Birch House

Plot Number 6 Mount Pleasant

As you enter Birch House, you will appreciate the perfectly proportioned space and notice the attention to detail that has been bestowed on this family home which gives it a sense of calm and balance.

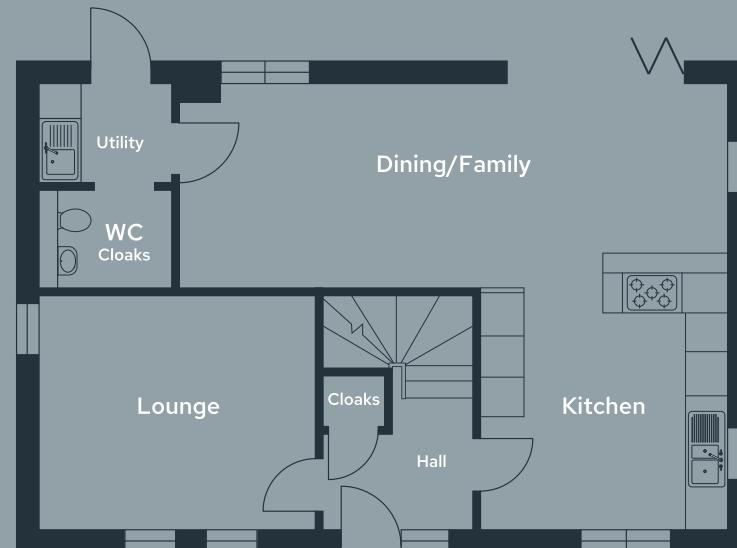
Ground Floor	Metric	Imperial
Lounge	4.20 x 3.54	13' 10" x 11' 8"
Kitchen/Dining/Family	8.34 x 6.77	27' 4" x 22' 3"
Utility Room	2.00 x 1.52	6' 7" x 5' 0"
WC/Cloakroom	2.00 x 1.48	6' 7" x 4' 10"

First Floor	Metric	Imperial
Bedroom 1	3.83 x 3.78	12' 7" x 12' 5"
Main area of the bedroom dimensions (narrow section in front of en-suite 2.03 x 1.07 / 6'3" x 3' 6")		
En-Suite	2.27 x 1.98	7' 6" x 6' 6"
Bedroom 2	3.55 x 3.13	11' 8" x 10' 3"
Bedroom 3	3.78 x 2.85	12'5" x 9' 4"
Study/Bedroom 4	3.14 x 3.13	10'4" x 10' 3"
Bathroom	2.32 x 1.98	7' 8" x 6' 6"

Ground Floor



First Floor



1528 sq.ft.

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On the ground floor, a family/dining area runs across the back of the house and bi-fold doors lead on to a private garden and patio area.

A modern kitchen makes the best use of space and is ideally placed for family living and entertaining. A separate utility, WC, store and private lounge complete the ground floor and with full length windows throughout Birch House brings the countryside into the home offering serenity and wellbeing, just as a home should be.

The beautiful central staircase leads on to four bedrooms, one with an ensuite and a family bathroom both of which have premium sanitaryware and the latest designs in Porcelanosa tiles.

Briarwood House

Plot Number 7 Mount Pleasant

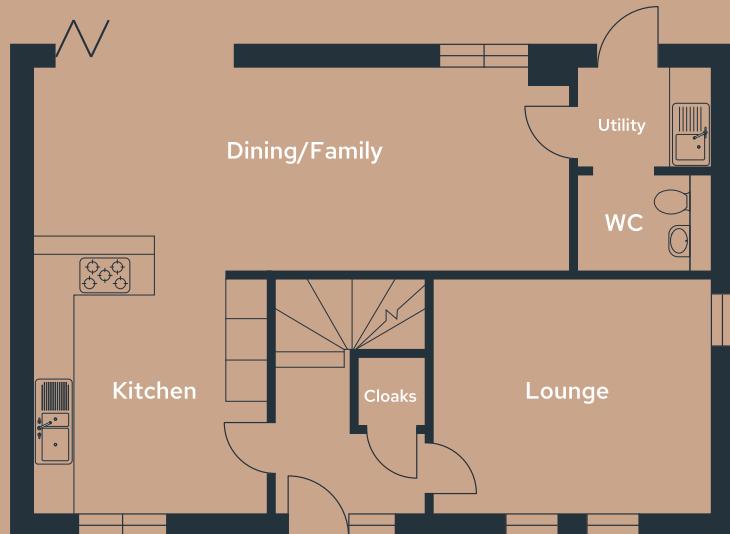
A generous dual aspect Kitchen/dining/living space featuring bi-fold doors and full length windows allows light to flood in. The ground floor of Briarwood House has everything you need for modern day living, with a high specification kitchen and top of the range integrated appliances. Handy cloaks, WC, utility room and private lounge complete the ground floor of this stunning house.

To the first floor you will find four good sized bedrooms including enhanced data to the fourth bedroom, should you wish to use it as a study. The master bedroom has a high specification ensuite whilst the other bedrooms are serviced by a family bathroom.

Outside Briarwood House has a garden and patio with a sunny aspect, a handy bin area and enclosed cycle store.



Ground Floor



First Floor



Ground Floor	Metric	Imperial
Lounge	4.34 x 3.54	14' 3" x 11' 8"
Kitchen/Dining/Family	8.39 x 6.77	27' 7" x 22' 3"
Utility Room	2.00 x 1.52	6' 7" x 5' 0"
WC/Cloakroom	2.00 x 1.48	6' 7" x 4' 10"

First Floor	Metric	Imperial
Bedroom 1	3.83 x 3.69	12' 7" x 12' 2"
Main area of the bedroom dimensions (narrow section in front of en-suite 2.03 x 1.07 / 6'3" x 3' 6")		
En-Suite	2.27 x 1.98	7' 6" x 6' 6"
Bedroom 2	3.54 x 3.27	11' 8" x 10' 9"
Bedroom 3	3.69 x 2.85	12' 2" x 9' 4"
Study/Bedroom 4	3.27 x 3.14	10' 9" x 10' 4"
Bathroom	2.32 x 1.98	7' 8" x 6' 6"

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Holcroft House

Plot Number 8 Mount Pleasant

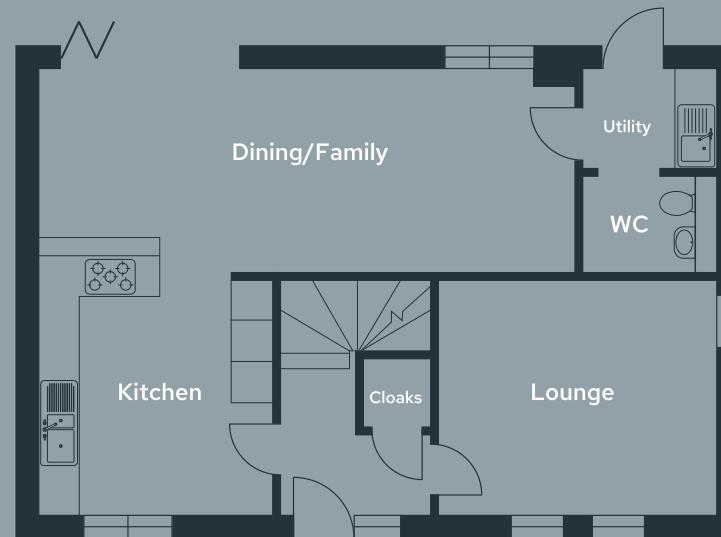
Holcroft House is an inviting light filled spacious dwelling.

Ground Floor	Metric	Imperial
Lounge	4.34 x 3.54	14' 3" x 11' 8"
Kitchen/Dining/Family	8.39 x 6.77	27' 7" x 22' 3"
Utility Room	2.00 x 1.52	6' 7" x 5' 0"
WC/Cloakroom	2.00 x 1.48	6' 7" x 4' 10"

First Floor	Metric	Imperial
Bedroom 1	3.83 x 3.69	12' 7" x 12' 2"
Main area of the bedroom dimensions (narrow section in front of en-suite 2.03 x 1.07 / 6'3" x 3' 6")		
En-Suite	2.27 x 1.98	7' 6" x 6' 6"
Bedroom 2	3.54 x 3.27	11' 8" x 10' 9"
Bedroom 3	3.69 x 2.85	12' 2" x 9' 4"
Study/Bedroom 4	3.27 x 3.14	10' 9" x 10' 4"
Bathroom	2.32 x 1.98	7' 8" x 6' 6"

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Ground Floor



First Floor



1528 sq.ft.



The central staircase gives access to a private quiet lounge and a separate well designed family space. The dual aspect kitchen/living/dining area is fitted with a high specification modern kitchen and integrated appliances; floor length windows and quality bi-fold doors complement the room and bring the surrounding countryside in.

The first floor is well planned with a master en-suite bedroom and a family bathroom servicing a further three bedrooms. Bedroom four has enhanced data points to allow for use as an office or games room.

The welcoming garden has a bright and sunny aspect and a handy cycle store for your convenience.



Architectural elegance in a tranquil setting, where rural charm meets modern design

Inspired by Glazebrook's history and surroundings the Architects used past inspirations to create a hamlet with modern elegance.

Sitting within the grounds of Mount Pleasant Manor House built in 1851, Mount Pleasant has been designed to firmly integrate new bespoke homes within their agricultural setting, minimising the separation between fields and buildings but at the same time creating a sheltered hamlet.

The architectural language reflects historic farm houses and surrounding barns in the local area.



Specification

At Mount Pleasant we offer a high specification as standard, making our homes beautiful places to live.



Kitchen

A choice (depending on build programme) of a contemporary sleek handle less or classic shaker style kitchen with a comprehensive range of integrated appliances.

Key Features

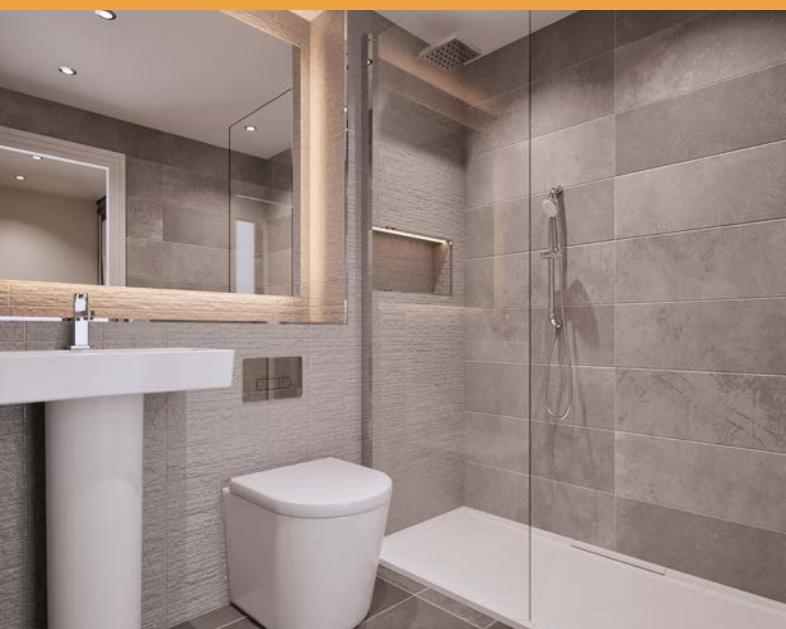
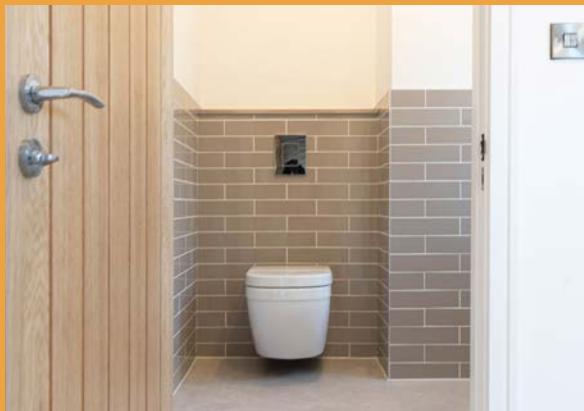
- A choice of Modern handle less or traditional shaker style high specification kitchen with a choice of colours and finishes
- Soft motion hinges
- 20mm branded quartz worktops with upstands
- LED feature lighting
- Butlers Pantry (Plots 3, 4 & 5)
- AEG appliances include:
 - recirculating extraction induction hob
 - Single Oven
- Combination oven/microwave
- Warming drawer
- Integrated full size Fridge or fridge freezer (plot dependent)
- Separate integrated freezer (plot dependent)
- Integrated Dishwasher
- Wine cooler
- Silgranit undermounted sink
- Pendant lighting over breakfast bars

Safety and Security

- Mains wired intruder alarm
- Mains powered heat and smoke detectors
- Mains powered CO detector
- Mains operated door bell
- External doors featuring multi-point locking system
- 10 year ICW Guarantee
- Estate Electric Gate

Energy Efficiency Built-in

- Solar panels
- Smart technology
- Latest insulation technology
- EPC rating A
- Eligible for green mortgages
- Argon filled double glazing



Bathroom, Ensuites and Cloaks

Every curve and edge has been considered – from the position of each tile to the high quality sanitaryware and minimalist glass screens.

- High quality wall mounted concealed cistern WC and soft close seat
- Quartz vanity tops
- Full height Porcelanosa tiles to all bathrooms
- Chrome heated towel rails to all bathrooms with separate summer element control to master ensuite
- Contemporary chrome dual flush plate
- Sleek semi pedestal basin with monobloc tap
- Smart control thermostatic showers
- Low profile shower trays and contemporary enclosures
- Chrome shaver point

Interior Finishes

- Solid core Cottage Oak veneered doors (glazed in strategic locations)
- Chrome ironmongery
- Premium oak staircase
- Deep skirting boards
- Eggshell painted wood and white matt emulsion throughout
- Black Nickel switches and sockets

Electrical Heating and Lighting

- Mains gas central heating with Worcester Bosch system combination boiler
- Smart programmable wet system underfloor heating to ground floor with thermostats
- Radiators with thermostatic valves to first floor
- LED downlighters to kitchen, bathrooms and ensuite
- High speed BT Fibre broadband connected to each home
- Data points to family room, lounge, master bed and study/bed
- TV points to family room, lounge and master bed
- Mechanical extraction to all bathrooms, ensuites, kitchen and utility rooms



We've thought of everything including an outstanding guarantee



We believe that the best part about moving into somewhere new is the way it makes you feel. That wonderful, exhilarating first-night-with-a-glass-of-Prosecco feeling of sitting back, relaxing and thinking 'this is my home.'

And just to make sure you're completely happy, we also build in a simply outstanding guarantee.

Your ICW new home warranty.

As a thoughtful builder, the quality of our homes is matched by the quality of our service. That's why we provide the added reassurance of a 10 year ICW New Home Warranty, which insures your home against a wide

Exterior Finishes

- Heritage blend feature brickwork
- Slate grey cedar cladding
- Marley Edgemere anthracite roof tiles
- Feature composite Rockdoor and integrated window
- High quality flush casement UPVC black windows
- Aluminium bi-fold doors
- Block paved private driveways
- Tobermore buff flags to pathways and patios
- Turfed gardens
- Shrubs and planting in accordance with site approved scheme
- External tap
- External feature light front and rear
- Electric vehicle charging point

range of structural issues for 10 years after construction. During the first 2 years of cover for New Homes (known as the Defects Insurance Period), it will be Edgefold Homes' responsibility to put things right and arrange for any repairs to be carried out.

From years 3 to 10, ICW will resolve any issues that you may have. For more information and a list of what's covered, please visit their website: www.i-c-w.co.uk. At Edgefold Homes, it's all part of our outstanding commitment to you.



MOUNT PLEASANT

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Uniquely designed homes in a perfectly unique location.