

Wildhouse Meadows

Milnrow







Development location with views across the moors towards Hollingworth Lake Country Park



1



2



3



4



5

Introducing Wildhouse Meadows

An exclusive collection of three, four and five bedroom homes, offering a mix of properties – detached, semi-detached and bungalows. It offers stunning views of the surrounding countryside, as well as a natural children's play park and a wildflower meadow with easy walking routes.

Each home is built with traditional materials and building methods, in keeping with the historic surroundings. All homes offer spacious bedrooms, a homeworking space, a large family bathroom, a generous lounge and kitchen area, providing ample space for every member of the family.

1 Blackstone Edge

Living at Wildhouse Meadows

The development itself is just six minutes from the attractive stone-built town of Littleborough, a vibrant community nestled in the foothills of the Pennines. Offering a wealth of independent eateries and retail options, this is the perfect place to enjoy for picking up life's essentials, or to simply enjoy a coffee break in one of the many cafes.

For the sports enthusiasts, Littleborough offers Cricket, Rugby and Footballs clubs, as well as nearby equestrian facilities and two convenient golf courses in Whitaker and Tunshill Golf Clubs.

2 Littleborough High Street

3 Rochdale town centre Metrolink interchange

4 The Town Hall from the Memorial Gardens

5 New public library at Number One Riverside

The Great Outdoors on your Doorstep

Hollingworth Lake Country Park, just five minutes' drive away, is home to a spectacular 130-acre lake. An award-winning tourist destination, this is a renowned beauty spot from where you can enjoy water sports throughout the year, sit with a leisurely picnic, experience the wildlife that makes its home in the nature reserve, or just enjoy a stroll around the lake's edge.

For those who enjoy a more challenging walk, Blackstone Edge is an 11.6km circular trail with a hike up Pennine Way which leads to the summit, offering far-reaching views across the Yorkshire and Lancashire countryside.

Within thirty-minutes, you can also find yourself at the picturesque and popular Walsden, Todmorden or Hebden Bridge and enjoy some of the finest picture-postcard surroundings and walks the north west has to offer.

Getting Around

Wildhouse Meadows offers excellent transport links with easy access to the M62, making travel across the north a breeze. Smithy Bridge train station is under a five-minute drive away and provides regular services to both Manchester and Leeds and Liverpool.

Rochdale town centre's recent regeneration programme to boost the town's retail and leisure offering provides much-improved transport links with the Rochdale Interchange. The town centre Metrolink tram stop also connects direct to central Manchester and its airport, with services arriving every 12 minutes. You can also access the Metrolink from nearby Milnrow.

Educational Opportunities

For those with school-age children, there are excellent options close by. Smithy Bridge Primary School, rated 'outstanding' by Ofsted, is just a three-minute drive away. Farrowdale House Preparatory School is just a ten-minute car journey, and is the oldest established completely independent preparatory school in the area.

For children of secondary-school age, Wardle Academy is just a ten-minute drive away, or you are also within easy reach of the highly-regarded Hulme Grammar School, which offers co-educational opportunities from nursery age through to sixth form. Slightly further afield you also have the choice of either Bury Grammar School or Bacup and Rawtenstall Grammar School.

Introducing the homes



Still to purchase

-  **The Chepstow**
3 bedroom bungalow
-  **The Chelmsford**
3 bedroom bungalow
-  **The Salisbury**
3 bedroom semi-detached home
-  **The Warwick**
3 bedroom detached home
-  **The Hamilton**
4 bedroom detached home
-  **The Huntingdon**
4 bedroom detached home
-  **The Newton**
4 bedroom detached home
-  **The Cheltenham**
5 bedroom detached home



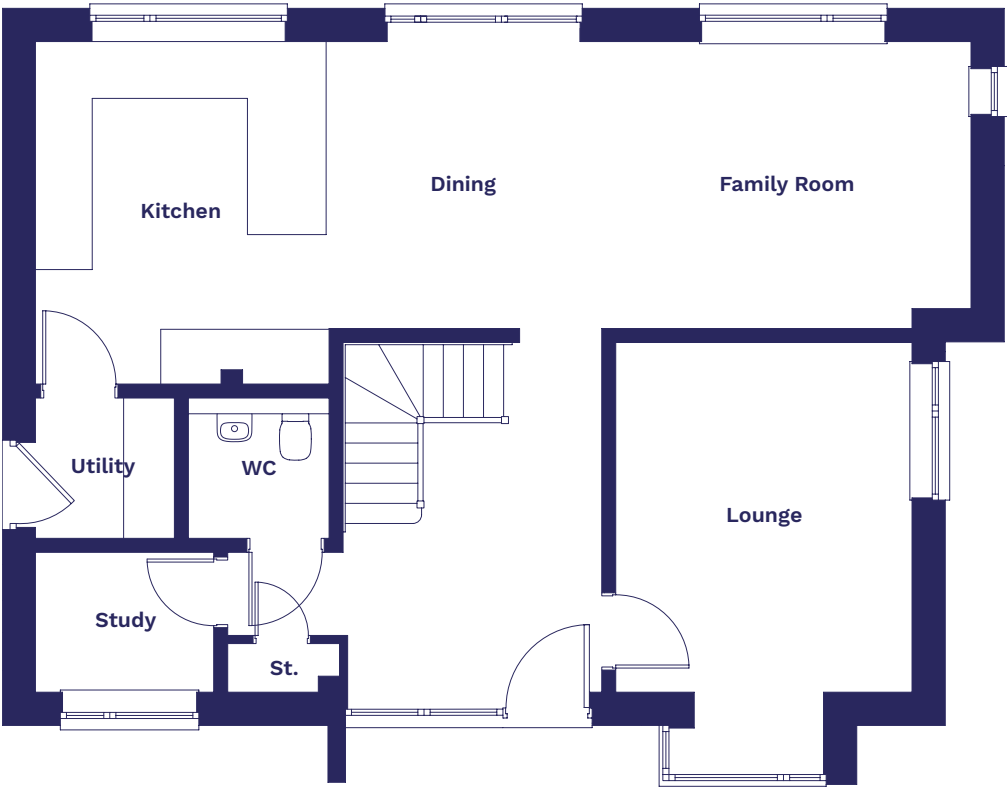
The
arrangement
of homes



This four bedroom detached home offers a large, light, airy open-plan kitchen and family space downstairs, leading into the garden. Downstairs is complete with separate utility and study room. Four comfortable-sized bedrooms are upstairs, two completed with an en-suite, plus a large family bathroom.

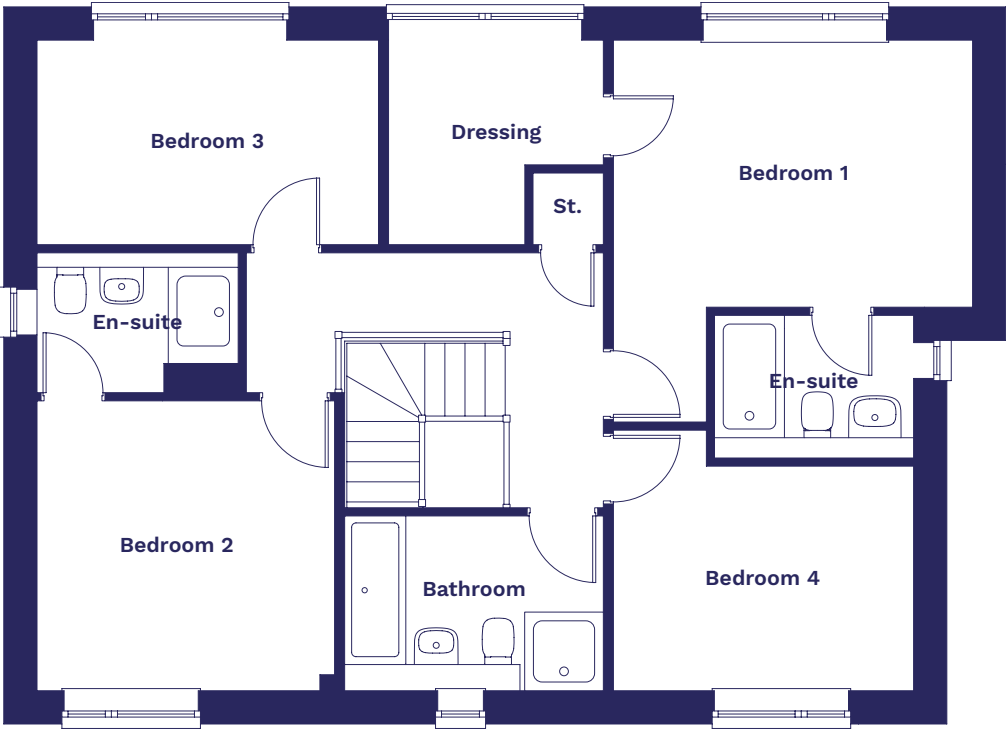
The Huntingdon

4 bedroom detached home



Ground Floor

| | | |
|-------------|--------------|-----------------|
| Kitchen | 3.33 x 3.92m | 10'11" x 12'10" |
| Dining | 3.60 x 3.28m | 11'10" x 10'9" |
| Family Room | 3.78 x 3.28m | 12'5" x 10'9" |
| Lounge | 3.47 x 4.94m | 11'5" x 16'3" |
| Study | 2.04 x 1.60m | 6'8" x 5'3" |
| Utility | 1.59 x 1.60m | 5'3" x 5'3" |
| WC | 1.61 x 1.61m | 5'3" x 5'3" |



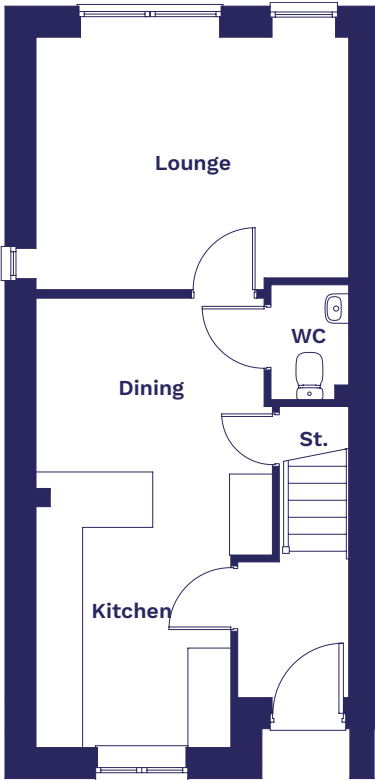
First Floor

| | | |
|-----------|--------------|----------------|
| Bedroom 1 | 4.11 x 4.37m | 13'6" x 14'4" |
| En-suite | 2.28 x 1.63m | 7'6" x 5'4" |
| Dressing | 2.46 x 2.34m | 8'1" x 7'8" |
| Bedroom 2 | 3.40 x 3.32m | 11'2" x 10'11" |
| En-suite | 2.30 x 1.60m | 7'7" x 5'3" |
| Bedroom 3 | 3.91 x 2.34m | 12'10" x 7'8" |
| Bedroom 4 | 3.44 x 2.98m | 11'3" x 9'9" |
| Bathroom | 2.96 x 2.00m | 9'9" x 6'7" |



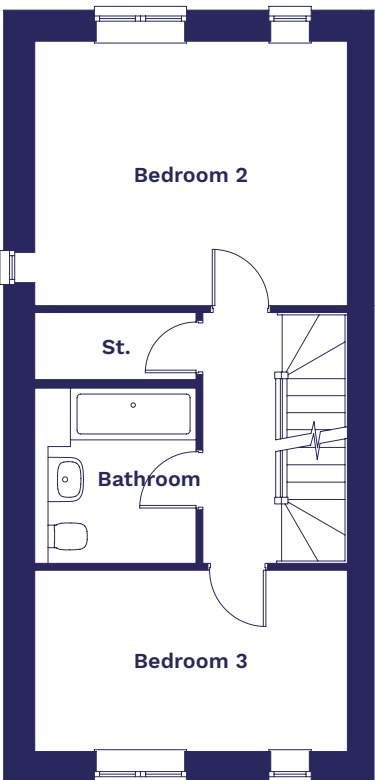
The Salisbury

3 bedroom semi-detached home



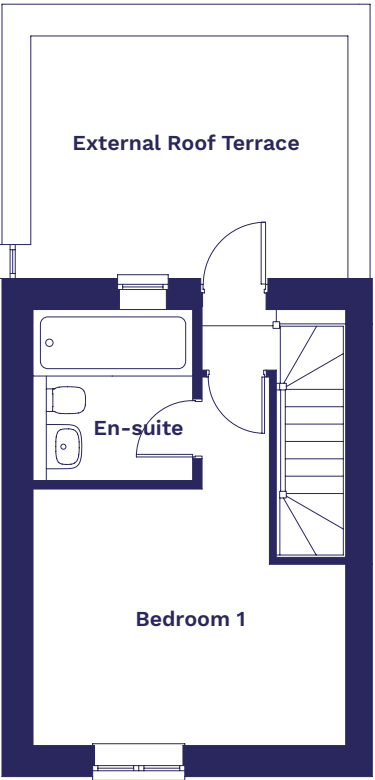
Ground Floor

| | | |
|---------|--------------|----------------|
| Kitchen | 2.64 x 3.73m | 8'8" x 12'3" |
| Dining | 3.20 x 2.35m | 10'6" x 7'9" |
| Lounge | 4.23 x 3.70m | 13'11" x 12'2" |
| WC | 1.05 x 1.55m | 3'5" x 5'1" |



First Floor

| | | |
|-----------|--------------|----------------|
| Bedroom 2 | 4.23 x 3.58m | 13'11" x 11'9" |
| Bedroom 3 | 4.23 x 2.45m | 13'11" x 8'1" |
| Bathroom | 2.18 x 2.37m | 7'2" x 7'9" |



Second Floor

| | | |
|---------------|--------------|----------------|
| Bedroom 1 | 4.23 x 4.99m | 13'11" x 16'4" |
| En-suite | 2.16 x 2.31m | 7'1" x 7'7" |
| External Roof | 4.29 x 3.28m | 14'1" x 10'9" |

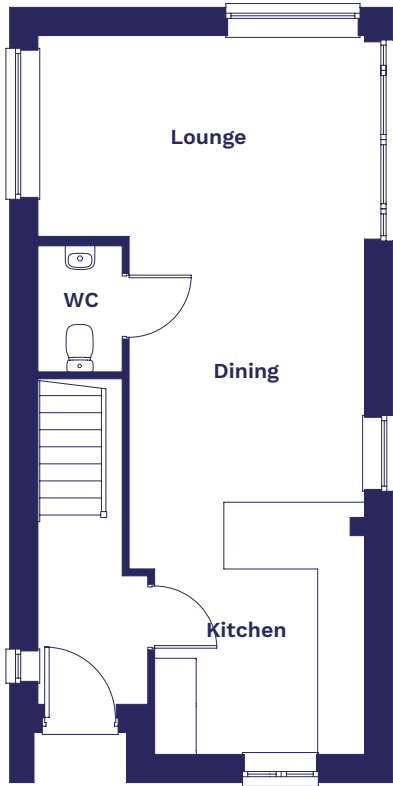
This three bedroom semi-detached home provides an open-plan kitchen and dining space, with a separate lounge. Upstairs offers two bedrooms and a family bathroom. On the top floor, you will find a spacious principal bedroom and en-suite, complete with a large roof terrace at the rear.



This three bedroom detached home boasts a fully open-plan kitchen, dining and lounge area, with ample natural lighting. Upstairs offers a spacious principal bedroom, plus two further bedrooms, along with a family bathroom.

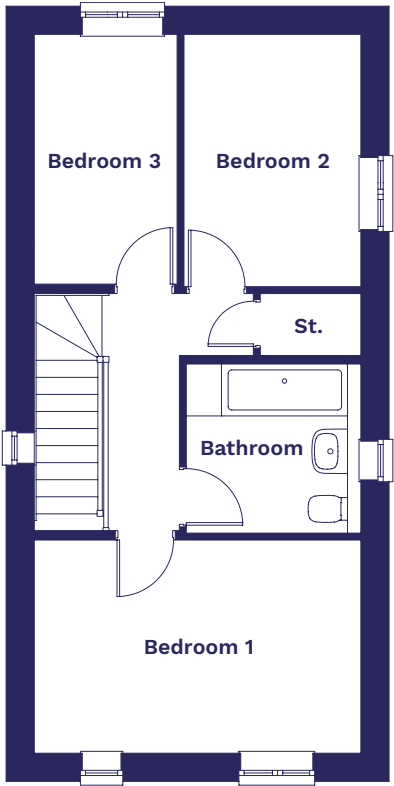
The Warwick

3 bedroom detached home



Ground Floor

| | | |
|---------|--------------|---------------|
| Kitchen | 2.83 x 3.40m | 9'3" x 11'2" |
| Dining | 3.18 x 3.58m | 10'5" x 11'9" |
| Lounge | 4.40 x 2.71m | 14'5" x 8'11" |
| WC | 1.14 x 1.70m | 3'9" x 5'8" |



First Floor

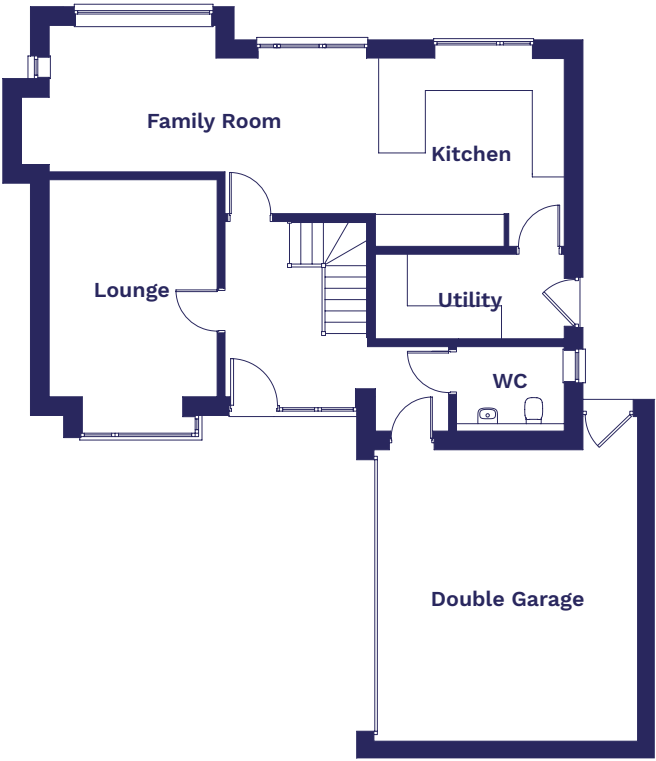
| | | |
|-----------|--------------|---------------|
| Bedroom 1 | 4.41 x 2.87m | 14'5" x 9'5" |
| Bedroom 2 | 2.39 x 3.40m | 7'10" x 11'2" |
| Bedroom 3 | 1.93 x 3.37m | 6'4" x 11'1" |
| Bathroom | 2.35 x 2.28m | 7'9" x 7'6" |



This large five bedroom detached home has a spacious lounge, plus a light, airy open-plan kitchen and family space downstairs, leading into the garden. The ground floor is complete with separate utility, WC and integral large double garage. Five bedrooms upstairs, two completed with an en-suite plus a large family bathroom. The second floor provides plenty of storage and a loft room.

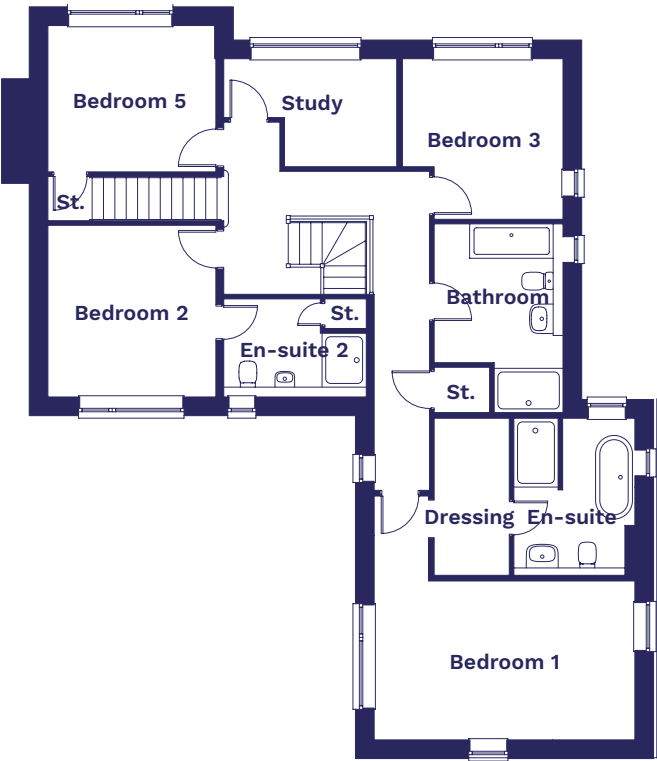
The Cheltenham

5 bedroom detached home



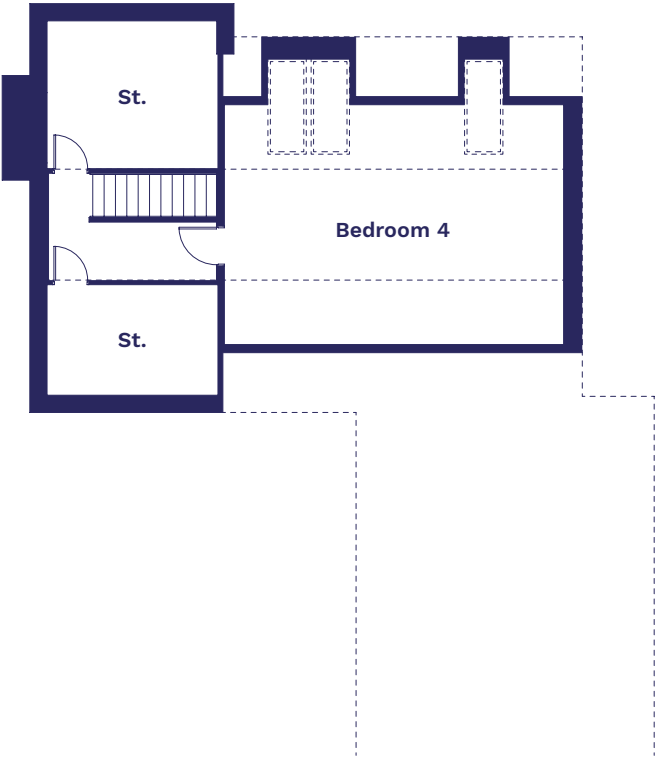
Ground Floor

| | | |
|---------------|--------------|----------------|
| Kitchen | 3.78 x 3.82m | 12'5" x 12'6" |
| Family Room | 6.70 x 3.16m | 21'9" x 10'3" |
| Lounge | 3.42 x 5.15m | 11'3" x 16'11" |
| Utility | 3.84 x 1.72m | 12'7" x 5'8" |
| WC | 2.19 x 1.72m | 7'2" x 5'8" |
| Double Garage | 5.36 x 6.60m | 17'7" x 21'8" |



First Floor

| | | |
|------------|--------------|---------------|
| Bedroom 1 | 5.30 x 4.96m | 17'5" x 16'3" |
| En-suite | 2.46 x 3.20m | 8'1" x 10'6" |
| Dressing | 1.53 x 3.20m | 5'0" x 10'6" |
| Bedroom 2 | 3.42 x 3.49m | 11'2" x 11'4" |
| En-suite 2 | 2.90 x 2.00m | 9'5" x 6'5" |
| Bedroom 3 | 3.27 x 3.27m | 10'7" x 10'7" |
| Study | 3.52 x 2.20m | 11'7" x 7'2" |
| Bedroom 5 | 3.42 x 3.49m | 11'2" x 11'4" |
| Bathroom | 2.62 x 3.84m | 8'7" x 12'7" |



Second Floor

| | | |
|-----------|--------------|---------------|
| Bedroom 4 | 6.90 x 5.80m | 22'8" x 19'1" |
|-----------|--------------|---------------|



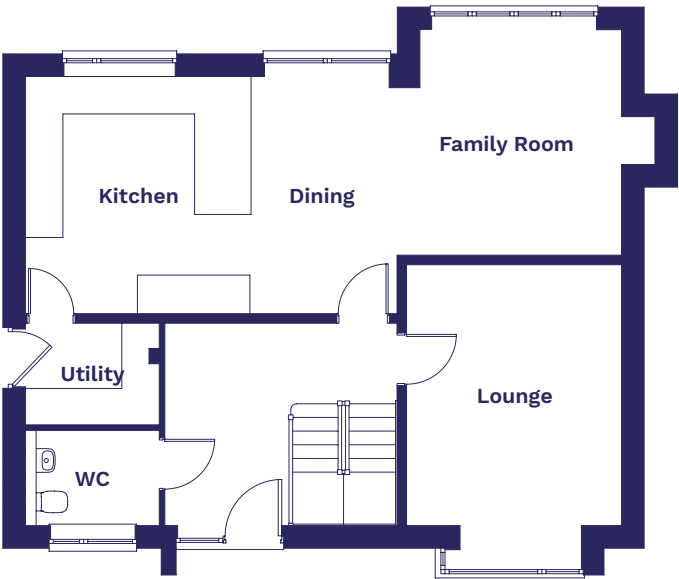
This four bedroom detached home offers a spacious lounge, separate utility room and a light, airy open-plan kitchen, dining and family space, leading into the garden.

Upstairs offers three comfortable bedrooms and a family bathroom. The large principal bedroom is complete with en-suite and dressing room.

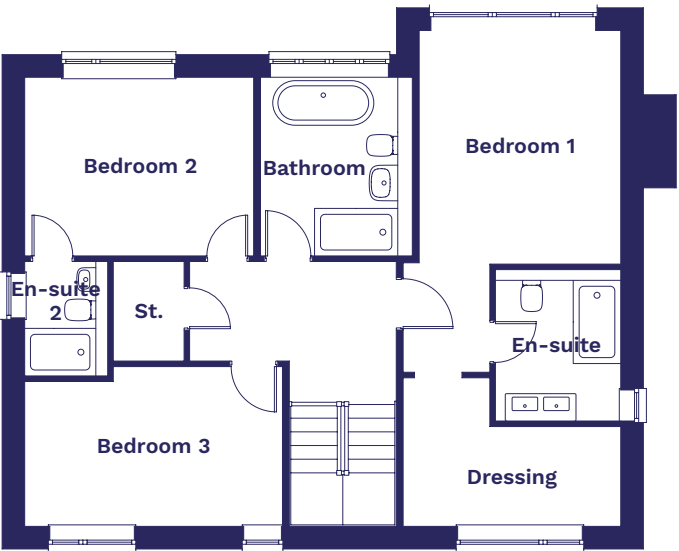
On the second floor, you will find the final sizeable bedroom, loft room/study and additional storage space.

The Hamilton

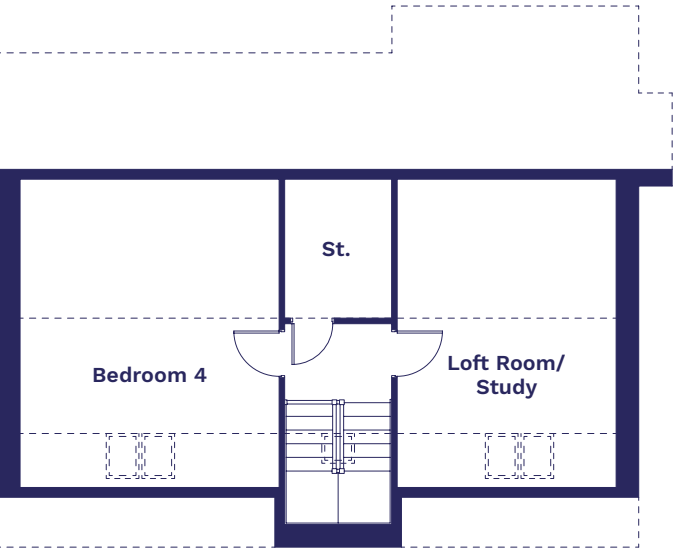
4 bedroom detached home



| Ground Floor | | |
|--------------|--------------|-----------------|
| Kitchen | 3.80 x 3.99m | 12'5" x 13'1" |
| Dining | 2.58 x 3.99m | 8'6" x 13'1" |
| Family Room | 4.21 x 3.80m | 13'10" x 12'6" |
| Lounge | 3.62 x 5.13m | 11'10" x 16'10" |
| Utility | 2.25 x 1.71m | 7'5" x 5'7" |
| WC | 2.25 x 1.60m | 7'5" x 5'3" |



| First Floor | | |
|-------------|--------------|----------------|
| Bedroom 1 | 3.39 x 5.75m | 11'2" x 18'10" |
| En-suite | 2.11 x 2.55m | 6'11" x 8'4" |
| Dressing | 3.66 x 2.50m | 12'0" x 8'2" |
| Bedroom 2 | 3.85 x 3.01m | 12'8" x 9'10" |
| En-suite 2 | 1.37 x 1.93m | 4'4" x 6'3" |
| Bedroom 3 | 4.34 x 2.69m | 14'3" x 8'10" |
| Bathroom | 2.55 x 3.01m | 8'5" x 9'10" |



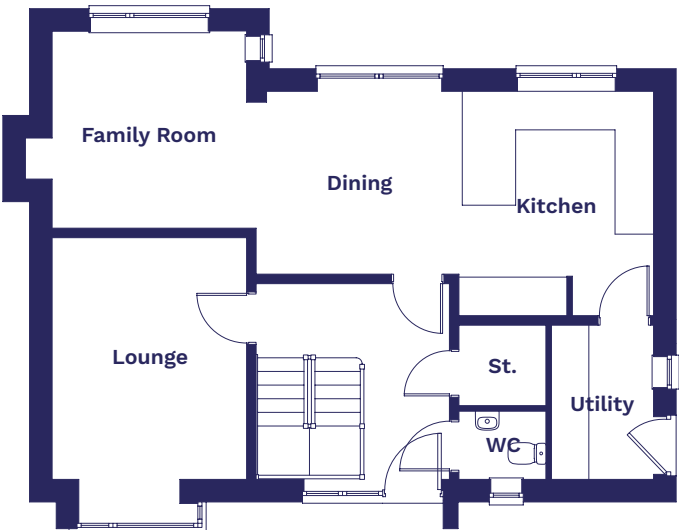
| Second Floor | | |
|-----------------|--------------|---------------|
| Bedroom 4 | 4.36 x 5.19m | 14'4" x 17'0" |
| Loft Room/Study | 3.68 x 5.19m | 12'1" x 17'0" |



This four bedroom detached home provides a large, light, airy open-plan kitchen and family space downstairs, leading into the garden. The downstairs is complete with a spacious lounge and a separate utility room. Upstairs offers three comfortable bedrooms and a family bathroom. The large principal bedroom is complete with en-suite and dressing room. On the second floor, you can find two sizeable bedrooms, one complete with an en-suite and additional storage space.

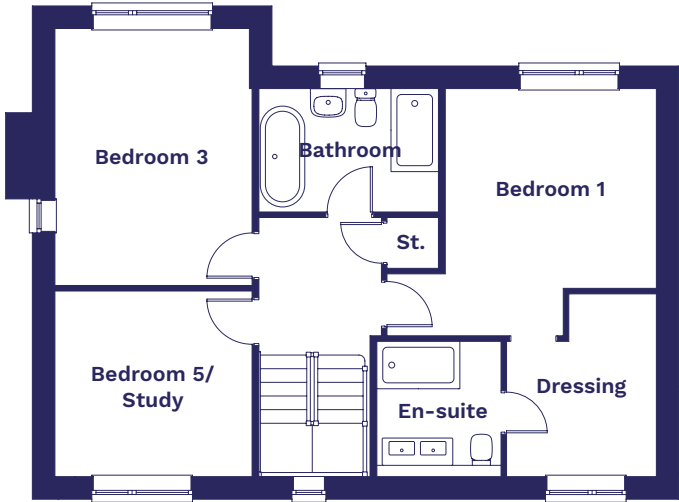
The Newton

4/5 bedroom detached home



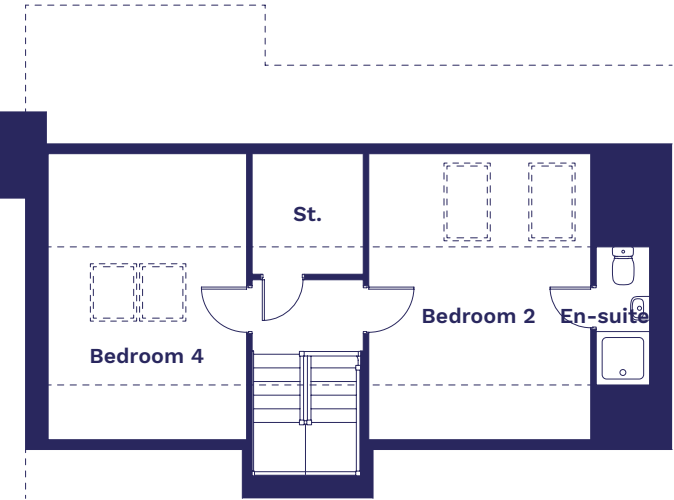
Ground Floor

| | | |
|-------------|--------------|----------------|
| Kitchen | 3.23 x 3.78m | 10'7" x 12'5" |
| Dining | 3.64 x 3.08m | 11'11" x 10'1" |
| Family Room | 3.73 x 3.32m | 12'3" x 10'11" |
| Lounge | 3.28 x 4.81m | 10'9" x 15'10" |
| Utility | 1.72 x 2.60m | 5'8" x 8'6" |
| WC | 1.47 x 1.15m | 4'10" x 3'9" |



First Floor

| | | |
|-----------------|--------------|----------------|
| Bedroom 1 | 3.56 x 4.17m | 11'8" x 13'8" |
| En-suite | 2.09 x 2.28m | 6'10" x 7'6" |
| Dressing | 2.53 x 3.08m | 8'3" x 10'1" |
| Bedroom 3 | 3.33 x 4.33m | 10'11" x 14'3" |
| Bedroom 5/Study | 3.33 x 3.13m | 10'1" x 10'3" |
| Bathroom | 3.03 x 2.08m | 9'11" x 6'10" |



Second Floor

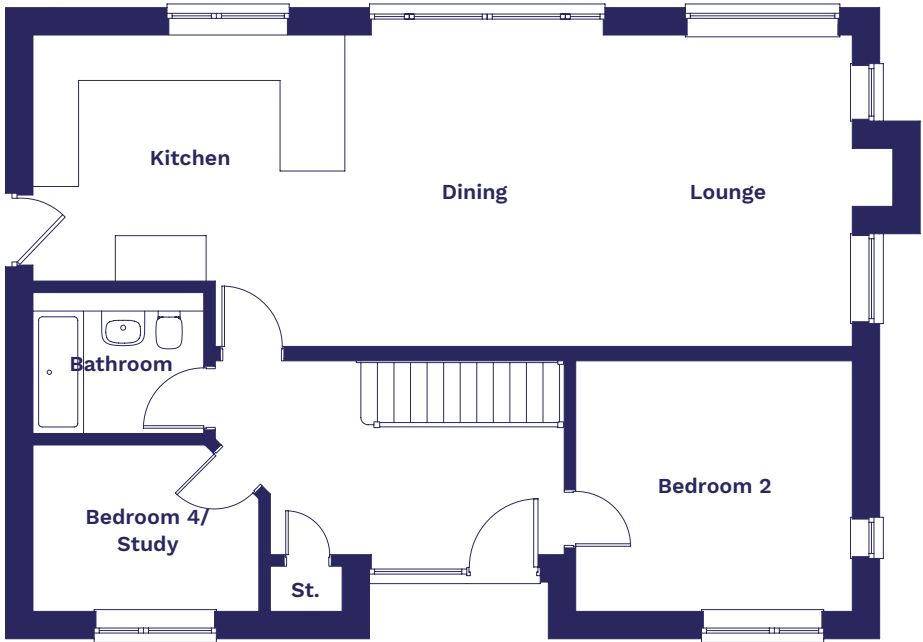
| | | |
|-----------|--------------|----------------|
| Bedroom 2 | 3.74 x 4.82m | 12'3" x 15'10" |
| En-suite | 0.90 x 2.33m | 2'11" x 7'8" |
| Bedroom 4 | 3.35 x 4.82m | 11'0" x 15'10" |



This three bedroom bungalow offers a light, airy open-plan kitchen, dining and lounge space, leading into the garden. Two bedrooms and a bathroom complete the downstairs. Upstairs provides a spacious principal bedroom with large en-suite, plus the loft room/study and additional storage space.

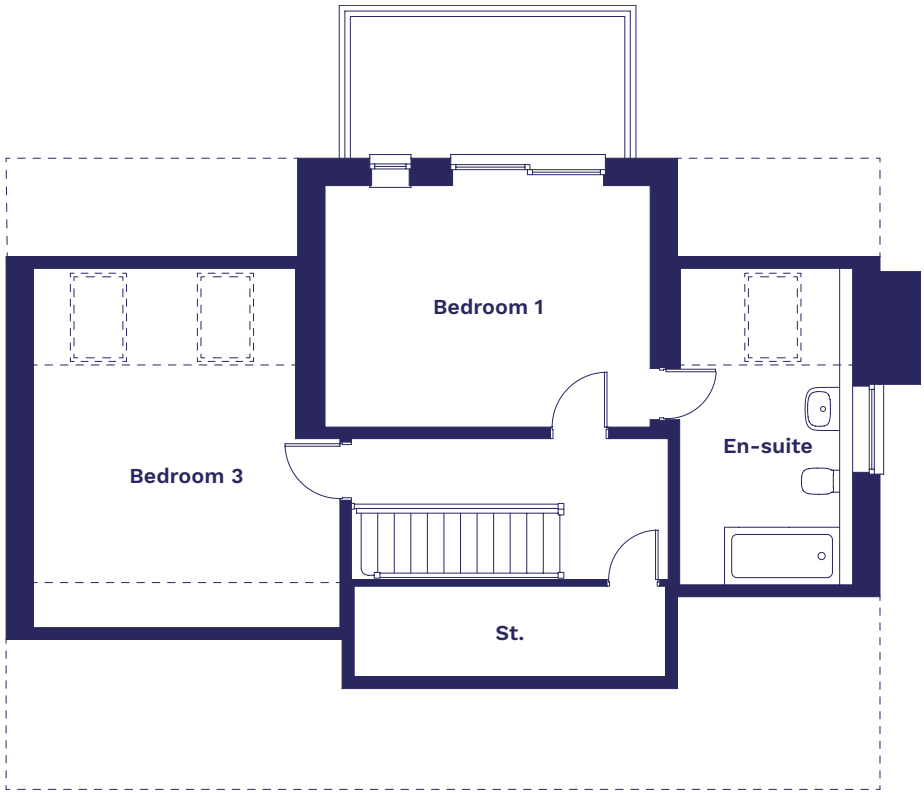
The Chelmsford

3/4 bedroom bungalow



Ground Floor

| | | |
|-----------------|--------------|---------------|
| Kitchen | 4.33 x 3.42m | 14'2" x 11'3" |
| Dining | 3.59 x 4.32m | 11'9" x 14'2" |
| Lounge | 4.02 x 4.32m | 13'2" x 14'2" |
| Bedroom 2 | 3.84 x 3.48m | 12'7" x 11'5" |
| Bedroom 4/Study | 3.14 x 2.31m | 10'3" x 7'7" |
| Bathroom | 2.37 x 1.96m | 7'9" x 6'5" |



First Floor

| | | |
|-----------|--------------|----------------|
| Bedroom 1 | 4.52 x 3.35m | 14'10" x 11'0" |
| En-suite | 2.40 x 4.40m | 7'11" x 14'5" |
| Bedroom 3 | 4.26 x 4.99m | 14'0" x 16'4" |



The Chepstow

3 bedroom bungalow



Ground Floor

| | | |
|-----------------|--------------|----------------|
| Kitchen | 4.14 x 3.30m | 13'7" x 10'10" |
| Lounge | 5.22 x 3.57m | 17'2" x 11'8" |
| Utility | 2.88 x 1.69m | 9'5" x 5'7" |
| Bedroom 2 | 3.96 x 4.31m | 13'0" x 14'2" |
| Bedroom 3/Study | 3.42 x 2.94m | 11'3" x 9'8" |
| Bathroom | 3.42 x 1.80m | 11'3" x 5'11" |



First Floor

| | | |
|-----------|--------------|-----------------|
| Bedroom 1 | 5.78 x 6.35m | 18'11" x 20'10" |
| En-suite | 3.42 x 1.94m | 11'3" x 6'5" |

This three bedroom bungalow offers a light, airy open-plan kitchen and lounge, leading into the garden. Two bedrooms (or study), separate utility and bathroom complete the downstairs. Upstairs provides a spacious principal bedroom with en-suite and storage space.



Homes designed for living, with a specification which offers the perfect combination of form and function.

At Lancet Homes, we understand that, as well as looking good, your home needs to be about your lifestyle. That’s why our specification offers you great quality – designed to last. With consideration given to each room in your home, as well as to your outside space, we’re confident that you’ll agree that you have everything you need. For those extra-special finishing touches, we can also offer a range of options to allow you to personalise your home ready for moving in. All you need to do is speak to your sales executive, who will be able to show you the full range of optional extras.

The Specification

General

- A-rated condensing boiler
- Hive heating control
- Individual radiator thermostats
- Loft insulation, in line with current building regulations
- Mains-wired smoke-detectors
- White painted walls
- Smooth white ceilings
- White gloss paint on woodwork
- BT points in lounge and bedroom one
- TV points in lounge and bedroom one
- Premier guarantee, 10-year home warranty

Kitchen

- Choice of contemporary and traditional kitchen units
- Choice of laminate worktops, with matching upstands
- 1.5 bowl stainless-steel sink, with chrome mixer tap
- Integrated 70/30 fridge freezer
- Stainless-steel single oven in three bedroom properties
- Stainless-steel double oven in four and five bedroom properties
- Stainless-steel 4-ring gas hob in three bedroom properties
- Stainless-steel 5-ring gas hob in four and five bedroom properties

- Low-energy bulbs throughout
- Car electric charging point provided
- Solar panels*
- Velux roof lights*
- Full glass balcony*
- Single Juliette balcony in anthracite grey*
- Underfloor heating**
- Glass balustrade with white stair parts
- *Choice of optional extras to personalise your new home (see sales executive for details)

- Chimney style extractor hood (except in The Warwick)
- Self-vented induction hob (Warwick only)
- Upstands
- Plumbing for washing machine and dishwasher (where applicable)
- Recessed downlighters
- Appliances cable
- Splashback

Cloakrooms, bathrooms and en-suites

- Modern contemporary sanitaryware
- Hansgrohe high-quality taps
- Choice of Porcelanosa tiles (see sales executive for details)
- Hansgrohe shower in en-suite (where applicable)
- Recessed downlighters in main bathroom and en-suite
- Chrome towel rail in all bathrooms/en-suites
- Freestanding bath*

Doors and windows

- Low-maintenance anthracite PVCu flush-casement double-glazed windows
- Anthracite PVCu French doors (where applicable)
- Oak coloured composite front door with chrome ironmongery, multipoint locking system and security chain
- Modern oak coloured internal doors with graphite-grey ironmongery

External finishes

- Open-plan front garden
- Rear garden to be graded and top soiled
- 1.8m brick wall boundary treatment*
- 1.8m hit-and-miss horizontal-slatted timber fencing*
- 2m acoustic timber fencing*

*Selected plots only – see sales executive for details. **Selected areas only. We endeavour to improve our development; therefore, we may occasionally substitute some specification items. Lancet Homes reserves the right to make these substitutions, as necessary. Please ask for further details. Images depict a typical Lancet Homes interior.

Find out more

For more information about Wildhouse Meadows, please get in touch with us.

[See the show home](#)

Wildhouse Meadows
Wildhouse Lane, Milnrow
OL16 3TW

[Call us](#)

07731 999 287

[Email us](#)

wildhouse.meadows@lancet-homes.co.uk

[Visit us](#)

www.lancet-homes.co.uk



Lancet Homes
Prospect House, 168-170 Washway Road,
Sale, Cheshire M33 6RH

Head office
0161 969 1002

Email
info@lancet-homes.co.uk

Visit
www.lancet-homes.co.uk



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