

Ribblesdale



An exclusive collection of
2 & 3 bedroom bungalows



Welcome to Ribblesdale



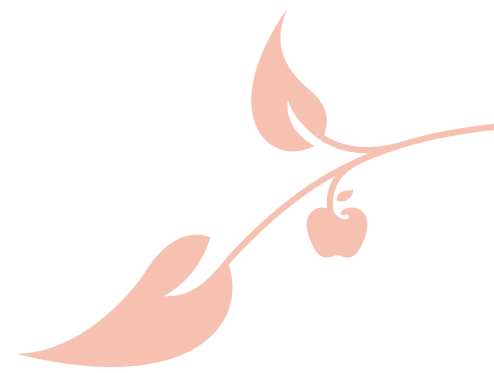
Enjoy life with grace,
in a beautiful place.



home

Life in an
Applethwaite

is full of happy
moments to
share, enjoy
and celebrate.





There comes a time when you can focus on the things you really want. When you can picture yourself living in a home that's so beautifully designed, it fits your future plans in every way. Now, that moment has arrived.

You'll love the dedication to detail, inspired finishing touches and outstanding build quality that define the Applethwaite approach. But most of all, you'll love being here in your beautiful new bungalow, enjoying the life you've always dreamed of. Welcome to the first of many happy moments. Welcome to Ribblesdale.



The moment when you find the perfect location



THE SINGING RINGING TREE



GAWTHORPE HALL



TOWNELEY HALL

We pick our locations with care. Every aspect of lifestyle and landscape is carefully considered to find the kind of place you'll be happy to call home. And at Ribblesdale, we've found the perfect spot.

Designed for the over 55's, this select development in the beautiful Lancashire village of Worsthorne has everything you need, to make life everything you want it to be.

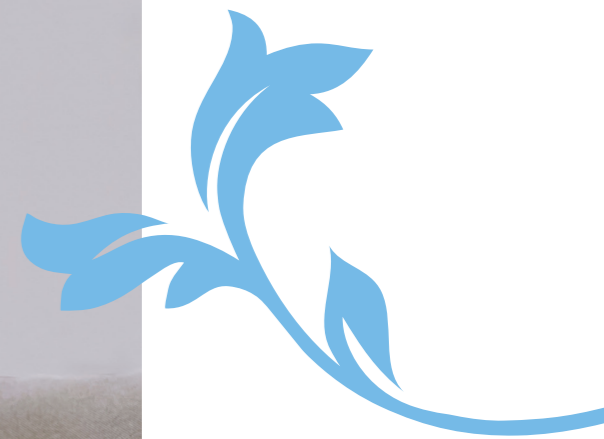
Nestling in the leafy outskirts of Burnley, Ribblesdale offers the best of all worlds, from the tranquil beauty of its rural setting to its excellent links to the M65.

With its welcoming village pubs and colourful local events, there's a true sense of community everywhere you go. And further afield, there are the vibrant restaurants, shopping and leisure attractions of the award-winning town centre of nearby Burnley, recently voted the friendliest town in Britain.

The area's rich cotton weaving heritage can be explored at the Queen Street Mill Textile Museum, while stately Gawthorpe Hall is an Elizabethan gem which walkers and literary enthusiasts can discover on the picturesque Bronte Way.

Many of Burnley's parks have been awarded Green Flags for their high standards and with its breathtaking countryside location, Ribblesdale will more than live up to your standards too.

Everybody should have a new home moment



Sitting in your Applethwaite home for the first time is a beautiful moment. There's a feeling of pride, but also something deeper, a sense that everything has been carefully designed and wonderfully realised to create a truly modern living environment where every detail has been thought through.

And as you start to enjoy life in your new home, that feeling stays with you, with moments that make your day and moments that make all the difference to your life.



Design features

created just the way you like them.

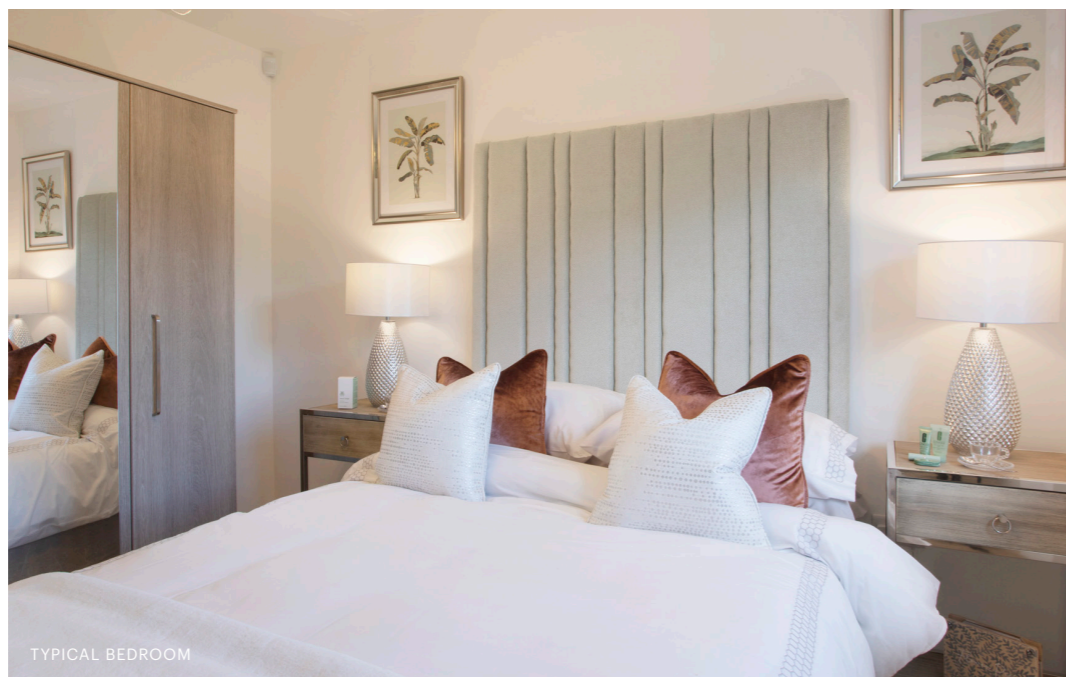
We put everything we have into creating the kind of home design that has everything you need. Whether you prefer detached or semi-detached living, you'll discover that every single feature is carefully planned and beautifully realised, so our homes don't just look good at a distance, but up close too, with every exterior designed to blend in seamlessly with the local environment and every interior detail designed to exceed expectations. The character of each home draws its design inspiration from the traditions of the past, blended with a more modern way of living.





The home you always

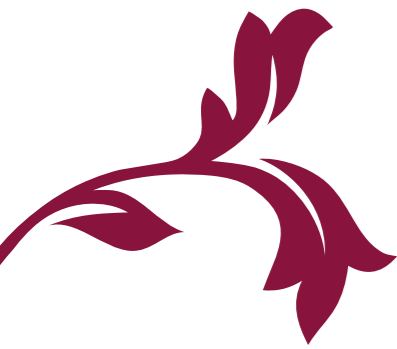
promise yourself



It's the things we think of that make all the difference to your living experience. We believe that if an interior is worth designing, it's worth designing well, so as you look around, you'll discover well-conceived kitchen spaces, smart appliances and bathrooms that impress with every turn of each designer tap.



Our standard specification[†] has **more**



Contemporary kitchens with a range of integrated appliances

Laminate worktops with upstands

En-suite to master bedroom

TV and BT points to the lounge and master bedroom

Designer bathrooms with Vitra sanitary ware

Bathroom tiling by Porcelanosa

Electric car charging points installed to all homes

UPVC double glazing*

Flagged paths and patios

Outside lights to front and rear of all homes

Underfloor heating with air source heat pumps

NHBC 10 year structural warranty

Our Sales Advisors can talk through our standard specification in more detail. Call us now on 01772 229 590.

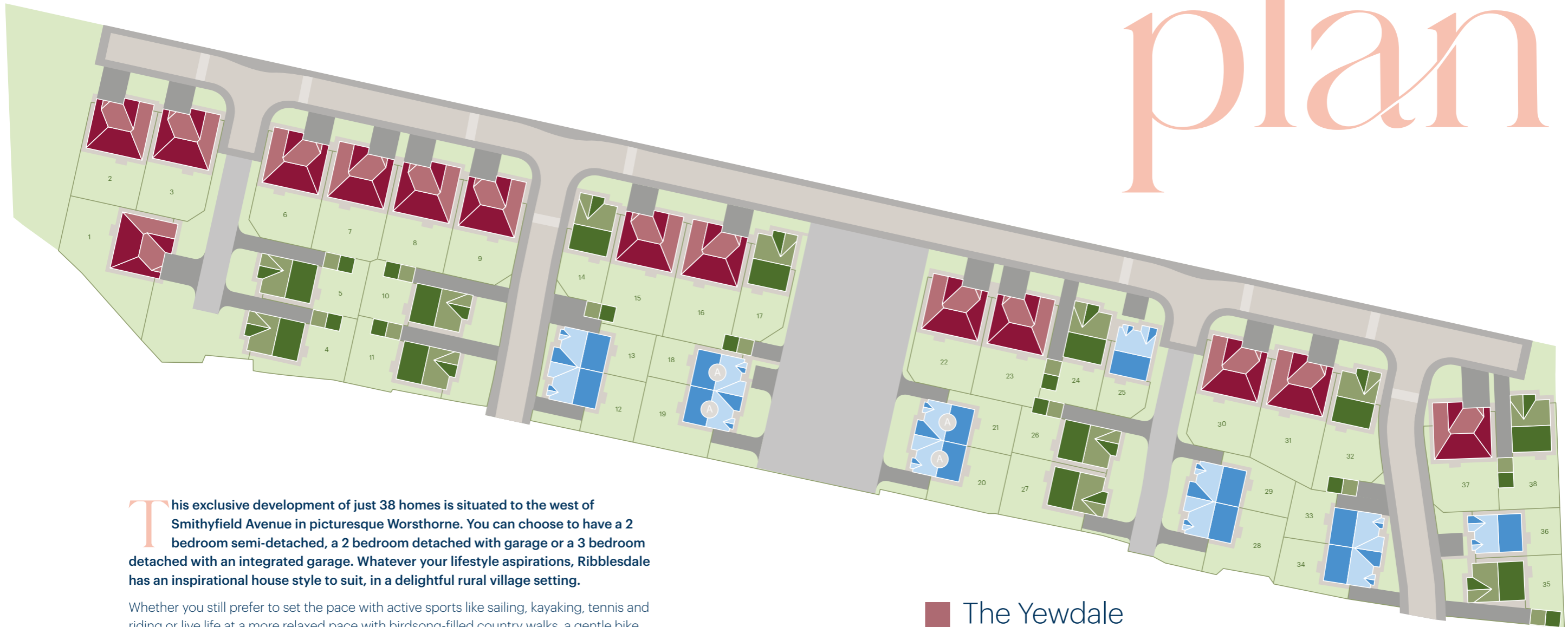
[†] Our standard specification is for guidance only. Details may be amended. Contact our Sales Advisors for more details.

* UPVC double glazing is for ease of maintenance.





Site plan



This exclusive development of just 38 homes is situated to the west of Smithyfield Avenue in picturesque Worsthorne. You can choose to have a 2 bedroom semi-detached, a 2 bedroom detached with garage or a 3 bedroom detached with an integrated garage. Whatever your lifestyle aspirations, Ribblesdale has an inspirational house style to suit, in a delightful rural village setting.

Whether you still prefer to set the pace with active sports like sailing, kayaking, tennis and riding or live life at a more relaxed pace with birdsong-filled country walks, a gentle bike ride with your grandchildren, an afternoon's golf with friends or a quiet afternoon's bowling in one of Burnley's many parks, it's all here waiting for you.

Getting around is easy too, thanks to a handy local bus service and exceptional connections. The North's major cities and attractions are all within convenient driving distance and readily accessible by rail from Burnley.

Closer to home, thoughtful planning creates a welcoming sense of community in this idyllic setting for modern living. Enjoy every moment in your new Appleshwaite home.

 **The Yewdale**
3 BEDROOM DETACHED HOME WITH INTEGRATED GARAGE

 AFFORDABLE HOME

 **The Grasmere**
2 BEDROOM DETACHED HOMES WITH AND WITHOUT GARAGE

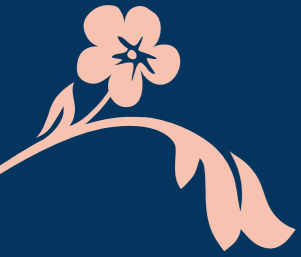
 **The Whinfall**
2 BEDROOM DETACHED AND SEMI-DETACHED HOMES





The Yewdale

3 BEDROOM DETACHED HOME
WITH INTEGRATED GARAGE



ARTIST'S IMPRESSION

PLOTS: 1 / 2 / 3 / 6 / 7 / 8 / 9 / 15
16 / 22 / 23 / 30 / 31 / 37



KITCHEN / DINING
4966 x 4500 16'4" x 14'9"

UTILITY
1873 x 2400 6'2" x 7'11"

LOUNGE
3948 x 4154 12'11" x 13'8"

BEDROOM 1
3364 x 3961 11'0" x 13'0"

EN-SUITE
2532 x 1203 8'4" x 3'11"

BEDROOM 2
4660 x 4565 15'4" x 15'0"

BEDROOM 3
2845 x 3225 9'4" x 10'7"

BATHROOM
1966 x 2400 6'5" x 7'11"



The Grasmere

2 BEDROOM DETACHED HOME WITH GARAGE



ARTIST'S IMPRESSION

PLOTS: 4 / 5 / 10 / 11 / 14 / 17 / 24 / 26 / 32 / 35 / 38



KITCHEN / DINING
3100 x 5679 10'2" x 18'8"

LOUNGE
3320 x 5136 14'3" x 13'8"

BEDROOM 1
3026 x 4569 10'0" x 15'0"

EN-SUITE
3026 x 1203 10'0" x 3'11"

BEDROOM 2
3276 x 3588 10'9" x 11'9"

BATHROOM
3100 x 1900 10'2" x 6'3"



The Grasmere

2 BEDROOM
DETACHED HOME



ARTIST'S IMPRESSION

PLOT: 27



KITCHEN / DINING
3100 x 5679 10'2" x 18'8"

LOUNGE
3320 x 5136 14'3" x 13'8"

BEDROOM 1
3026 x 4569 10'0" x 15'0"

EN-SUITE
3026 x 1203 10'0" x 3'11"

BEDROOM 2
3276 x 3588 10'9" x 11'9"

BATHROOM
3100 x 1900 10'2" x 6'3"



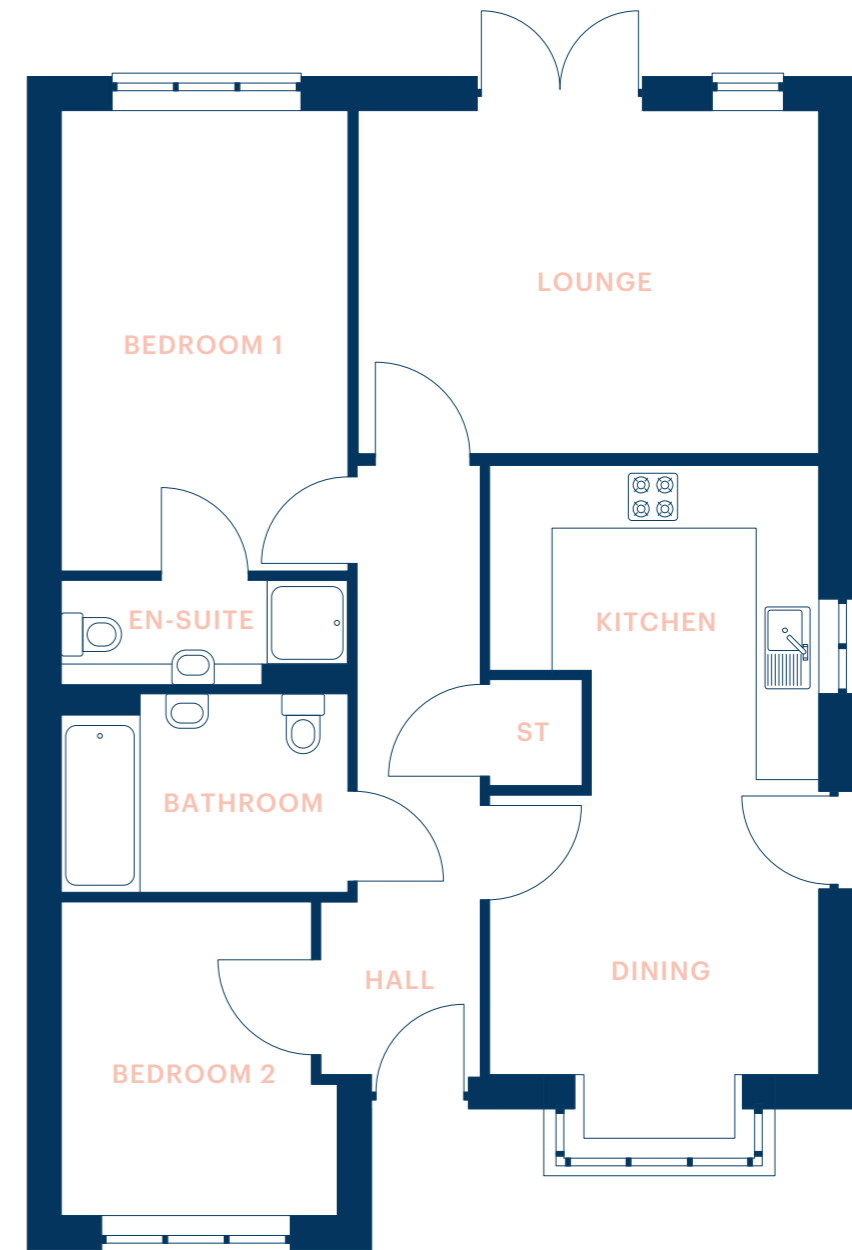
The Whinfell

2 BEDROOM
DETACHED HOME



ARTIST'S IMPRESSION

PLOTS: 25 / 36



KITCHEN / DINING
3155 x 6382 10'4" x 20'11"

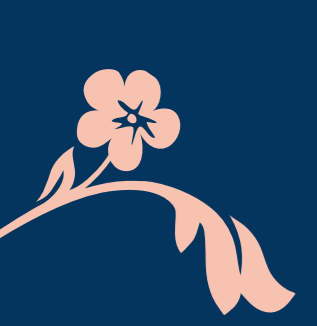
LOUNGE
4377 x 3287 14'4" x 10'9"

BEDROOM 1
2770 x 4411 9'1" x 14'6"

EN-SUITE
2724 x 1000 8'11" x 3'3"

BEDROOM 2
2643 x 3005 8'8" x 9'10"

BATHROOM
2724 x 1900 8'11" x 6'3"



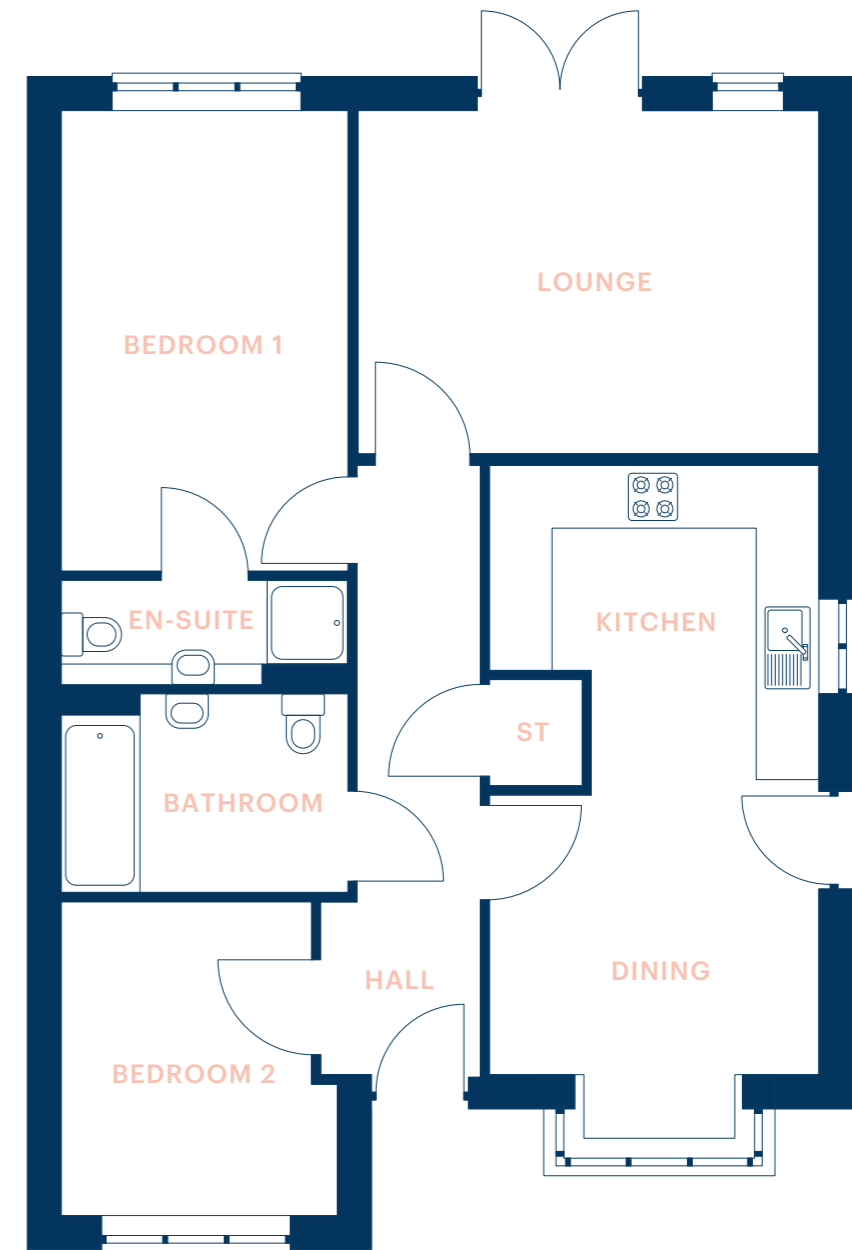
The Whinfell

2 BEDROOM
SEMI-DETACHED HOME



ARTIST'S IMPRESSION

PLOTS: 12 / 13 / 18 / 19 / 20 / 21 / 28 / 29 / 33 / 34



KITCHEN / DINING
3155 x 6382 10'4" x 20'11"

LOUNGE
4377 x 3287 14'4" x 10'9"

BEDROOM 1
2770 x 4411 9'1" x 14'6"

EN-SUITE
2724 x 1000 8'11" x 3'3"

BEDROOM 2
2643 x 3005 8'8" x 9'10"

BATHROOM
2724 x 1900 8'11" x 6'3"

Our dedication
makes all the
difference to

your journey





We're passionate about our homes, our communities and the customer experiences we build around them.

For us, life is all about being considerate about everything from the way we build, to the way we look after every Applethwaite customer. So the same level of care we've taken in creating our Ribblesdale community is reflected in every step of your home buying journey. You'll find we have more time for you, guiding you through the process, responding personally to any questions you may have and generally being there when you need us. It's our way of ensuring that everything is carefully thought out, before, during and after you move in.



Helping our communities

every moment we can.



As part of the Eric Wright Group, we take a wider view of the world around us, looking beyond the homes we build to support good causes in our local communities.

Any additional funds we build up over and above our operating costs are converted into regular contributions to our chosen charities.

So when you choose an Applethwaite home, you can also relax in the knowledge that you're helping to make life better for someone, somewhere else too. We think it's a good way to build homes.

The Eric Wright Group is owned by the Eric Wright Charitable Trust.

Ribblesdale



SMITHYFIELD AVENUE
WORSTHORNE · BURNLEY



Applethwaite

01772 229 590

info@applethwaite-homes.co.uk

applethwaite-homes.co.uk

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