



PART EXCHANGE CONSIDERED



Hilton &  
Horsfall

BB8 7JE

## The Amberley, The Brambles, off Keighley Road, Laneshawbridge

£574,950

- PART EXCHANGE AVAILABLE
- German Kitchens
- Quartz Worktops
- Siemens Appliances
- Villeroy & Boch Bathrooms & En-suites
- Underfloor Heating
- High Specification
- Exclusive Development
- Freehold

Built in natural sandstone with stone quoins, mullions windows overlooking the garden with views to the and door surround, this is a truly magnificent home. countryside. There is also a study, utility room and The Amberley has a stunning open plan kitchen, dining w/c on the ground floor. The stunning en-suite master and family room with French doors leading to the large bedroom overlooks the front of the house. There are garden. The beautiful lounge has floor to ceiling a further 3 double bedrooms, one of which is also en-suite, and a large family bathroom on this floor.

The Brambles is a prestigious development of 4 luxury detached homes located in the beautiful village of Laneshawbridge. This exclusive development offers something very unique as each house type on the development has been bespoke designed to take advantage of its immediate setting.

These highly specified homes include stunning open plan kitchens with French doors leading to the garden. The stunning German kitchens are complemented by Quartz worktops and Siemens appliances. All of the beautifully designed bathrooms and en-suite bathrooms are complemented by the timeless elegance of Villeroy & Boch sanitary ware. We pride ourselves on delivering a high specification including underfloor heating, elegant oak finish interior doors, feature architrave and skirting boards and brushed chrome switches and sockets.

Situated in the heart of Laneshawbridge, the village boasts a primary school which has been rated outstanding by Ofsted. The real hub of the village is the village pub where you will find a roaring log fire, great food and traditional ales. The development is close to Haworth, the home of the famous Bronte sisters. With its historic cobbled Main Street, iconic parsonage and rolling moors, this picturesque village exudes a vintage charm that makes you feel like you've stepped into another era.

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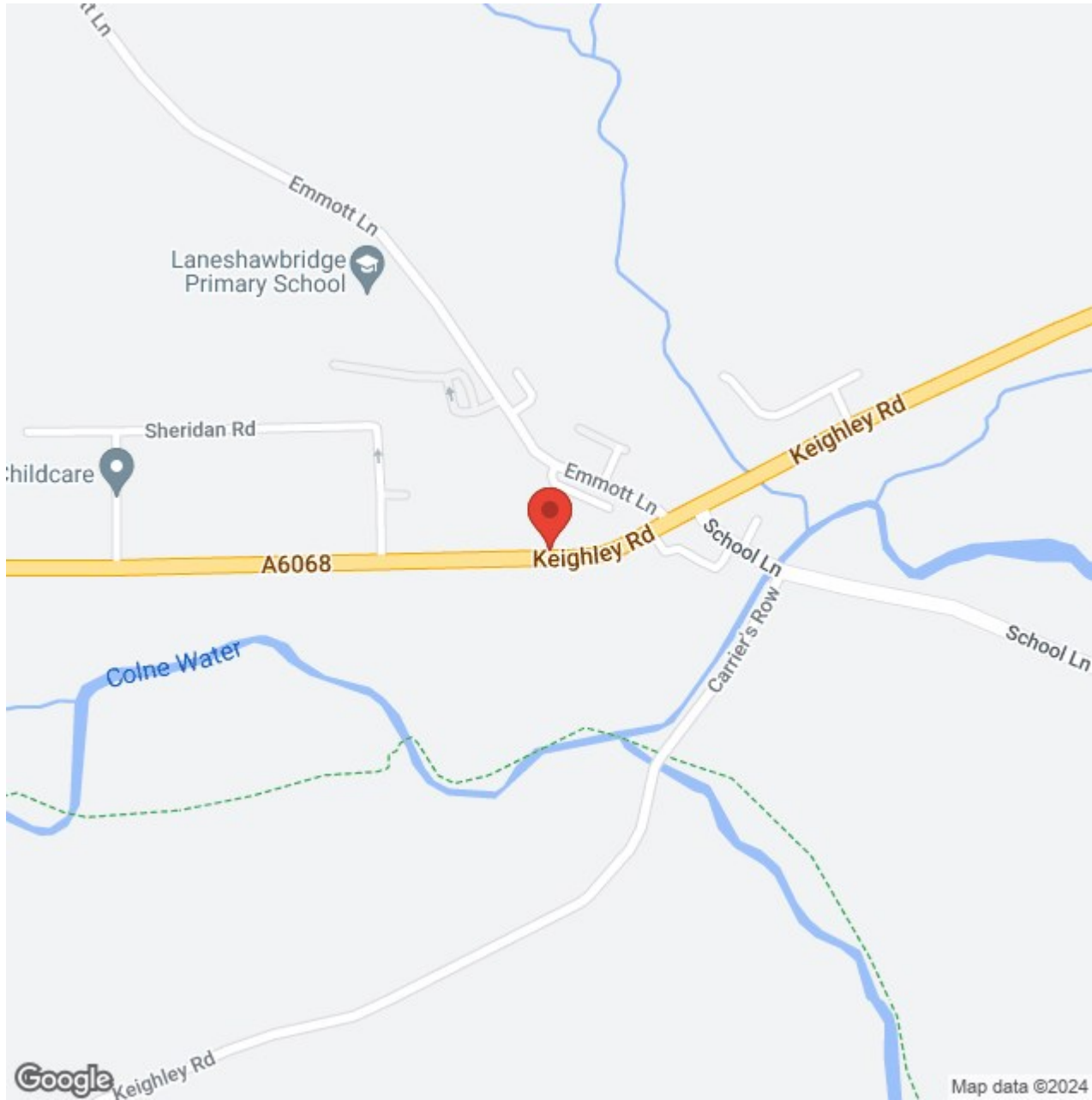
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# Lancashire

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Just a short walk from the village, you will find the pretty hamlet of Wycoller. This sleepy village now forms part of a beautiful country park. The beck that flows through the village can be crossed by any of the seven bridges, one of which is over 1,000 years old. There is a gift shop and craft centre along with a Victorian tearoom in the village.

If it's activities that you are looking for, Colne has plenty to offer with its own football club, golf course and cricket club.

For more gentle activities there is a leisure centre close by and Alkincoates Park, which has tennis courts, bowling greens, beautiful gardens and a children's play area.

Culture and community are in abundance in Colne. The annual blues festival boasts over 150 bands and acts. Colne is also home to the annual cycle grand prix which has been held here for several years.

The development boasts excellent access links for commuters with main roads nearby including the M65, M6 and the A59. There are also frequent trains from Colne to Manchester

## BECK HOMES

We are a local family-owned award-winning house builder that has been

building luxury homes throughout the North West since 1996. We have established an enviable reputation over the years for delivering exceptional homes in idyllic surroundings. Using intelligent design, uncompromising specifications and the finest craftsmanship we create homes that are aesthetically stunning with a high degree of individuality in both the way they look and feel. A high quality specification and finish come as standard.

## SETTING THE STANDARD IN LUXURY HOMES

Our attention to detail and build quality has been recognised by Local Authority Building Control. We are multiple award winners at the LABC, North West Building Excellence Awards. We believe in delivering a product that is far superior to the vast majority of new build houses that are available on the market. Furthermore, we pride ourselves on personal service from the moment you walk in to our show home to beyond the day of legal completion. We want you to really love your new home.

**LOUNGE 16'4" x 13'5" (5.0m x 4.1m)**

**KITCHEN / DINING ROOM / GARDEN ROOM 18'4" x 16'4" (5.6m x 5.0m)**

**+ GARDEN ROOM 12'5" x 18'0" (3.8m x 5.5m)**

**UTILITY 7'2" x 8'6" (2.2m x 2.6m)**

**BEDROOM ONE 12'1" x 10'4" (3.7m x 3.15m)**

**EN-SUITE 12'1" x 4'3" (3.7m x 1.3m)**

**BEDROOM TWO 13'5" x 9'10" (4.1m x 3.0m)**

**EN-SUITE 8'10" x 3'11" (2.7m x 1.2m)**

**BEDROOM THREE 11'1" x 10'0" (3.4m x 3.05m)**

**BEDROOM FOUR 11'1" x 9'10" (3.4m x 3.0m)**

**BATHROOM 10'9" x 5'10" (3.3m x 1.8m)**

**GARAGE 19'0" x 17'8" (5.8m x 5.4m)**

## KITCHEN AND UTILITY ROOM

- German kitchen units
- Quartz worktops
- Wall unit lighting
- Blanco one and a half bowl sink
- Blanco chrome tap
- Siemens single oven
- Siemens combination microwave oven
- Siemens 5 zone induction hob
- Siemens integrated dishwasher
- Siemens integrated fridge/freezer
- High quality extractor
- LED chrome recess down lights
- Plumbed space for washing machine

## BATHROOM, EN-SUITE AND WC

- Villeroy and Boch white sanitary ware
- Villeroy and Boch vanity units
- Shower enclosures in bathrooms and en-suites
- Hansgrohe polished chrome brassware
- Part wall tiling

- Chrome heated ladder towel rail
- LED chrome recess down lights

## INTERNAL FEATURES

- Emulsion paint finish in rum caramal
- White satin paint finish to woodwork
- Ceilings flat skim finish with white emulsion paint finish
- Oak finish internal doors
- Oak finish staircase handrail
- Chrome door furniture
- Feature architrave and skirting boards throughout
- Chrome light switches and power sockets
- TV point to lounge, dining/family room and master bedroom Satellite point to the lounge
- Mains operated smoke detectors
- Loft access hatch
- Intruder alarm
- Underfloor heating to all ground floor rooms

## GENERAL INFORMATION

- 10 year structural warranty
- Freehold

## PUBLISHING

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## PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

## IMAGERY

Please note that some imagery / illustrations are used as examples of Beck Homes specifications and are sometimes taken from previous developments. For full correct detail, please enquire.







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## OUTSIDE

- Timber frame construction
- Natural sandstone walling, quoins, mullions and door surrounds
  - Natural slate roofing tiles
- Black UPVC woodgrain windows and doors
- French doors in the kitchen/dining/family room
- External lighting to front entrance, rear patio areas and side entrance (if applicable)
  - Garage with lighting and power
    - External cold water tap
    - External electrical socket
      - Tarmac driveway
      - Vertical timber fencing
  - Paved patio area in Indian stone
    - Indian stone flagging paths
      - Electric charging point









# Hilton & Horsfall

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