

NORTHSTONE

Cynefin* the *new*, new build.

Horwich, BL6 5PH

177 award-winning homes.
2, 3, 4, 5 & 6 bedrooms.

Northstone.co.uk

* 'Keh-neh-vin'
A place of belonging



Welcome to Cynefin

Cynefin in Horwich offers an eclectic mix of lush green spaces, local amenities, and easy transport links. With everything on your doorstep, you'll have all you need to feel at home.

Led by intuitive and modern design both inside and out, each of our 177 homes at Cynefin are built to make you feel at home as soon as you step through the door.

2

Cynefin, Horwich



The Northstone home

We've created new, super-efficient homes with brighter rooms, larger windows, higher ceilings, and a truly open-plan living experience..



The Northstone home

At Northstone we give you a little bit more. Each of our homes includes:

- Triple-glazed windows for ultimate comfort and efficiency
- Instant Wi-Fi - stay connected from day one
- High-end appliances for a superior lifestyle
- Built-in EV charging for effortless convenience
- Expansive gardens perfect for play, entertaining & unwinding
- 4-beds include a spacious shed; 5-beds add a carport too!
- Pedestrian-friendly streets for a safer, more connected community
- Superior insulation to keep you warm and cozy all winter long

4

Cynefin, Horwich



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Cynefin house types

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seven75

Bedrooms	2
Bathroom	1
WC	1
Size	775 sq ft

6

Cynefin, Horwich





Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	2167	7.1	3106	10.2
Lounge	4397	14.4	3153	10.3
Lootility	2039	6.7	1491	4.9



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	4398	14.4	2978	9.8
Bedroom 2	4353	14.3	3118	10.2
Bathroom	1912	6.3	2788	9.1

eight80

Bedrooms	3
Bathroom	1
WC	1
Size	880 sq ft

8

Cynefin, Horwich





Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	2776	9.1	3105	10.2
Lounge	4914	16.1	3460	11.4
Lootility	2600	8.5	1660	5.4



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	4914	16.1	3180	10.4
Bedroom 2	2711	8.9	2572	8.4
Bedroom 3	2114	6.9	2573	8.4
Bathroom	1975	6.5	2781	9.1

ten45

Bedrooms	2
Bathroom	2
WC	1
Size	1,045 sq ft

10 Cynefin, Horwich





Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	3342	11.0	3260	10.7
Lounge	3342	11.0	3133	10.3
Lootality	2292	7.5	1665	5.5



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	3647	12.0	3293	10.8
Dressing Room	1318	4.3	1680	5.5
En suite	2218	7.3	1478	4.8
Terrace Balcony	3335	10.9	997	3.3



Second Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 2	3624	11.9	3458	11.3
En suite	2207	7.2	1477	4.8



Third Floor

	Width		Length	
	mm	ft	mm	ft
Roof Terrace	3385	11.1	5072	16.6

ten47

Bedrooms	3
Bathroom	2
WC	1
Size	1,047 sq ft

12

Cynefin, Horwich





Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	3192	10.5	3606	11.8
Lounge	5410	17.7	3460	11.4
Loatility	3179	10.4	1670	5.5



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	2822	9.3	3304	10.8
Dressing Room	2474	8.1	1728	5.7
En suite	2474	8.1	1490	4.9
Bedroom 2	3048	10.0	2602	8.5
Bedroom 3	2259	7.4	3710	12.2
Bathroom	2224	7.3	1730	5.7

eleven59

Bedrooms	3
Bathroom	1
WC	2
Size	1,159 sq ft

14

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Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	4387	14.4	3288	10.8
Family Room	3304	10.8	3531	11.6
Lootility	1913	6.3	1455	4.8



First Floor

	Width		Length	
	mm	ft	mm	ft
Living Room	4352	14.3	3860	12.7
WC	1913	6.3	1055	3.5
Bedroom 3	2166	7.1	3370	11.1



Second Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	4352	14.3	2980	9.8
Bathroom	1914	6.3	2784	9.1
Bedroom 2	4352	14.3	3332	10.9

eleven64

Bedrooms	4
Bathroom	2
WC	1
Size	1,164 sq ft

16

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Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	5827	19.1	3734	12.3
Lounge	4767	15.6	3758	12.3
Loatility	3342	11.0	1805	5.9



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	3312	10.9	3202	10.5
En suite	2157	7.1	1332	4.4
Bedroom 2	3247	10.7	2550	8.4
Bedroom 3	2415	7.9	4428	14.5
Bedroom 4	2480	8.1	3515	11.5
Bathroom	2154	7.1	1860	6.1

thirteen00

Bedrooms	4
Bathroom	2
WC	1
Size	1,300 sq ft

18

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Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	6165	20.2	3955	13.0
Lounge	5104	16.7	3977	13.0
Loatility	3602	11.8	1805	5.9



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	3749	12.3	4476	14.7
En suite	2147	7.0	1415	4.6
Bedroom 2	2824	9.3	3967	13.0
Bedroom 3	2327	7.6	4476	14.7
Bedroom 4	3240	10.6	2888	9.5
Bathroom	2147	7.0	1925	6.3

thirteen54

Bedrooms	4
Bathroom	2
WC	1
Size	1,354 sq ft

20 Cynefin, Horwich





Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	2741	9.0	3818	12.5
Family Room	4915	16.1	1670	5.5
Lootility	2526	8.3	4736	15.5



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 2	2712	8.9	3442	11.2
Bedroom 3	2115	6.9	3442	11.3
Bedroom 4	2729	9.0	2627	8.6
Bathroom	1705	5.6	2831	9.3



Second Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	3868	12.7	4124	13.5
En suite	2605	8.5	1746	5.7
Dressing Room	2222	7.3	1746	5.7

thirteen85

Bedrooms	4
Bathroom	2
WC	1
Size	1,385 sq ft

22 Cynefin, Horwich





Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	6615	21.7	3758	12.3
Lounge	4455	14.6	3776	12.4
Loatility	4086	13.4	1805	5.9



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	3737	12.3	4278	14.0
En suite	2147	7.0	1415	4.6
Bedroom 2	3274	10.7	3766	12.4
Bedroom 3	2777	9.1	4278	14.0
Bedroom 4	3240	10.6	2690	8.8
Bathroom	2137	7.0	1925	6.3

sixteen20

Bedrooms	4
Bathroom	2
WC	1
Size	1,620 sq ft

24

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Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	3304	10.8	3378	11.1
Dining Room	3740	12.3	4004	13.1
Living Room	4655	15.3	4004	13.1
Snug	2722	8.9	3356	11.0
Utility	1812	5.9	2426	8.0
WC	1375	4.5	1675	5.5



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	3438	11.3	3303	10.8
En suite	1190	3.9	2105	6.9
Dressing Room	2660	8.7	1365	4.5
Bedroom 2	2709	8.9	4326	14.2
Bedroom 3	3741	12.3	3100	10.2
Bedroom 4	5698	18.7	3659	12.0
Bathroom	1688	5.5	1405	4.6

seventeen60

Bedrooms	4
Bathroom	2
WC	1
Size	1,760 sq ft

26 Cynefin, Horwich





Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	4815	15.8	4746	15.6
Living Room	3677	12.1	6602	21.7
Study	3177	10.4	2560	8.4
Snug	2741	9.0	2544	8.3
Looility	1840	6.0	3388	11.1



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	4802	15.8	3287	10.8
En suite	2261	7.4	1390	4.6
Bedroom 2	3729	12.2	3259	10.7
Bedroom 3	3729	12.2	3255	10.7
Bedroom 4	3539	11.6	3118	10.2
Bathroom	3539	11.6	1693	5.6

eighteen35

Bedrooms	4
Bathroom	2
WC	1
Size	1,835 sq ft

28

Cynefin, Horwich





Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	5377	17.6	3600	11.8
Dining Room	3155	10.2	3443	11.3
Looility	3129	10.3	1858	6.1



First Floor

	Width		Length	
	mm	ft	mm	ft
Living Room	5365	17.6	3603	11.8
Study	3115	10.2	2500	8.2
Bedroom 3	3115	10.2	3452	11.3
Bedroom 4	3173	10.4	3332	10.9
Bathroom	1955	6.4	1961	6.4



Second Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	5365	17.6	2949	9.7
Bedroom 2	5365	17.6	3194	10.5
Bathroom	2494	8.2	2759	9.1
Roof Terrace	3145	10.3	6029	19.8

twentyone05

Bedrooms	5
Bathroom	3
WC	1
Size	2,105 sq ft

30 Cynefin, Horwich





Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	3829	12.6	4894	15.8
Dining/Lounge	6040	19.8	4183	13.7
Living Room	5764	18.9	3607	11.8
Study	3777	12.4	2344	7.7
Utility	1839	6.0	1843	6.0
WC	1450	4.8	1737	5.7



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	3651	12.0	3307	10.8
Dressing Room	2575	8.4	1326	4.4
En suite	2295	7.5	1649	5.4
Bedroom 2	3839	12.6	3087	10.1
En suite	2084	6.8	1705	5.6
Bedroom 3	2787	9.1	4269	14.0
Bedroom 4	3193	10.5	3140	10.3
Bedroom 5	4176	13.7	2865	9.4
Bathroom	2833	9.3	1699	5.6

twentytwo05

Bedrooms	6
Bathroom	4
Size	2,205 sq ft

32 Cynefin, Horwich





Ground Floor

	Width		Length	
	mm	ft	mm	ft
Kitchen	2769	9.1	3912	12.8
Dining Room	2716	8.9	4914	16.1
Family Room	3500	11.5	4914	16.1
Bedroom 5	2769	9.1	4128	13.5
En suite	2479	8.1	1351	4.4
Kitchen 2	3800	12.5	2215	7.3
Living Room	2861	9.4	4447	14.6
Bedroom 6	3121	10.2	3272	10.7
Bathroom	2149	7.1	1909	6.3



First Floor

	Width		Length	
	mm	ft	mm	ft
Bedroom 1	3872	12.7	4277	14.0
En suite	1737	5.7	2070	6.8
Bedroom 2	4091	13.4	2938	9.6
Bedroom 3	4095	13.4	2938	9.6
Bedroom 4	3861	12.7	4915	16.1
Bathroom	1910	6.3	2842	9.3

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The *layout*

Northstone.co.uk



The Cynefin *layout*



Our neighbourhoods are pedestrian-led, with wider pavements and block paving throughout to give residents somewhere to stop and chat.

We've designed the layout so that we create mini pocket communities within each street. Landscaping and walkways then encourage these pockets to join together into a wider neighbourhood community.

These additions also mean more breathing space between homes compared to conventional neighbourhood designs and reduce local traffic speeds.



2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms
🏠 Five44 / Six33	🏠 Eight80	🏠 Eleven64	🏠 Thirteen54
🏠 Seven00	🏠 Ten47	🏠 Eleven90	🏠 Thirteen85
🏠 Seven75	🏠 Eleven59	🏠 Thirteen00	🏠 Sixteen20
🏠 Ten45			🏠 Seventeen60
			🏠 Eighteen35
			6 bedrooms
			🏠 TwentyOne05
			🏠 TwentyTwo05



N

Planning requirement

- * Affordable rent
- % Discounted market sale

NORTHSTONE

The *local* area

Northstone.co.uk





Proud to call it home

Immerse yourself in all that Horwich has to offer.

This former mill town is now one of the largest in the UK, with a diverse community proud to call it home. Whether you want easy access to green spaces or are looking for a quick journey into Bolton's bustling town centre and the nearby Manchester, our Cynefin community is a perfect place to put down roots.



NORTHSTONE

Sustainable design

Northstone.co.uk



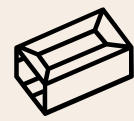
Sustainability; at the heart of everything we do

Visit our website to find out more about our sustainability plan for now and the future.

northstone.co.uk/sustainability



From the way we build our homes to the communities that surround them, sustainability is at the heart of everything we do.



We have a conscious approach to construction and ensure a positive impact on our residents, local communities, and the environment, both now and in the future.



From the outset of any new development, we prioritise sustainability – we even choose the dimensions of our homes in line with brick sizes to minimise waste.

We are the first homebuilder in the UK to achieve Gold Membership with The Wildlife Trust for Lancashire, Manchester, and North Merseyside, aiming to enhance biodiversity for the benefit of local wildlife and communities.



Energy efficiency is built into every aspect of our homes, with triple glazing as standard, aluminium frames, and an intelligent smart tech heating system that learns how you live and heats your home accordingly, reducing energy usage and bills.

And through our Innovate lab, we're always researching and developing new ways to reduce our impact on the planet.

NORTHSTONE

What the residents have to say

Northstone.co.uk



The Northstone neighbours

“

The team helped us gather everything we needed and we're now completely settled in and are loving our home and our new neighbours.

The Lau Family

”



The Northstone neighbours

“

Every interaction with the Northstone team has been brilliant.

They answered every question so helpfully, and the design team were amazing in helping my dream become a reality.

Roberta & Tokyo

”



The Northstone neighbours

“

Northstone did everything they could to make the move as seamless as possible, and we felt so excited every time we visited the property and saw our home coming to life.

The Pendlebury Family

”



The Northstone neighbours

“

I'll never forget the look on Dinma's face when we viewed our home for the first time.

We were both so excited and felt instantly that this was a place where we could happily bring up our children.

Henry & Dinma Okafor

”



NORTHSTONE

Like what you see? Pop in for a brew!



Book a visit to Cynefin, meet our sales executive Raul and see our innovative homes in person.

Our Huddle is open five days a week, by appointment only.

Book a viewing today.



*All images and dimensions are for illustrative purposes only. They represent the house type, but individual properties may vary.

[Northstone.co.uk](https://www.northstone.co.uk)

[@northstoneUK](https://www.instagram.com/northstoneUK)

Cynefin, Horwich BL6 5PH