





Hilton &  
Horsfall

BB8 7NP

## Plot 2 (The Warwick III), St Michaels Court, Skipton Road, Foulridge

£339,950

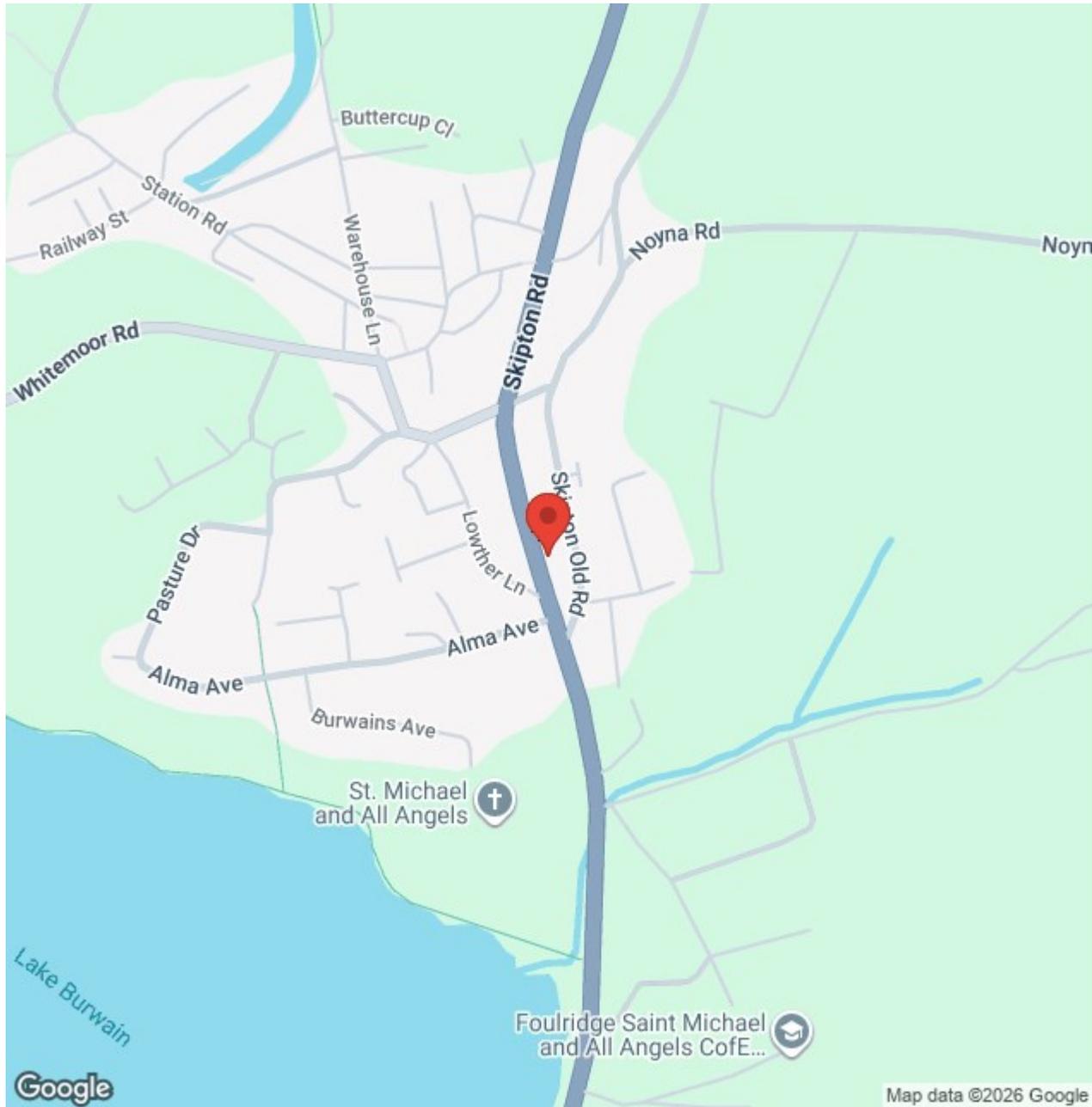
- PART EXCHANGE AVAILABLE
- German Kitchens
- Siemens Appliances
- High-Quality Bathrooms & En-suites
- High Specification
- Freehold Properties
- Flooring Included
- Landscaped Gardens

Nestled in the idyllic village of Foulridge and overlooking the beautiful Lake Burwain, Beck Homes would like to welcome you to our prestigious development, St Michael's Court. These highly specified homes include luxurious open-plan kitchen and dining rooms with French doors leading to the beautiful gardens. The beautifully designed German kitchens with stunning worktops and Siemens appliances are all standard in these fabulous homes.

Elegant bathrooms and en-suites are complemented by high-quality brassware. We pride ourselves on delivering a high specification including elegant oak finish doors, feature architrave and skirting boards and chrome switches and sockets as standard in these homes. Foulridge is home to two village pubs serving delicious food and local ales.

There is also an Indian restaurant which is popular with the residents thanks to their delectable Indian dishes. Just a short walk away from the development is the village primary school, St Michael's & All Angels. The nearest high school is located less than a mile away from the development. If it's a gentle walk you're looking for, then the canal towpath in Foulridge makes for great scenic walks through to neighbouring villages. For a stop off on your walk, The Wharf is a newly restored canal warehouse offering delicious meals, cakes and refreshments. There are also lots of country pubs along the way. 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.







## Lancashire

### THE WARWICK III

A beautifully presented family home offering a fabulous open-plan dining kitchen with patio doors leading to the rear garden. The Warwick III has a stunning lounge with windows overlooking both the front and the rear gardens. There is also a downstairs w/c. The master bedroom overlooks the front of the home and features a generous en-suite and dressing room. Two further generously sized bedrooms and a family bathroom are also found on this floor.

### ST MICHAELS COURT

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### 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 17'2" x 11'11" (5.25m x 3.65m)**

**KITCHEN 17'2" x 12'0" (5.25m x 3.67m)**

**BEDROOM ONE 11'11" x 10'7" (3.65m x 3.25m)**

**EN-SUITE 6'2" x 5'2" (1.9m x 1.6m)**

**DRESSING ROOM 6'2" x 5'2" (1.9m x 1.6m)**

**BEDROOM TWO 11'5" x 8'6" (3.5m x 2.6m)**

**BEDROOM THREE 8'10" x 8'4" (2.7m x 2.55m)**

**BATHROOM 8'0" x 5'1" (2.45m x 1.55m)**

### 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

If it's a gentle walk you're looking for, then the canal towpath in Foulridge makes for great scenic walks through to neighbouring villages. For a stop off on your walk, The Wharf is a newly restored canal warehouse offering delicious meals, cakes and refreshments. There are also lots of country pubs along the way. 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.



Ground Floor

**Approximate total area<sup>(1)</sup>**

953 ft<sup>2</sup>  
88.6 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>  
1 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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