



a rare OPPORTUNITY

Pringle Homes is one of the north-west's most exclusive house building companies and they are now bringing their enviable and prestigious reputation to the Ribble Valley. A family run business established in 1981, Pringle Homes are dedicated to bringing an unmatched commitment to quality and design to all of their new homes.

Northcote Park offers the perfect opportunity for you to purchase a luxury, detached home set in a glorious thirteen acre location overlooking the Ribble Valley and local landmarks such as Longridge Fell.

There are twenty-nine, four and five bedroom dwellings to choose from, all crafted from carefully selected, traditional materials such as locally-sourced stone and chalk render inspired by the Arts & Crafts movement and contrasted by modern features with the latest in contemporary comfort within.

The majority of the available homes sit within generous gated plots, with sweeping driveways and large double garages leading to substantial rear gardens beyond. Homes of this size, quality and character are rarely found and Northcote Park could be your best discovery yet.

NORTHCOTE PARK WILL BE YOUR BEST DISCOVERY YET



HOMES OF THIS SIZE, QUALITY & CHARACTER ARE
rarely found





THE BINGHAM
Kitchen



THE FARNLEY
Kitchen





THE CAVENDISH
Master Bedroom



THE FARNLEY
Living Room





SCHOOLS

education for life

Residents of Northcote Park are fortunate to have a number of good schools locally, catering for primary age onwards. Please see a selection of available schools and ratings below.

PRIMARY

Langho Village, St Mary's RC	(Good)
Langho & Billington St. Leonards C of E	(Outstanding)
Salesbury C of E	(Good)
Clitheroe Barrow	(Outstanding)

SECONDARY

St Augustine's RC High School	(Outstanding)
Ribblesdale High School	(Good)
Clitheroe Royal Grammar School	(Outstanding)

Stonyhurst College and Oakhill School and Nursery are the nearest independent schools, while Blackburn College specialises in vocational courses, apprenticeships and adult education.



DINING

starred for dining



Fabulous food is on the doorstep at Northcote, the only restaurant in the county to be awarded a Michelin star.

Executive chef Lisa Allen is Lancashire-born and is passionate about creating innovative dishes using local seasonal produce. For the times when you want something a little more casual, the Petre Arms in Langho village will fit the bill with wholesome pub grub.

Generally speaking, this is a great area for gourmets. Clitheroe is known as Lancashire's 'food town', and hosts an annual food festival. Its claim to fame is certainly borne out by the number and variety of restaurants and pubs it is home to. They range from historic inns with gastropub menus, to independent restaurants of all nationalities, and

coffee shops where you can enjoy a delicious breakfast or afternoon tea.

The Emporium, housed in an old chapel, has something for every occasion, from a lunch with friends, a celebratory glass or two, or date night dinner. Holmes Mill is another unique Clitheroe venue, bringing together a bistro, bar, beer hall, grill and cocktail club in a restored textile mill.

Exploring the surrounding villages will bring you to even more options for dining out. To name just a few out of the many, Breda Murphy is a British-Irish restaurant in Whalley; the Freemasons is a lovely country pub in Wiswell, while the Red Pump Inn, Bashall Eaves, is justly revered for its steaks.

HAND DIVIDED SCALLOP - KESWICK CODLING, SMOKED BACON, CLAM & CHEVRIL.



CHILDREN / FAMILY

fun family time

This is a wonderful location for family life, where youngsters can grow up leading a healthy outdoor lifestyle, and everyone can enjoy trips to the countryside and the coast.

Most children love animals, so an outing to a nature reserve always goes down well. At Mrs Dowson's in Clayton-le-Dale, the children can be farmers for a day, and at Smithy Farm in Esprick they'll meet alpacas, goats and giant rabbits. Horse and pony enthusiasts will find their heaven at Shores Hey Farm in Burnley, or

Penny Farm in Blackpool. Brockholes Nature Reserve is another great family day out where you can lose yourself in 250 acres of woodland and lakes.

Speaking of Blackpool, who can resist a day at the seaside? Its world famous Pleasure Beach is home to a huge choice of family attractions and rides. Sandcastle Waterpark is the UK's biggest, and Blackpool Tower is a true icon. The Illuminations are another essential reason to visit this timeless British resort.

BLACKPOOL PIER

BROCKHOLES NATURE RESERVE



OUTDOOR PURSUITS

even greater outdoors

Whether you like your outdoor life to be competitive and organised, or free range and adventurous, there's plenty to choose from around Northcote Park.

Golfers are well provided for, with clubs at Mytton Fold, Wilpshire and Whalley. Their courses all have stunning Ribble Valley views, making play even more rewarding. Clay pigeon shooting is another challenging social pastime and can be enjoyed at Ribble Bank Field Sports in; you could also try your hand at archery there.

If you're serious about riding, you'll find what you

need at Northcote Stud, where you can keep a horse at livery and use the excellent competition and training facilities. Clitheroe also has a good range of sports clubs, covering rugby, tennis, football, cricket and even skiing.

Outdoor life can also, of course, just be a matter of heading off for a good walk or bike ride, and the terrain of the Ribble Valley is made for this, whether you tackle a pre-set route or find your own way. Mountain biking, pony trekking, hiking, electric biking, abseiling, rock climbing, and ghyll scrambling are all exhilarating ways to explore and enjoy this wonderful region.

NORTHCOTE STUD





NATURAL

wild & free

If you love the great outdoors, there's plenty of it in Lancashire; 80% of the county is rural. Its landscapes range from heathery moorland to deep forests, from gentle farmland to craggy peaks, with ruined castles and ancient abbeys as a reminder of the region's often turbulent past.

In such an untamed environment, wildlife finds a safe home in many specialised habitats and reserves. One local success story is the Bowland Hen Harrier Project in the Forest of Bowland, that is bringing this bird back from the brink of extinction.

Many of the historic attractions of the Ribble Valley and Forest of Bowland are easily accessible from Northcote Park. Evocative ruins such as Whalley Abbey and Clitheroe Castle are reminders of the medieval era. Browsholme Hall has Tudor origins and was the home of the Bowbearers of the Forest of Bowland; Gawthorpe Hall is an Elizabethan gem with Victorian interiors, while Samlesbury Hall's history is woven through with religion, ghosts and witchcraft.

STEPPING STONES OVER THE RIVER
HODDER, WHITEWELL, CLITHEROE.



CONNECTIONS

take the train or take the car

Distance by road from Langho (Miles)



Distances: Bing maps



A few minutes' pleasant rural stroll from Northcote Park is Langho station with direct train services to Clitheroe, Manchester and further afield.

The views of the Ribble Valley along the way are spectacular, especially of Pendle Hill. Clitheroe can also be reached by train in just 12 minutes.

Northcote Park is just off the A59, just a few minutes' drive from the M6 Junction 31. Towns and cities including Blackburn, Manchester, Preston, Leeds and Bradford can therefore be reached relatively easily. The seaside resorts of Blackpool and Morecambe, the Yorkshire Dales, the Peak District and even the Lake District are all feasible day trips by car.

SUNDIAL NEAR THE WAR MEMORIAL, CLITHEROE

AREA

Distances: Bing maps



LANGHO

setting the scene

Langho is a small village not far from the charming market town of Clitheroe and the larger village of Whalley.

In the best village traditions, Langho has a pub, church, two schools and a food shop. It also offers a few surprises: one being Lancashire's only Michelin-star restaurant, Northcote; others including a world class equestrian centre and a station with direct connections to Manchester.

The market town of Clitheroe, seven miles from

Langho, is a delightful place to shop, where the emphasis is on independent businesses rather than high street chains. You'll find delicatessens, butchers, bakeries, fashion boutiques, bookshops, galleries; it's that kind of town.

Langho's other great asset is its natural setting. The Ribble Valley often scores highly in 'best places to live' surveys, and the Forest of Bowland, an Area of Outstanding Natural Beauty, is just a short drive away and offers 300 square miles of wild unspoilt countryside to explore.

SITE LAYOUT & HOUSE TYPE



KEY

- **THE MALLORY / 4 BED**
194 SQ.M / 2091 SQ.FT
- **THE HAWORTH / 4 BED**
205 SQ.M / 2212 SQ.FT
- **THE GRANTLEY / 5 BED**
248 SQ.M / 2672 SQ.FT
- **THE BINGHAM / 4 BED**
257 SQ.M / 2770 SQ.FT
- **THE FARNLEY / 5 BED**
282 SQ.M / 3041 SQ.FT
- **THE CAVENDISH / 5 BED**
284 SQ.M / 3061 SQ.FT
- **THE ALDRICH / 3 BED**
90 SQ.M / 966 SQ.FT
SEMI-DETACHED
- **THE GILBERT / 3 BED**
81 SQ.M / 873 SQ.FT
SEMI-DETACHED
- **THE HARRISON / 3 BED**
95 SQ.M / 1026 SQ.FT
SEMI-DETACHED

**All house types come in both render and stone facing finish*

THE MALLORY - The Mallory has 4 bedrooms and a huge amount of character and charm. The sitting room looks out through a traditional square bay window and the study is across the hall. The master suite is also on ground floor level and comprises a double bedroom, and en-suite with a walk in shower and double wash basins.

At the rear of The Mallory, a contemporary note is struck in the shape of the projecting gable with its full height glazed doors opening onto the garden from the dining space of the kitchen/dining/family area. On the floor above, glazed walling is continued and creates a Juliet balcony to bedroom 2.

Bedrooms 3 and 4 are also on the first floor, which features a galleried landing and a useful storage room. Bedroom 4 has a delightful dormer window and the family bathroom, with a bath and substantial shower enclosure, completes the accommodation on this floor.

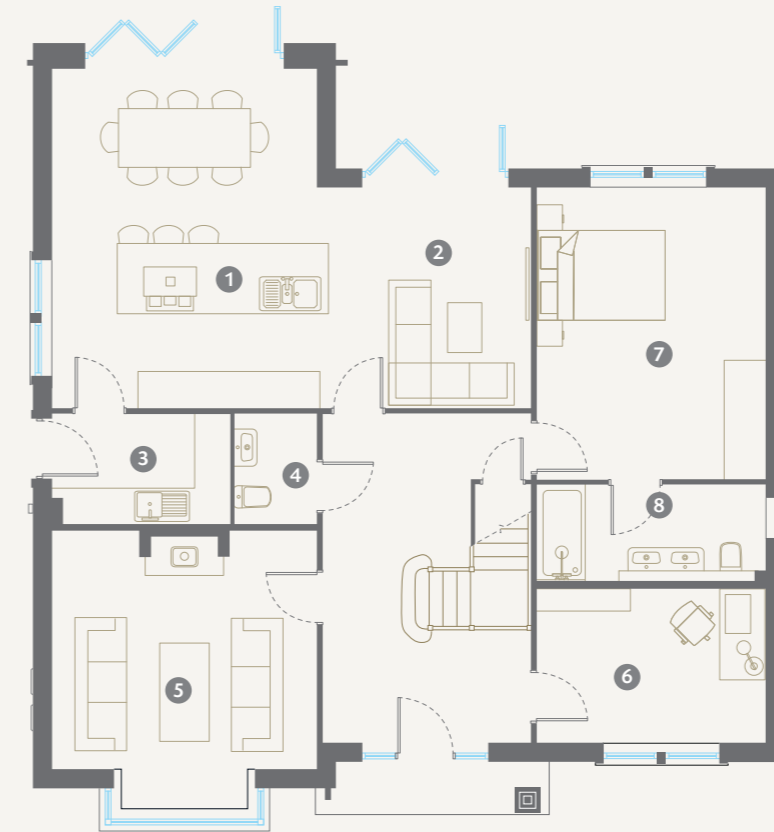
4 BED

a huge character!



The Mallory

4 BEDROOM DETACHED - 194 SQ M / 2091 SQ FT



Ⓒ

1. KITCHEN / DINING 4.5 x 5.7 M / 14ft 8' x 18ft 10'	5. SITTING ROOM 4.5 x 4.0 M / 14ft 8' x 13ft 2'
2. FAMILY 3.6 x 3.7 M / 12ft x 12ft 2'	6. STUDY 3.9 x 2.6 M / 12ft 8' x 8ft 6'
3. UTILITY 3.0 x 1.8 M / 9ft 10' x 6ft	7. MASTER BEDROOM 3.9 x 4.9 M / 12ft 8' x 16ft 2'
4. WC 1.4 x 1.8 M / 4ft 6' x 6ft	8. EN-SUITE 3.9 x 1.6 M / 12ft 8' x 5ft 3'



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9. BEDROOM 2 3.5 x 5.7 M / 11ft 7' x 18ft 10'	12. BEDROOM 4 3.9 x 5.8 M / 12ft 8' x 19ft 1' (max)
10. BATHROOM 2.4 x 3.3 M / 7ft 10' x 10ft 10'	13. LOFT STORE 4.0 x 1.9 M / 13ft 2' x 6ft 2'
11. BEDROOM 3 3.5 x 4.0 M / 11ft 7' x 13ft 2'	14. GALLERY LANDING

THE HAWORTH - This 5 bedroom home demonstrates all the hallmarks of our commitment to quality and dedication to detail. A distinctive exterior finished in either natural stone or fully rendered, includes a tall gable, chimney and classically detailed porch over the front door. At the

front of the ground floor is the sitting room with a large square bay window, and the snug, a room ideal for watching television, reading or relaxation with the family. The kitchen/dining/family room, to the rear of the house, has a showstopping island, and there is access to the garden via expansive bi-

folding doors. There are 4 double bedrooms, two of which are en-suite, the others served by the luxurious family bathroom. The master en-suite features double wash basins and a large shower; there's also a dressing room with fitted wardrobes. Bedroom 5 would also make an ideal study if required.

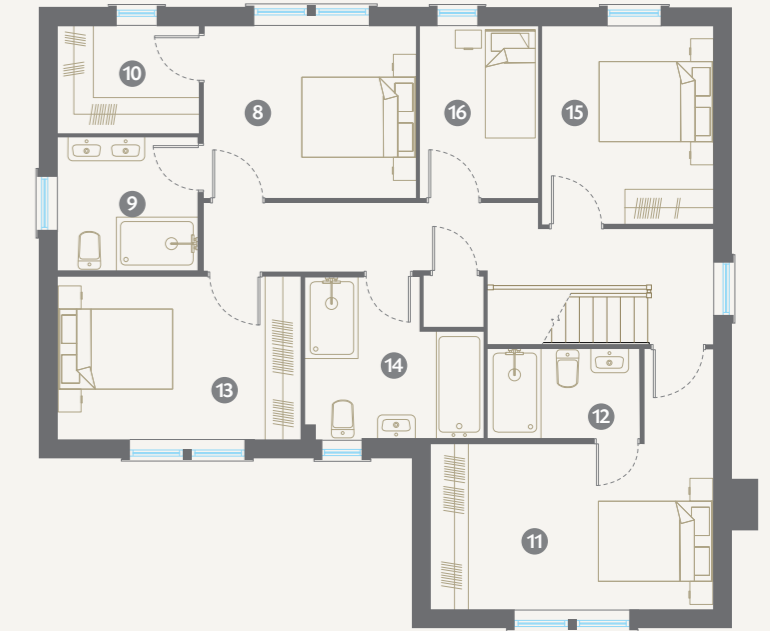
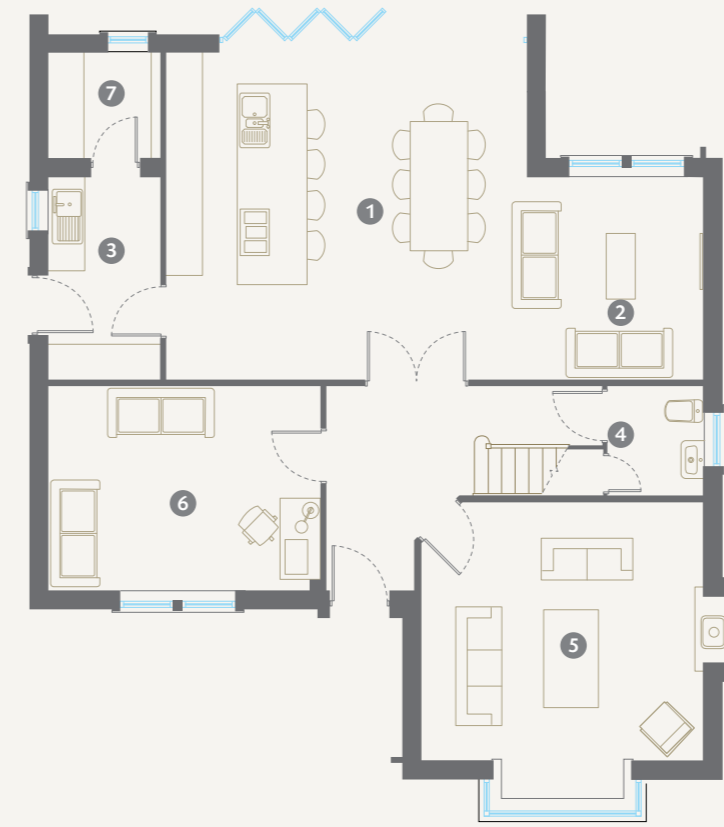
4/5
BED

pringle quality...



The Haworth

5 BEDROOM DETACHED - 205 SQ M / 2212 SQ FT



G

1. KITCHEN / DINING 6.2 x 5.8 M / 20ft 2' x 18ft 4'	5. SITTING ROOM 4.8 x 4.4 M / 15ft 9' x 14ft 5'
2. FAMILY 3.0 x 3.4 M / 10ft x 11ft 3'	6. SNUG 4.6 x 3.5 M / 15ft 2' x 11ft 4'
3. UTILITY / CLOAK 1.9 x 3.4 M / 6ft 2' x 11ft 3'	7. BOOT ROOM 1.9 X 1.8 M / 6ft 2' x 5ft 9'
4. WC 1.6 x 1.8 M / 5ft 4' x 6ft 1'	

1

8. MASTER BEDROOM 3.6 x 2.9 M / 11ft 10' x 9ft 7'	11. BEDROOM 2 4.8 x 4.4 M / 15ft 9' x 14ft 7'	14. BATHROOM 3.0 x 2.8 M / 10ft x 9ft
9. EN-SUITE 2.4 x 2.2 M / 7ft 10' x 7ft 4'	12. EN-SUITE 2 2.6 x 1.5 M / 8ft 6' x 5ft	15. BEDROOM 4 2.9 x 3.4 M / 9ft 6' x 11ft 1'
10. DRESSING ROOM 2.4 x 1.8 M / 7ft 10' x 5ft 11'	13. BEDROOM 3 4.1 x 2.8 M / 13ft 7' x 9ft 1'	16. BEDROOM 5 / STUDY 2.0 x 2.9 M / 6ft 7' x 9ft 7'

THE GRANTLEY - The Grantley is a substantial family home with imposing double gables and square bay windows flanking a charming canopied porch. The interior is designed to be completely in tune with modern family life where flexibility is key. The large kitchen/dining/family room is the hub of the home and is spectacularly light and spacious

thanks to the expanse of Velux rooflights and bi folding doors opening onto the patio and garden. This is the place for eating, cooking, entertaining, television, homework; all the elements of daily life. There are three more rooms on the ground floor: a study, a sitting room, and a dining room which could just as easily be used as a snug; it's up to

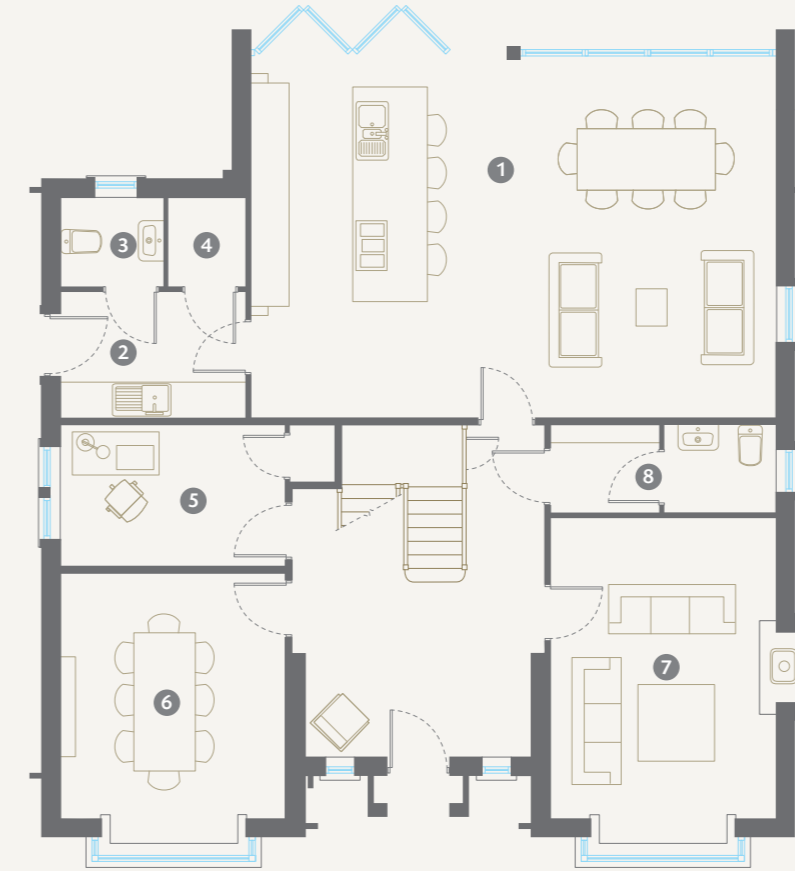
you. Upstairs, the bright galleried landing leads to five bedrooms. The master suite is truly luxurious with separate dressing room and large en-suite bathroom with double wash basins, sumptuous bath and walk-in shower. Bedroom 2 is also en-suite and there is also, of course, a beautifully designed family bathroom.

traditional and modern...



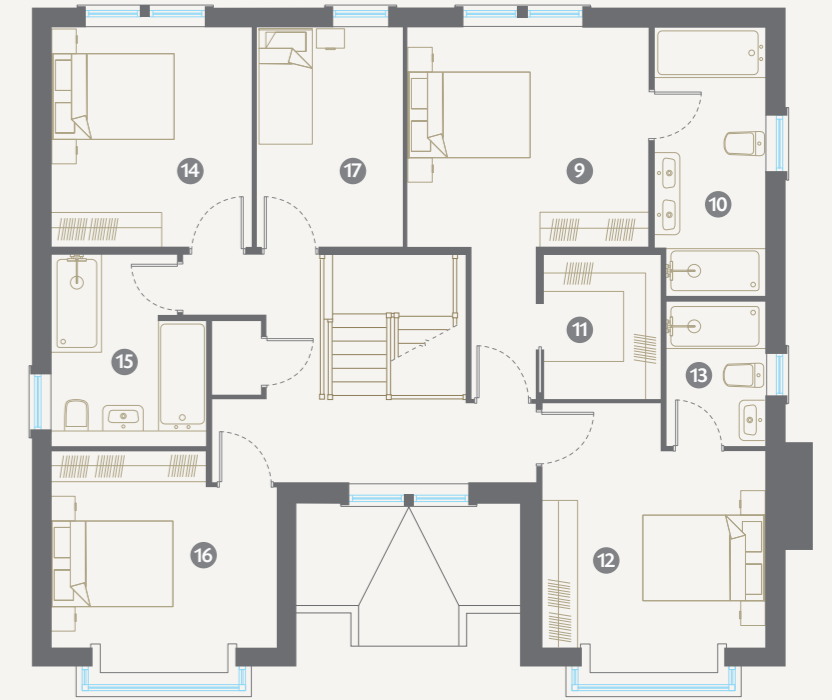
The Grantley

5 BEDROOM DETACHED - 248 SQ M / 2672 SQ FT



G

1. KITCHEN / DINING 8.6 x 5.9 M / 28 ft 4" x 19ft 5"	4. PANTRY 1.3 x 1.4 M / 4ft 1" x 4ft 9"	7. SITTING ROOM 3.7 x 4.9 M / 12ft 1" x 16ft 1"
2. UTILITY 3.0 x 2.1 M / 9ft 8" x 6ft 9"	5. STUDY 3.7 x 2.3 M / 12ft 1" x 7ft 7"	8. CLOAK 1.8 x 1.4 M / 5ft 10" x 4ft 7"
3. WC 1.7 x 1.4 M / 5ft 5" x 4ft 9"	6. DINING/SNUG 3.7 x 4.0 M / 12ft 1" x 13ft 1"	WC 1.6 x 1.4 M / 5ft 1" x 4ft 7"



1

9. MASTER BEDROOM 4.0 x 3.6 M / 13ft 1" x 11ft 10"	12. BEDROOM 2 3.7 x 4.0 M / 12ft 1" x 13ft 1"	15. BATHROOM 2.5 x 3.2 M / 8ft 4" x 10ft 4"
10. EN-SUITE 1.8 x 4.4 M / 5ft 11" x 14ft 5"	13. EN-SUITE 2 1.6 x 2.4 M / 5ft 3" x 7ft 10"	16. BEDROOM 4 3.7 x 3.2 M / 12ft 1" x 10ft 6"
11. DRESSING ROOM 1.9 x 2.4 M / 6ft 4" x 7ft 9"	14. BEDROOM 3 3.3 x 3.6 M / 10ft 9" x 11ft 10"	17. BEDROOM 5 2.4 x 3.6 M / 7ft 11" x 11ft 10"

THE BINGHAM - An exceptional design, The Bingham is the perfect blend of contemporary and traditional architecture. From the front elevation, the substantial double gables with stone corbel detailing and sweeping porch roof offer charming features that are in keeping with the traditional & characterful architecture of the Ribble Valley. The rear elevation offers a complete contrast to this with contemporary full height glazing to both gables and bi-fold doors spanning the full width of the property. On one side of the property this creates a spectacular double height vaulted ceiling to the kitchen and on the other it allows floor to ceiling windows and a Juliet balcony to Bedroom 2, which looks out over the large rear patio and garden.

The ground floor comprises a spacious entrance hall with galleried landing, sitting room with fireplace and feature bay window, plenty of storage space including cloaks and pantry, and an expansive kitchen/family/dining area to the rear of the home. For those looking into convenient single storey living, another desirable feature of the Bingham is the vast master suite located on the ground floor. Upstairs encompasses 3 large double bedrooms, one with en-suite, plenty of storage space and a beautifully designed family bathroom.

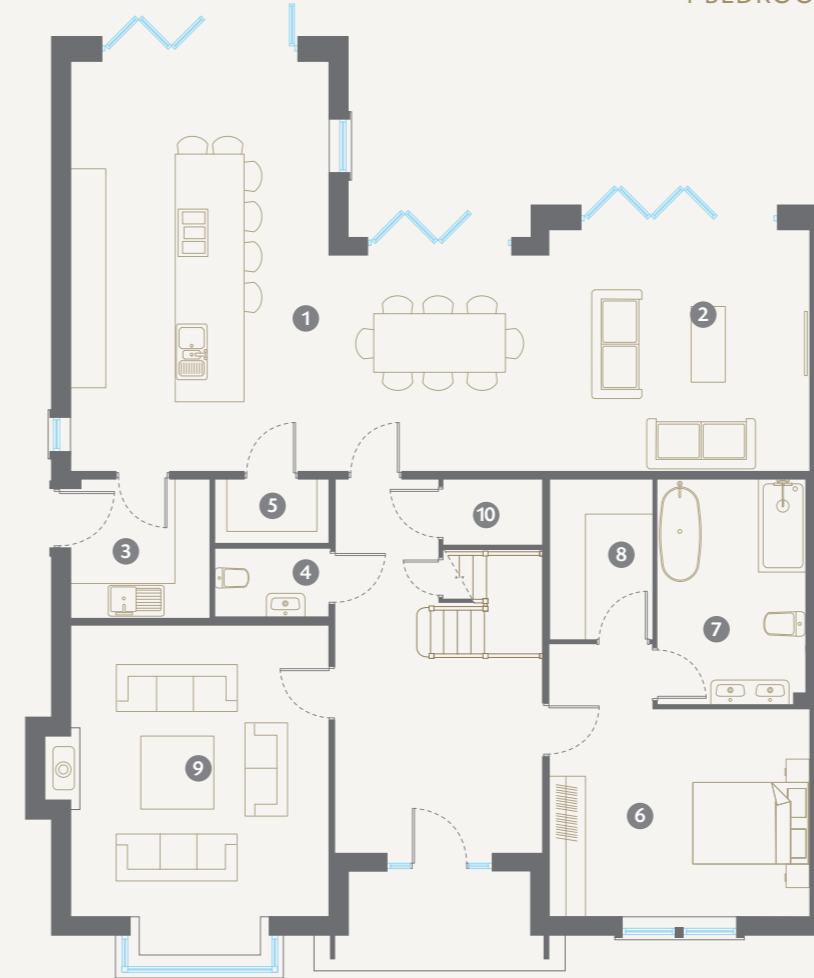
4
BED

arts & crafts style...



The Bingham

4 BEDROOM DETACHED - 257 SQ M / 2770 SQ FT



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1. KITCHEN 4.5 x 7.1 M / 14ft 8' x 23ft 3'	5. PANTRY 2.0 x 1.1 M / 6ft 5' x 3ft 7'	9. SITTING ROOM 4.5 x 5.0 M / 14ft 8' x 16ft 6'
2. FAMILY / DINING 8.3 x 4.2 M / 27ft 4' x 13ft 8'	6. MASTER BEDROOM 4.5 x 4.7 M / 14ft 8' x 15ft 5'	10. CLOAK 1.7 x 1.1 M / 5ft 7' x 3ft 8'
3. UTILITY 2.4 x 2.4 M / 7ft 10' x 7ft 10'	7. EN-SUITE 2.5 x 3.9 M / 8ft 4' x 12ft 9'	
4. WC 2.0 x 1.2 M / 6ft 5' x 3ft 9'	8. DRESSING ROOM 1.8 x 2.8 M / 5ft 9' x 9ft 1'	



①

11. BEDROOM 2 4.5 x 5.5 M / 14ft 8' x 18ft 1'	14. BATHROOM 4.5 x 2.4 M / 14ft 8' x 7ft 10'
12. EN-SUITE 4.5 x 1.6 M / 14ft 8' x 5ft 3'	15. BEDROOM 4 4.0 x 4.5 M / 13ft 2' x 14ft 8'
13. BEDROOM 3 3.5 x 5.0 M / 11ft 7' x 16ft 6'	16. LOFT STORE 3.6 x 1.7 M / 11ft 8' x 5ft 8'

THE FARNLEY - The Farnley is an impressive 5 bedroom home with double-gabled frontage and finished in either natural stone or render. Central to the front elevation is a substantial window above the porch, allowing maximum daylight onto the landing.

The ground floor is designed to meet all the needs of busy family life. The heart of this beautiful home is the open plan kitchen/breakfast/family room, with access to the garden through bi-fold doors. Note the practical pantry and the

utility/boot room opening off the kitchen. Other ground floor accommodation includes a spacious sitting room with a bay window, a study and a dining room, ideal for more formal entertaining.

Of the five bedrooms, two have luxury en-suite bathrooms and the master bedroom also contains an expansive dressing room. The other bedrooms are served by the family bathroom which has a large walk in shower enclosure and a sumptuous bath.

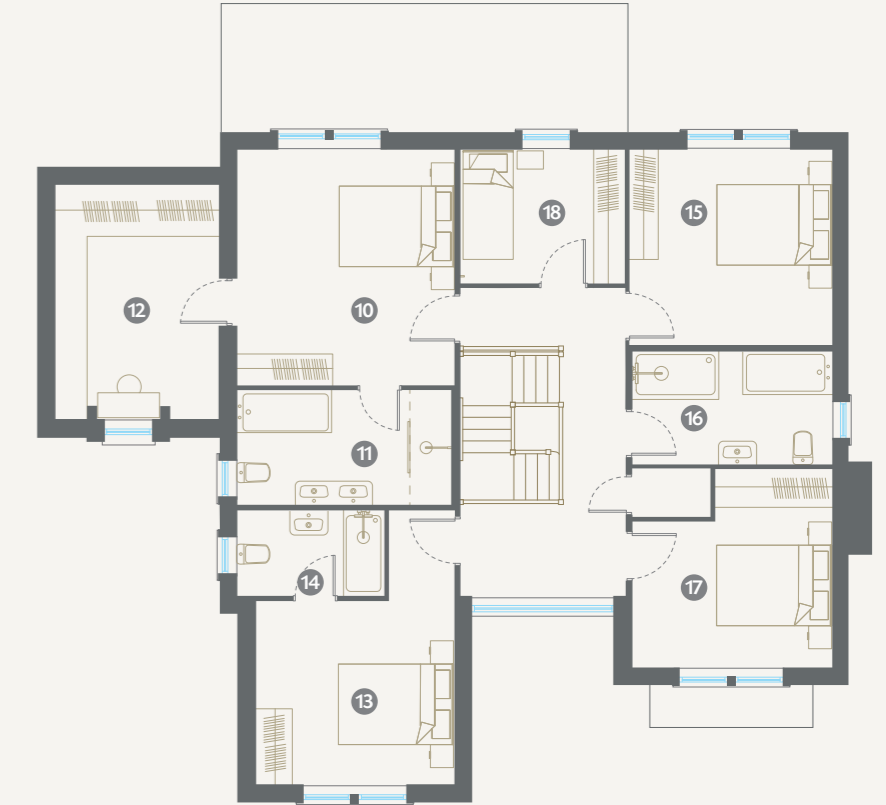
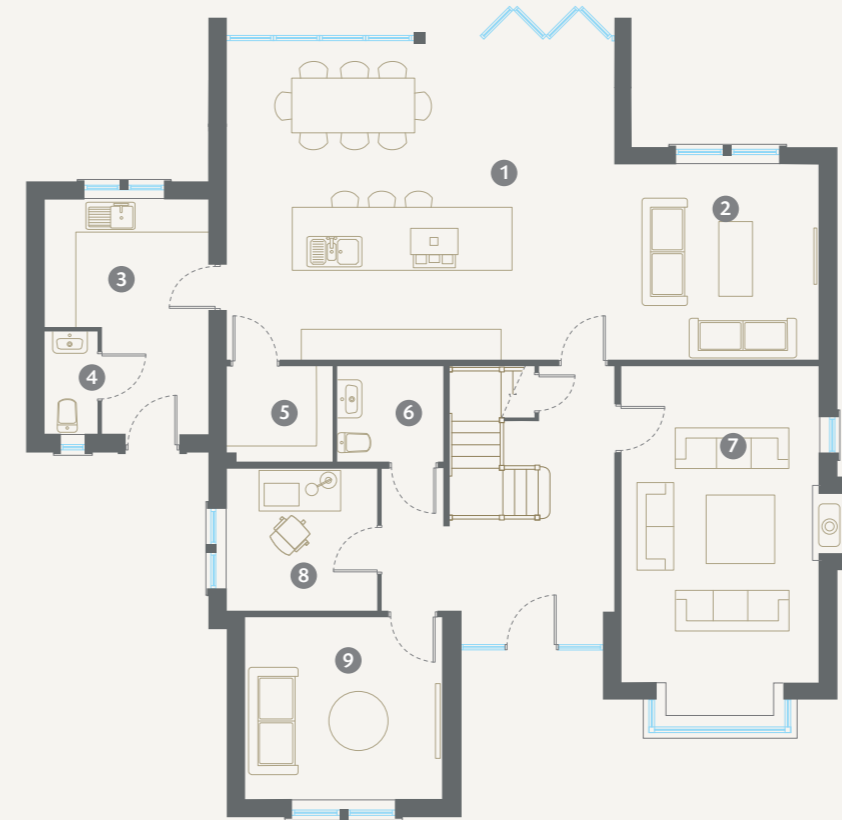
5
BED

impressive...



The Farnley

5 BEDROOM DETACHED - 282 SQ M / 3041 SQ FT



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1. KITCHEN / DINING 7.4 x 6.0 M / 24ft 3' x 19ft 10'	4. WC 1.0 x 2.0 M / 3ft 3' x 6ft 5'	7. SITTING ROOM 3.8 x 6.0 M / 12ft 5' x 19ft 8'
2. FAMILY 4.0 x 3.7 M / 12ft 11' x 12ft 2'	5. PANTRY 2.0 x 1.8 M / 6ft 7' x 5ft 11'	8. STUDY 2.9 x 2.7 M / 9ft 5' x 8ft 10'
3. UTILITY 3.1 x 4.4 M / 10ft 3' x 14ft 8'	6. WC 2.0 x 1.8 M / 6ft 7' x 5ft 11'	9. DINING 3.8 x 3.5 M / 12ft 5' x 11ft 4'

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10. MASTER BEDROOM 4.1 x 4.5 M / 13ft 6' x 14ft 9'	13. BEDROOM 2 3.8 x 5.2 M / 12ft 5' x 17ft 1'	16. BATHROOM 3.8 x 2.1 M / 12ft 5' x 7ft
11. EN-SUITE 4.1 x 2.2 M / 13ft 4' x 7ft 1'	14. EN-SUITE 2 2.8 x 1.6 M / 9ft 2' x 5ft 3'	17. BEDROOM 4 3.8 x 3.8 M / 12ft 5' x 12ft 5'
12. DRESSING ROOM 3.1 x 4.5 M / 10ft 3' x 14ft 8'	15. BEDROOM 3 3.8 x 3.7 M / 12ft 7' x 12ft 2'	18. BEDROOM 5 3.1 x 2.6 M / 10ft 2' x 8ft 4'

THE CAVENDISH - Modern and traditional combine in a delightful way in this stunning home. The front elevation, comprising stone and render finishes, features two gables and a canopied arched porch. To the rear, a projecting gable encompasses the family area as part of the open plan kitchen/family/dining area. This fantastic family space, with extensive bi-folding doors enables access to the garden on both sides; a truly contemporary design feature that optimises the indoor-outdoor living experience. The kitchen has a vast central island and breakfast bar, and opens into a practical utility & boot room. Further

ground floor accommodation includes the sitting room, cloakroom and snug.

On the first floor, the master suite features a Juliet balcony providing elevated views over the generous garden. Occupants also have the luxury of an en-suite with large bath and shower, and walk-through dressing room. There are four further double bedrooms on this floor, two of which are en-suite, with a separate generously sized family bathroom. Bedroom 5, at the rear, could also be put to good use as a quiet study.

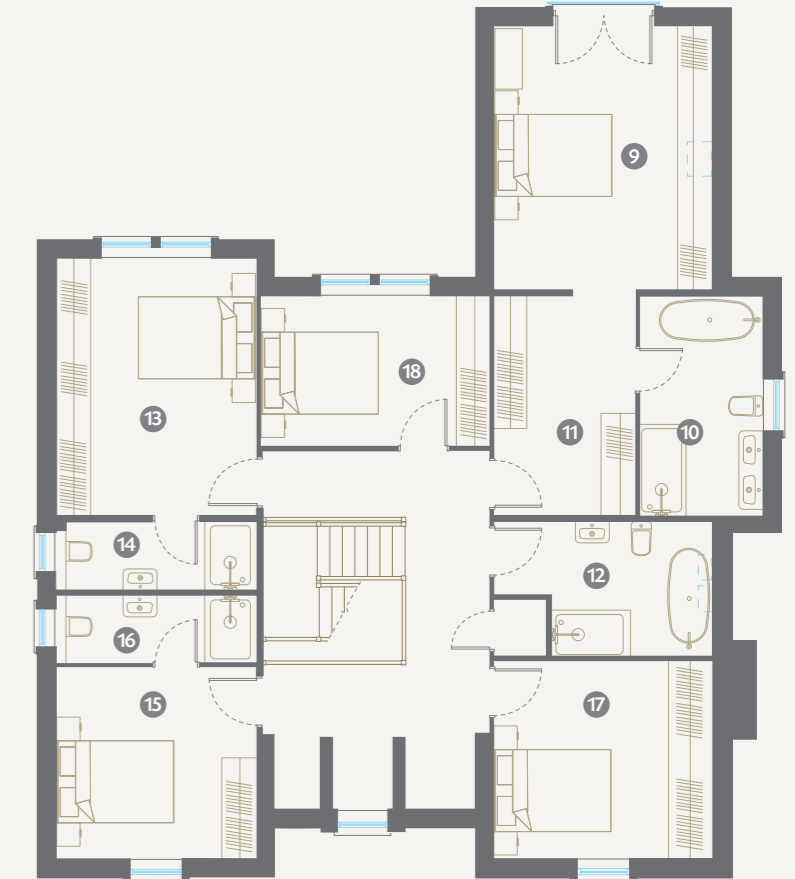
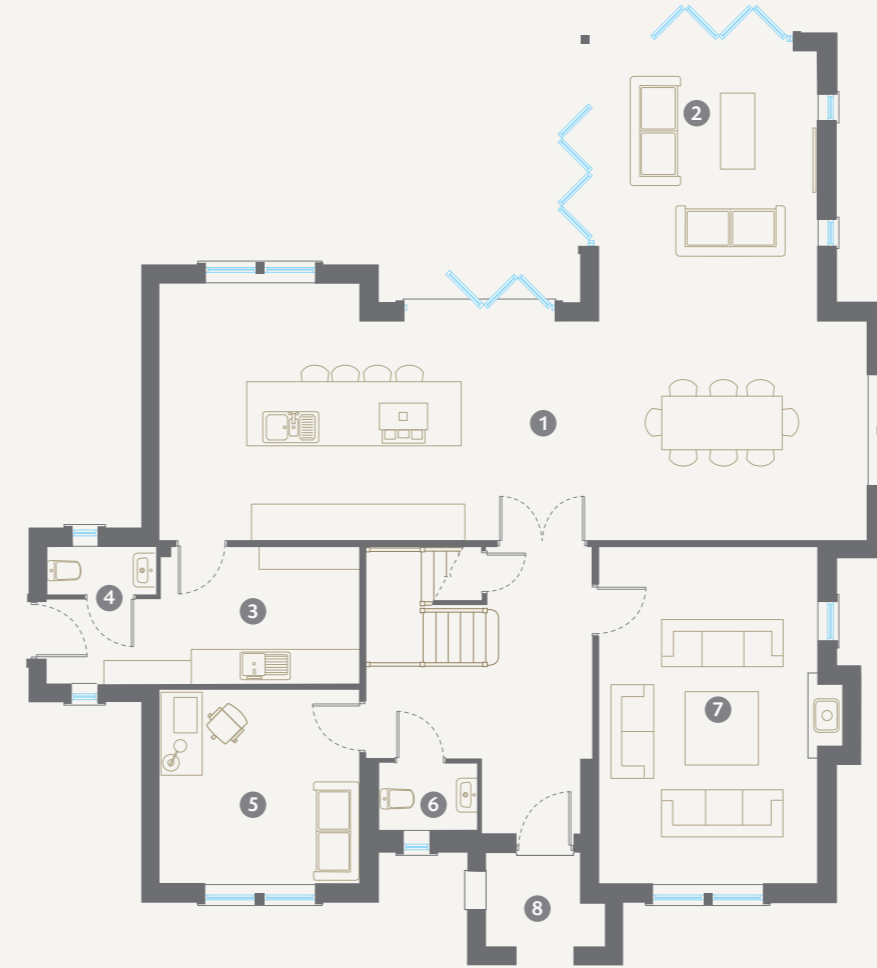
5
BED

truly contemporary...



The Cavendish

5 BEDROOM DETACHED - 284 SQ M / 3061 SQ FT



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1. KITCHEN / DINING 12.7 x 4.6 M / 41ft 7' x 15ft	5. SNUG 3.6 x 3.5 M / 11ft 8' x 11ft 4'
2. FAMILY 3.9 x 4.8 M / 12ft 10' x 15ft 10'	6. WC 1.7 x 1.2 M / 5ft 9' x 3ft 11'
3. UTILITY 5.6 x 2.4 M / 18ft 4' x 8ft	7. SITTING ROOM 3.9 x 6.0 M / 12ft 10' x 19ft 10'
4. WC 1.9 x 0.9 M / 6ft 4' x 2ft 9'	8. PORCH 2.1 x 1.7 M / 6ft 8' x 5ft 5'

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9. MASTER BEDROOM 3.9 x 4.7 M / 12ft 10' x 15ft 5'	13. BEDROOM 2 3.6 x 4.6 M / 11ft 8' x 15ft	17. BEDROOM 4 3.9 x 3.5 M / 12ft 10' x 11ft 7'
10. EN-SUITE 2.2 x 3.9 M / 7ft 3' x 12ft 10'	14. EN-SUITE 2 3.6 x 1.2 M / 11ft 8' x 3ft 11'	18. BEDROOM 5 4.1 x 2.7 M / 13ft 6' x 8ft 10'
11. DRESSING ROOM 2.5 x 3.9 M / 8ft 3' x 12ft 10'	15. BEDROOM 3 3.6 x 3.4 M / 11ft 8' x 11ft 2'	
12. BATHROOM 3.9 x 2.4 M / 12ft 10' x 7ft 10'	16. EN-SUITE 3 3.6 x 1.2 M / 11ft 8' x 3ft 11'	

quality

QUALITY
DESIGN
BUILD
&
FINISH

GENERAL SECURITY KITCHEN & UTILITY ROOM BATHROOMS & EN-SUITES HEATING ELECTRICAL INTERNAL FINISHES EXTERNAL

- All houses constructed to the latest building regulations
- All houses sold as Freehold
- 2 year Pringle home warranty with our dedicated customer service team
- 10 year Premier Guarantee Structural Warranty
- Communal landscaped areas, drainage and roads are managed by a Management Company that residents will contribute to for ongoing upkeep and maintenance
- Pre-insulated timber frame construction. We are members of the Structural Timber Association.
- Very high level of insulation provided throughout

- Natural pitched face British sandstone coursed walling with coloured through roughcast render for easy maintenance
- Stone cills, jambs, heads form the majority of openings, with natural cut stone features adding to the character of each property
- High quality Spanish slate to the roofs with dry verge and ridge systems
- Rainwater goods are black uPVC with black woodgrain fascias and soffits to complement
- uPVC Windows and aluminium bi-fold doors with energy efficient double glazing. Obscured glazing to all bathrooms, cloakrooms and en-suites

- All windows & doors are high security doors with A++ Energy ratings, keyed alike locks & multipoint locking to meet Approved Document Q high security standards
- Security alarm fitted with keypad in hallway and boot room/utility. Infrared sensors to ground floor rooms & landing included, with additions to upper floors and garage available
- The majority of plots offer painted timber or metal gates to the driveway for security and privacy, with optional automation upgrade available

- Professionally designed Stuart Frazer Siematic handleless matt finish kitchen in a choice of colours with 20 mm quartz work surfaces and upstands
- Franke 1.5 bowl sink with contemporary Franke mixer tap
- Siemens appliances including single oven, combi-microwave oven, induction hob and downdraft or in-ceiling extractor
- Integrated tall fridge, freezer and dishwasher
- MultiMatic door accessory system
- Extensive choice of floor tiles included for the kitchen, utility/ boot room, dining, family area & downstairs WC
- Choice of utility room units and Duropol laminate worktops to compliment kitchen style, with space for washing machine & dryer
- Stainless steel sink with draining area and mixer tap to utility room

- Duravit Durastyle sanitaryware with Hansgrohe taps and fittings
- Low profile shower trays with fixed shower screens or sliding enclosures
- Extensive choice of wall and floor tiles
- Master en-suites fully tiled with concealed Hansgrohe shower valves and fixed shower head with secondary handheld shower
- All other bathrooms are fully tiled with Hansgrohe bar valve showers with primary fixed head and secondary handheld shower
- Illuminated steam-free mirror in each bathroom
- Concealed Gerberit cisterns where appropriate

- Energy efficient gas-fired pressurised central heating system with Ideal Logic condensing boiler and substantial A rated OSO hot water cylinder
- Underfloor heating to ground floor with individually zoned heating controls
- Thermostatically controlled radiators with side panels and top grilles to upper floors
- Thermostatically controlled heated chrome towel rails in all bathrooms and en-suites
- App controlled heating
- Choice of fires and surrounds with extensive range of upgrade options

- Substantial number of satin chrome sockets and light switches
- Energy efficient LED downlights included to kitchen, family, lounge, master bedroom, bathrooms and en-suites. Option to upgrade in other rooms
- Remote controlled electrically operated garage doors
- BT, TV and CAT6 Data points wired back to central media hub ready for Sky Q and other audio visual systems
- Media points (Co-Axial TV/satellite cable and 2 x CAT6 data cables) provided to Lounge, Family area, Study and all Bedrooms
- Aerials and satellite dishes not included
- Smoke detectors provided as required
- Doorbell included
- CCTV & futureproof wiring available as an option
- Fibre broadband to property for superfast connectivity

- Internal walls finished in contemporary colours from Little Greene Paint Company palette
- All ceilings finished in white matt emulsion
- Large skirting boards and architraves in Ogee profile
- Solid core 4 panelled painted internal doors
- Painted staircase with chamfered newels and spindles
- All internal woodwork, doors and staircases painted in a choice of colour scheme from Little Greene Paint Company palette
- Bespoke fitted furniture to master suite dressing area with option to upgrade to other rooms

- Energy efficient external lighting to front and rear
- Feature bonded gravel finish driveway
- Tarmac entrance road to development
- Energy efficient LED street lighting at intervals along the entrance road
- Indian stone paving to all patios and paths
- Front and rear gardens turfed or seeded where practicable with landscaping to front gardens
- Close boarded timber garden fences 1.8m high unless noted otherwise
- Boundary treatments include stone walling, hedging, railings and picket fencing for diverse streetscenes throughout the development
- Outside tap included





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SALES

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DEVELOPMENT

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Disclaimer: These details are intended as a guide and do not form part of any specification or contract. Details of the design and the materials used, as well as any brands stated, may vary in the finished product. Please confirm the final layout and specification through your solicitor prior to contract. These particulars are produced in good faith and nothing herein or verbal statements shall constitute part of any contract. Any images used are for illustration purposes only and do not form part of any contract or warranty. All CGI's are indicative only. **Design: Propertybrochure.com**



