



Newchurch Meadows, Johnny Barn Close, Rossendale, BB4 7TB



WHERE TRADITIONAL MEETS CONTEMPORARY

The popular town of Rawtenstall, in the scenic Rossendale Valley, has a desirable new address: **Newchurch Meadows.**

Located less than a mile from Rawtenstall's centre, crafted in traditional stone and offering

eight different house styles with 3, 4 and 5 bedrooms, this is the natural choice if you are looking for a luxurious modern home within easy reach of the inspiring South Pennines countryside and Manchester city centre.



THE UNIQUE RAWTENSTALL LIFESTYLE

Rawtenstall is one of the most attractive towns in the Rossendale Valley and it is full of surprises. The old stone buildings house a wide range of contemporary restaurants and independent boutiques, many of which are to be found on Bank Street. You can dine out on Mexican, Italian, Spanish or Indian food, sip a local beer at Hop micro pub, or meet friends for lunch at one of the deli-café's. There are plenty of welcoming local pubs but if you'd rather go alcohol-free, you might try Fitzpatrick's Herbal Health; it's the oldest original temperance bar in the country.

Another unexpected Rawtenstall business is Sunday Best, a fashion emporium whose owner sees Harvey Nichols and Selfridges as her competitors and stocks a fabulous collection of high end designer ranges.

Rawtenstall Market is a great place to browse and buy. A recent revamp has attracted vintage specialists, artisan crafts, gifts, high quality food and drink, live music and social events making it a new hub for the town.



As well as shopping and dining, there's more to entertain you. Ski Rossendale, the north of England's biggest dry-ski slope. Or the weird yet wonderful Halo Panopticon, an otherworldly sculpture on Top O'Slate, which lights up the night sky with its blue glow. In total contrast, you can immerse yourself in nostalgia on the East Lancashire Railway, whose magnificent old trains puff through the leafy countryside and stop off at Rawtenstall station.

The surrounding Pennines landscape, craggy and wild, is the setting for all kinds of rural activities. There's outdoor art

appreciation along the 30-mile Irwell Sculpture Trail, which passes through Rawtenstall and contains some amazing artworks and installations.

If mountain biking is more to your taste, head for Lee Quarry, a collection of challenging purpose-built trails that will leave your legs aching. Or if you've always wanted to water ski, enroll for lessons at the Water Ski Academy, based at Cowm Reservoir. For gentler outdoor pursuits, a visit to Ogden Water Nature Reserve for a stroll or a picnic is guaranteed to relieve city stress.

PICTURES:

1. Rawtenstall Library
2. Lee Quarry
3. Ski Rawtenstall
4. Rawtenstall Town Centre
5. Rawtenstall Market

THE IDYLIC LOCATION

Rawtenstall is favoured by commuters, less than 20 miles by road from Manchester, with good motorway connections close by. Join the M66 at Bury, junction 2, for a direct route to the M60 and M62 and connections to Bradford and Leeds. Rawtenstall station serves the heritage line only, but National Rail connections are available at Accrington station.



KEY:

OUTDOOR ACTIVITIES

- 1. Golf Rossendale Driving Range
- 2. Marl Pitts Leisure Centre
- 3. Ski Rossendale
- 4. Whitaker Park

SHOPS

- 5. M&S Food
- 6. Aldi
- 7. Tesco
- 8. Asda

BARS & RESTAURANTS

- 9. The Red Lion
- 10. Nino's
- 11. Northern Whisper Tap Room
- 12. The Firepit Restaurant & Cocktail Bar

SCHOOLS

- 13. Bee's Knees
- 14. Hop Micro Pub
- 15. Rawtenstall Cricket Club
- 16. Bubba's Grill
- 17. Belmont Primary
- 18. St Mary's CE Primary
- 19. Education for Early Years
- 20. Cribden House School



SITE PLAN

STYLED
TO SUIT
THE MOST
DISCERNING
BUYER

HOUSE TYPE

- BILBERRY - (Part Buy | Part Rent)**
- ELM**
- SYCAMORE**
- BLACKTHORN**
- CHESTNUT**
- HAZEL**
- JUNIPER**
- WILLOW**



LUXURY FAMILY HOMES HOUSE TYPES

(For more information see inserts)



BILBERRY
3 BED / TERRACE
**Part Buy | Part Rent*



ELM
3 BED / SEMI-DETACHED



SYCAMORE
3 BED / DETACHED
GARAGE



BLACKTHORN
4 BED / DETACHED



CHESTNUT
4 BED / DETACHED
GARAGE



HAZEL
4 BED / DETACHED
INTERNAL GARAGE



JUNIPER
4 BED / DETACHED
INTERNAL GARAGE



WILLOW
5 BED / DETACHED
DOUBLE GARAGE



EXTERNAL SPECIFICATION

LANDSCAPING & HARDSTANDING

- All homes are accessed via a new road built to full adoptable standards with high level street lighting. Plots 15-20 are accessed by a private shared drive.
- All homes and communal areas benefit from extensive landscaping including turf, trees and ornate shrubs.
- Quality external finishes include tarmac to the entrance and main road, with private drive areas formed in charcoal block paviments.
- Pathways and patios to be constructed in random effect natural buff stone flags.
- Low level boundary walls are to be constructed to the front area of all plots from random natural stonework and topped with stone flags.
- Any retaining structures will be constructed from matching random stonework with a timber fence installed above where applicable.
- Timber privacy fences included to separate all gardens.
- All gardens come with turf installed as standard.

*Bilberry spec differs.

ELEVATION SPECIFICATION

STONEWORK

- All elevations are to be constructed from locally sourced random course natural stone.
- Feature sawn stone heads & cills around windows and doors.

ROOFWORK

- Main roof areas are pitched and covered in quality natural slate.

WINDOWS & DOORS

- Modern but elegant flush sash UPVC windows fitted to all areas.
- These provide a 'timber' look to suit the local area. Colour is Painswick Grey.
- Double glazing to all areas.
- Trickle vents provided in each window.
- Feature roof lantern fitted to kitchen area of some plots (see plot plans).
- Garage doors are modern sectional powered up and over doors.

EXTERNAL FEATURES

- Most properties benefit from a working chimney, constructed using random course natural stone*.
- Fascias, Soffits, Gutters & Downpipes are modern and durable black UPVC.
- Entrance canopies fitted to select plots.
- Some properties benefit from external detached single or double garages. These are constructed from natural stone with concrete floor and blockwork internal walls. All garages will have lighting internally with a power and water supply.

INTERNAL SPECIFICATION

KITCHEN

- Individually designed SieMatic kitchens, supplied and installed by Stuart Frazer Kitchens.
- All kitchens and utility rooms are fitted with durable quartz worktops and downturns (where applicable) as standard*. There are a range of finishes to choose from.
- All homes are fully fitted with Neff appliances as standard including the following integrated appliances: Oven, ceramic hob, stainless steel or built in extractor, integrated fridge freezer and dishwasher.*
- The proposed kitchen layouts, designs & computer generated images can be viewed on request.

CENTRAL HEATING & HOT WATER

- Central heating & hot water is provided by an efficient gas system & boiler.
- Underfloor heating is provided to the ground floor of all homes, individually controlled via modern electronic Heatmiser controls providing great flexibility in its settings and options.*
- First floor areas are heated by modern radiator panels.

- All bathrooms contain chrome towel warming rail/radiator.
- All homes are fitted with a log burner.*

BATHROOMS & EN-SUITES

- Individually designed bathrooms & en-suites including modern and quality fittings from Duravit and Hansgrohe. Other brands and bathroom changes available at extra cost.*
- All bathrooms are fully tiled in quality ceramic tiles. A variety of colours and styles are available.*
- Shaver socket included.
- Large light up mirrors fitted above vanity basins in all homes.*

FLOORING

- Quality laminate flooring (available in a variety of colours) fitted to the kitchen, lounge, corridor areas.
- Tiling (available in a variety of styles and colours) fitted to the kitchen, lounge and corridor areas of select plots as standard and available in other homes at extra cost.
- Carpets fitted to all bedrooms as standard (available in a variety of colours). Other floor finishes available at an extra cost

JOINERY

- Solid oak hardwood doors fitted throughout.*

- Quality stainless steel door furniture fitted throughout.

DECORATION

- Jasmine White decoration to walls.
- White decoration to ceilings.
- White egg shell decoration to all woodwork.
- Other options and colour schemes available at extra cost.

ELECTRICAL

- LED lighting installed throughout. Spot lights to all areas except bedrooms which are pendants.
- TV IRS system (digital aerial freeview) to lounge and double bedrooms.
- Fully integrated smoke alarms with battery back up.
- Fibre connectivity to all houses. Telephone and broadband socket included in lounge and master bedroom.
- Burglar alarm systems fitted as standard.

SERVICES

- Electric, Gas, Water, BT Services and integrated 'satellite TV' are all provided.
- Electric car charging points installed externally to all houses.





LUXURY LIVING AWAITS AT NEWCHURCH MEADOWS



For more information or to arrange a viewing please contact:



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