

# Wildhouse Meadows

Milnrow















# Introducing Wildhouse Meadows

An exclusive collection of three, four and five bedroom homes, offering a mix of properties - detached, semi-detached and bungalows. It offers stunning views of the surrounding countryside, as well as a natural children's play park and a wildflower meadow with easy walking routes.

Each home is built with traditional materials and building methods, in keeping with the historic surroundings. All homes offer spacious bedrooms, a homeworking space, a large family bathroom, a generous lounge and kitchen area, providing ample space for every member of the family.



## 1 Blackstone Edge

## 2 Littleborough High Street

## 3 Rochdale town centre Metrolink interchange

## 4 The Town Hall from the Memorial Gardens

## 5 New public library at Number One Riverside

### Living at Wildhouse Meadows

The development itself is just six minutes from the attractive stone-built town of Littleborough, a vibrant community nestled in the foothills of the Pennines. Offering a wealth of independent eateries and retail options, this is the perfect place to enjoy for picking up life's essentials, or to simply enjoy a coffee break in one of the many cafes.

For the sports enthusiasts, Littleborough offers Cricket, Rugby and Footballs clubs, as well as nearby equestrian facilities and two convenient golf courses in Whitaker and Tunshill Golf Clubs.

### The Great Outdoors on your Doorstep

Hollingworth Lake Country Park, just five minutes' drive away, is home to a spectacular 130-acre lake. An award-winning tourist destination, this is a renowned beauty spot from where you can enjoy water sports throughout the year, sit with a leisurely picnic, experience the wildlife that makes its home in the nature reserve, or just enjoy a stroll around the lake's edge.

For those who enjoy a more challenging walk, Blackstone Edge is an 11.6km circular trail with a hike up Pennine Way which leads to the summit, offering far-reaching views across the Yorkshire and Lancashire countryside.

Within thirty-minutes, you can also find yourself at the picturesque and popular Walsden, Todmorden or Hebden Bridge and enjoy some of the finest picture-postcard surroundings and walks the north west has to offer.

### Getting Around

Wildhouse Meadows offers excellent transport links with easy access to the M62, making travel across the north a breeze. Smithy Bridge train station is under a five-minute drive away and provides regular services to both Manchester and Leeds and Liverpool.

Rochdale town centre's recent regeneration programme to boost the town's retail and leisure offering provides much-improved transport links with the Rochdale Interchange. The town centre Metrolink tram stop also connects direct to central Manchester and its airport, with services arriving every 12 minutes. You can also access the Metrolink from nearby Milnrow.

### Educational Opportunities

For those with school-age children, there are excellent options close by. Smithy Bridge Primary School, rated 'outstanding' by Ofsted, is just a three-minute drive away. Farrowdale House Preparatory School is just a ten-minute car journey, and is the oldest established completely independent preparatory school in the area.

For children of secondary-school age, Wardle Academy is just a ten-minute drive away, or you are also within easy reach of the highly-regarded Hulme Grammar School, which offers co-educational opportunities from nursery age through to sixth form. Slightly further afield you also have the choice of either Bury Grammar School or Bacup and Rawtenstall Grammar School.



# Introducing the homes












CGI streetscene of Wildhouse Meadows



-  **The Chepstow**  
3 bedroom bungalow
-  **The Chelmsford**  
3 bedroom bungalow
-  **The Salisbury**  
3 bedroom semi-detached home
-  **The Warwick**  
3 bedroom detached home
-  **The Hamilton**  
4 bedroom detached home
-  **The Huntingdon**  
4 bedroom detached home
-  **The Newton**  
4 bedroom detached home
-  **The Cheltenham**  
5 bedroom detached home





# The arrangement of homes



This four bedroom detached home offers a large, light, airy open-plan kitchen and family space downstairs, leading into the garden. Downstairs is complete with separate utility and study room. Four comfortable-sized bedrooms are upstairs, two completed with an en-suite, plus a large family bathroom.



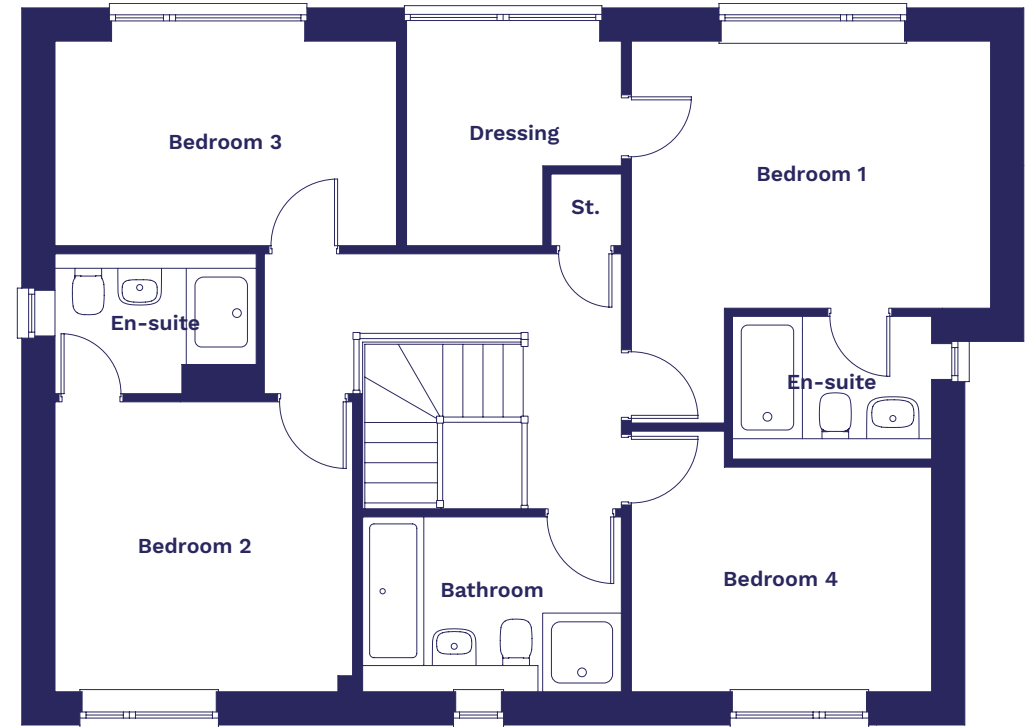
# The Huntingdon

4 bedroom detached home



Ground Floor

Kitchen	3.33 x 3.92m	10'11" x 12'10"
Dining	3.60 x 3.28m	11'10" x 10'9"
Family Room	3.78 x 3.28m	12'5" x 10'9"
Lounge	3.47 x 4.94m	11'5" x 16'3"
Study	2.04 x 1.60m	6'8" x 5'3"
Utility	1.59 x 1.60m	5'3" x 5'3"
WC	1.61 x 1.61m	5'3" x 5'3"



First Floor

Bedroom 1	4.11 x 4.37m	13'6" x 14'4"
En-suite	2.28 x 1.63m	7'6" x 5'4"
Dressing	2.46 x 2.34m	8'1" x 7'8"
Bedroom 2	3.40 x 3.32m	11'2" x 10'11"
En-suite	2.30 x 1.60m	7'7" x 5'3"
Bedroom 3	3.91 x 2.34m	12'10" x 7'8"
Bedroom 4	3.44 x 2.98m	11'3" x 9'9"
Bathroom	2.96 x 2.00m	9'9" x 6'7"

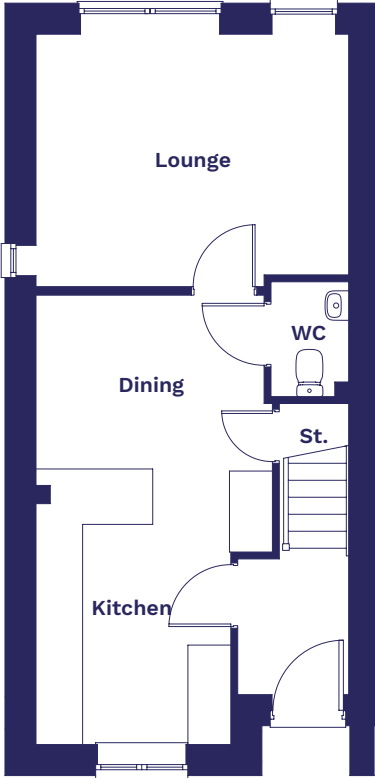


This three bedroom semi-detached home provides an open-plan kitchen and dining space, with a separate lounge. Upstairs offers two bedrooms and a family bathroom. On the top floor, you will find a spacious principal bedroom and en-suite, complete with a large roof terrace at the rear.



# The Salisbury

3 bedroom semi-detached home



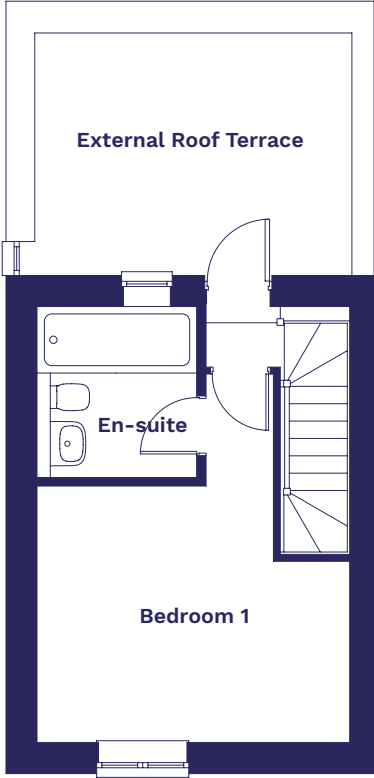
Ground Floor

Kitchen	2.64 x 3.73m	8'8" x 12'3"
Dining	3.20 x 2.35m	10'6" x 7'9"
Lounge	4.23 x 3.70m	13'11" x 12'2"
WC	1.05 x 1.55m	3'5" x 5'1"



First Floor

Bedroom 2	4.23 x 3.58m	13'11" x 11'9"
Bedroom 3	4.23 x 2.45m	13'11" x 8'1"
Bathroom	2.18 x 2.37m	7'2" x 7'9"



Second Floor

Bedroom 1	4.23 x 4.99m	13'11" x 16'4"
En-suite	2.16 x 2.31m	7'1" x 7'7"
External Roof	4.29 x 3.28m	14'1" x 10'9"

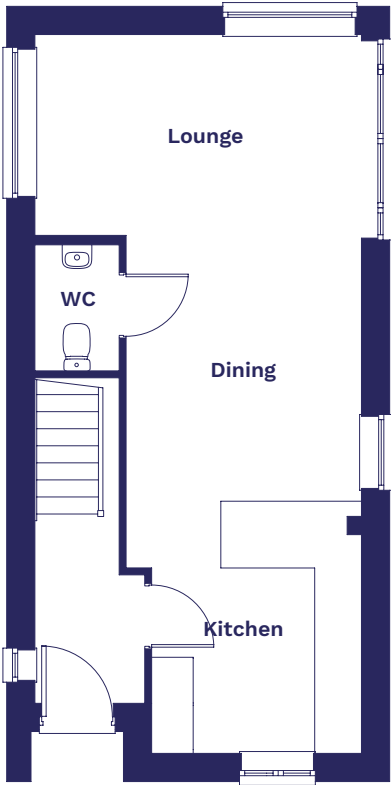


This three bedroom detached home boasts a fully open-plan kitchen, dining and lounge area, with ample natural lighting. Upstairs offers a spacious principal bedroom, plus two further bedrooms, along with a family bathroom.



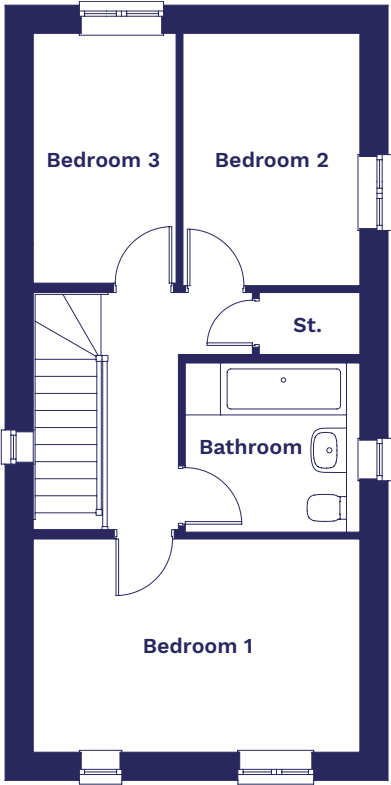
# The Warwick

3 bedroom detached home



Ground Floor

Kitchen	2.83 x 3.40m	9'3" x 11'2"
Dining	3.18 x 3.58m	10'5" x 11'9"
Lounge	4.40 x 2.71m	14'5" x 8'11"
WC	1.14 x 1.70m	3'9" x 5'8"



First Floor

Bedroom 1	4.41 x 2.87m	14'5" x 9'5"
Bedroom 2	2.39 x 3.40m	7'10" x 11'2"
Bedroom 3	1.93 x 3.37m	6'4" x 11'1"
Bathroom	2.35 x 2.28m	7'9" x 7'6"

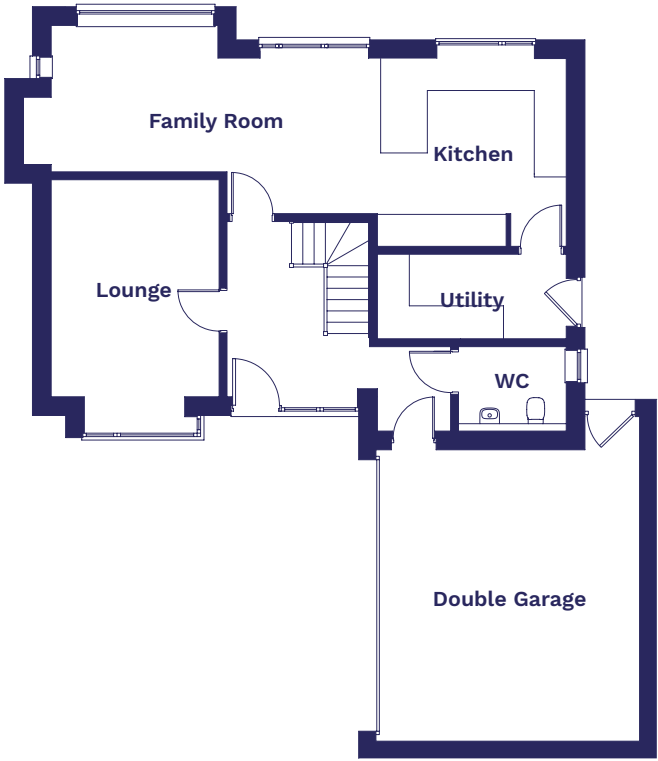


This large five bedroom detached home has a spacious lounge, plus a light, airy open-plan kitchen and family space downstairs, leading into the garden. The ground floor is complete with separate utility, WC and integral large double garage. Five bedrooms upstairs, two completed with an en-suite plus a large family bathroom. The second floor provides plenty of storage and a loft room.



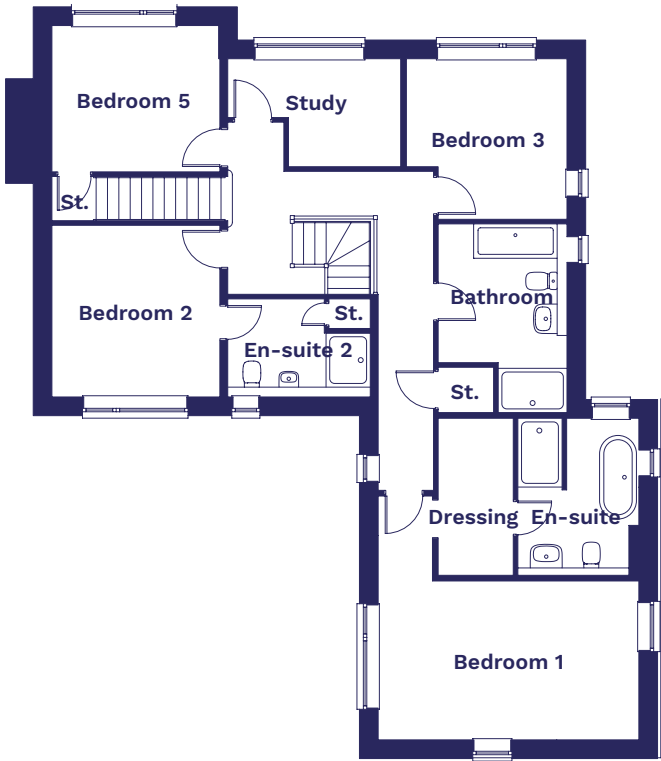
# The Cheltenham

5 bedroom detached home



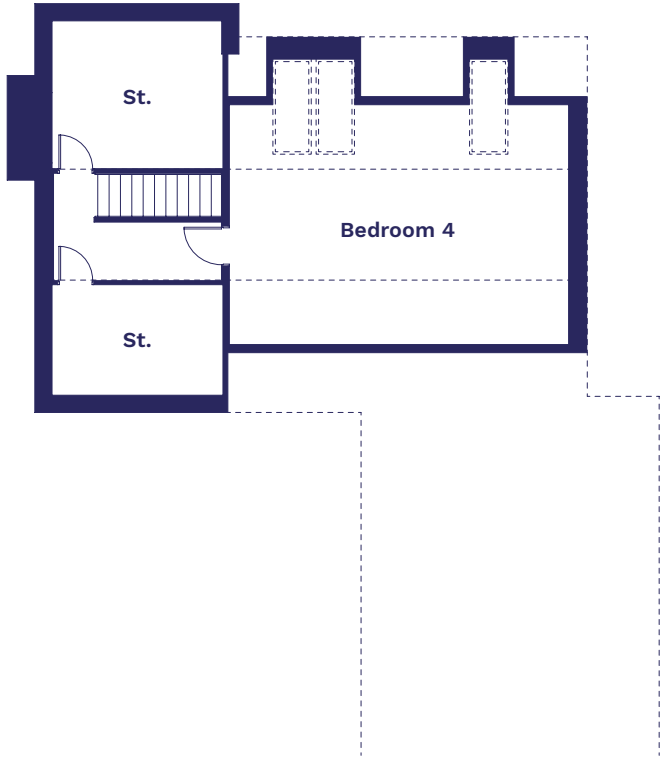
Ground Floor

Kitchen	3.78 x 3.82m	12'5" x 12'6"
Family Room	6.70 x 3.16m	21'9" x 10'3"
Lounge	3.42 x 5.15m	11'3" x 16'11"
Utility	3.84 x 1.72m	12'7" x 5'8"
WC	2.19 x 1.72m	7'2" x 5'8"
Double Garage	5.36 x 6.60m	17'7" x 21'8"



First Floor

Bedroom 1	5.30 x 4.96m	17'5" x 16'3"
En-suite	2.46 x 3.20m	8'1" x 10'6"
Dressing	1.53 x 3.20m	5'0" x 10'6"
Bedroom 2	3.42 x 3.49m	11'2" x 11'4"
En-suite 2	2.90 x 2.00m	9'5" x 6'5"
Bedroom 3	3.27 x 3.27m	10'7" x 10'7"
Study	3.52 x 2.20m	11'7" x 7'2"
Bedroom 5	3.42 x 3.49m	11'2" x 11'4"
Bathroom	2.62 x 3.84m	8'7" x 12'7"



Second Floor

Bedroom 4	6.90 x 5.80m	22'8" x 19'1"
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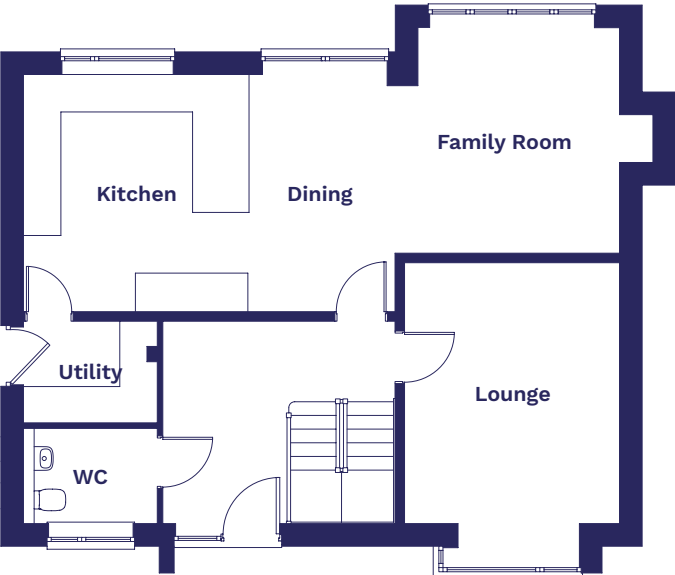


This four bedroom detached home offers a spacious lounge, separate utility room and a light, airy open-plan kitchen, dining and family space, leading into the garden. Upstairs offers three comfortable bedrooms and a family bathroom. The large principal bedroom is complete with en-suite and dressing room. On the second floor, you will find the final sizeable bedroom, loft room/study and additional storage space.



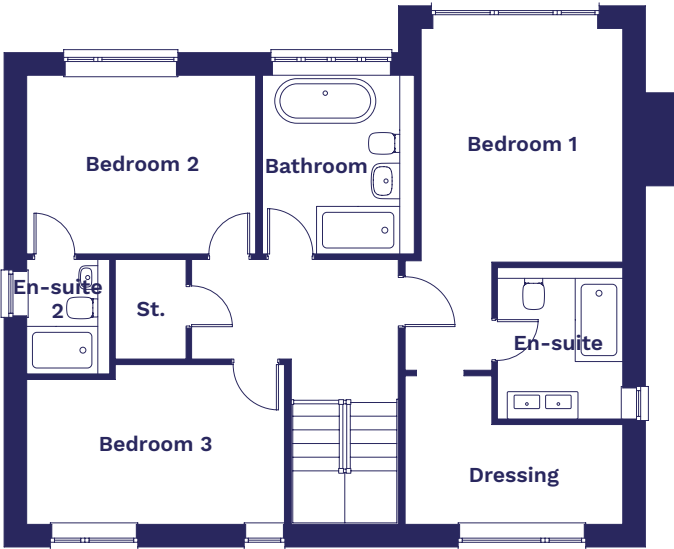
# The Hamilton

4 bedroom detached home



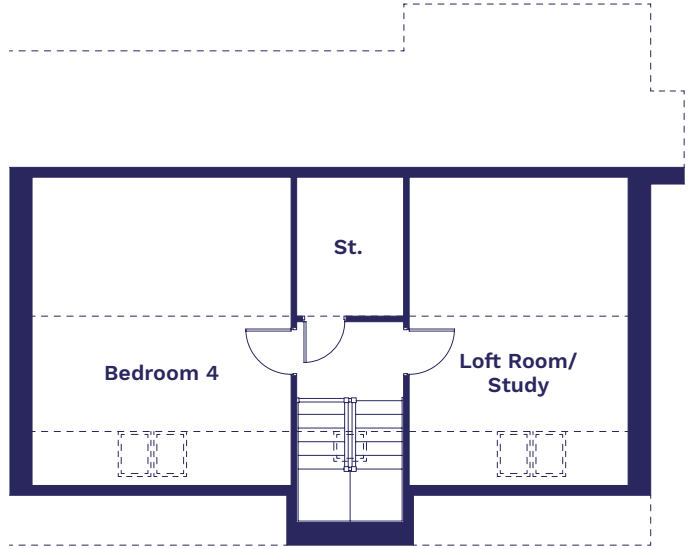
Ground Floor

<b>Kitchen</b>	3.80 x 3.99m	12'5" x 13'1"
<b>Dining</b>	2.58 x 3.99m	8'6" x 13'1"
<b>Family Room</b>	4.21 x 3.80m	13'10" x 12'6"
<b>Lounge</b>	3.62 x 5.13m	11'10" x 16'10"
<b>Utility</b>	2.25 x 1.71m	7'5" x 5'7"
<b>WC</b>	2.25 x 1.60m	7'5" x 5'3"



First Floor

<b>Bedroom 1</b>	3.39 x 5.75m	11'2" x 18'10"
<b>En-suite</b>	2.11 x 2.55m	6'11" x 8'4"
<b>Dressing</b>	3.66 x 2.50m	12'0" x 8'2"
<b>Bedroom 2</b>	3.85 x 3.01m	12'8" x 9'10"
<b>En-suite 2</b>	1.37 x 1.93m	4'4" x 6'3"
<b>Bedroom 3</b>	4.34 x 2.69m	14'3" x 8'10"
<b>Bathroom</b>	2.55 x 3.01m	8'5" x 9'10"



Second Floor

<b>Bedroom 4</b>	4.36 x 5.19m	14'4" x 17'0"
<b>Loft Room/Study</b>	3.68 x 5.19m	12'1" x 17'0"

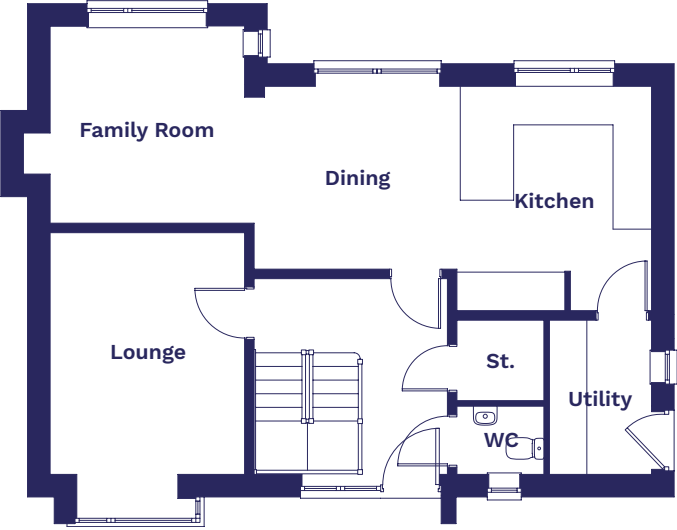


This four bedroom detached home provides a large, light, airy open-plan kitchen and family space downstairs, leading into the garden. The downstairs is complete with a spacious lounge and a separate utility room. Upstairs offers three comfortable bedrooms and a family bathroom. The large principal bedroom is complete with en-suite and dressing room. On the second floor, you can find two sizeable bedrooms, one complete with an en-suite and additional storage space.



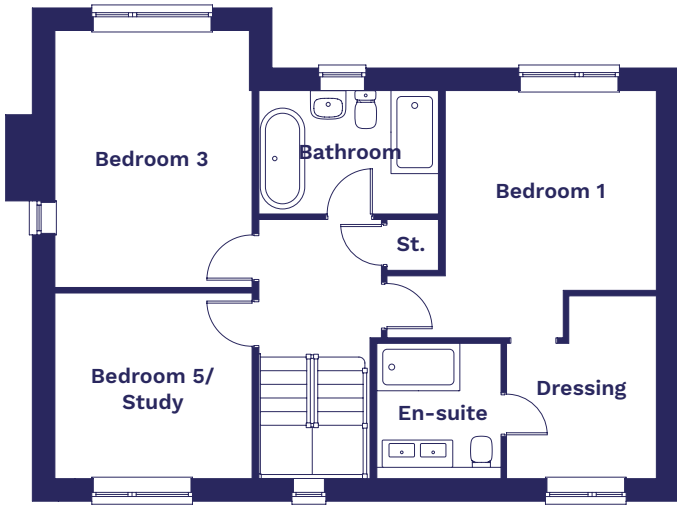
The Newton

4/5 bedroom detached home



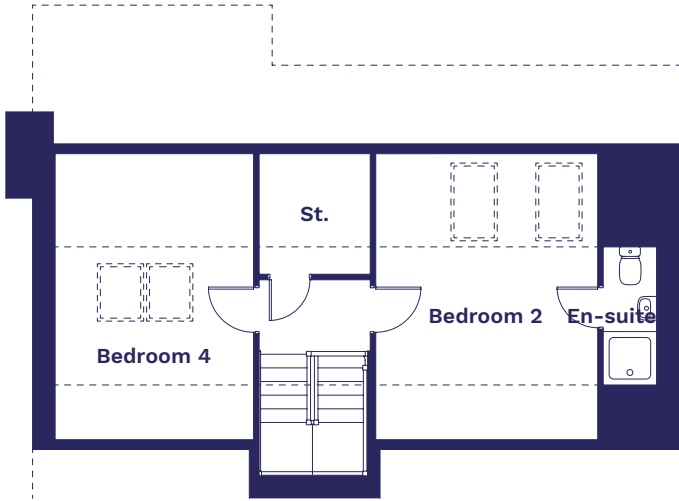
Ground Floor

Kitchen	3.23 x 3.78m	10'7" x 12'5"
Dining	3.64 x 3.08m	11'11" x 10'1"
Family Room	3.73 x 3.32m	12'3" x 10'11"
Lounge	3.28 x 4.81m	10'9" x 15'10"
Utility	1.72 x 2.60m	5'8" x 8'6"
WC	1.47 x 1.15m	4'10" x 3'9"



First Floor

Bedroom 1	3.56 x 4.17m	11'8" x 13'8"
En-suite	2.09 x 2.28m	6'10" x 7'6"
Dressing	2.53 x 3.08m	8'3" x 10'1"
Bedroom 3	3.33 x 4.33m	10'11" x 14'3"
Bedroom 5/Study	3.33 x 3.13m	10'1" x 10'3"
Bathroom	3.03 x 2.08m	9'11" x 6'10"



Second Floor

Bedroom 2	3.74 x 4.82m	12'3" x 15'10"
En-suite	0.90 x 2.33m	2'11" x 7'8"
Bedroom 4	3.35 x 4.82m	11'0" x 15'10"

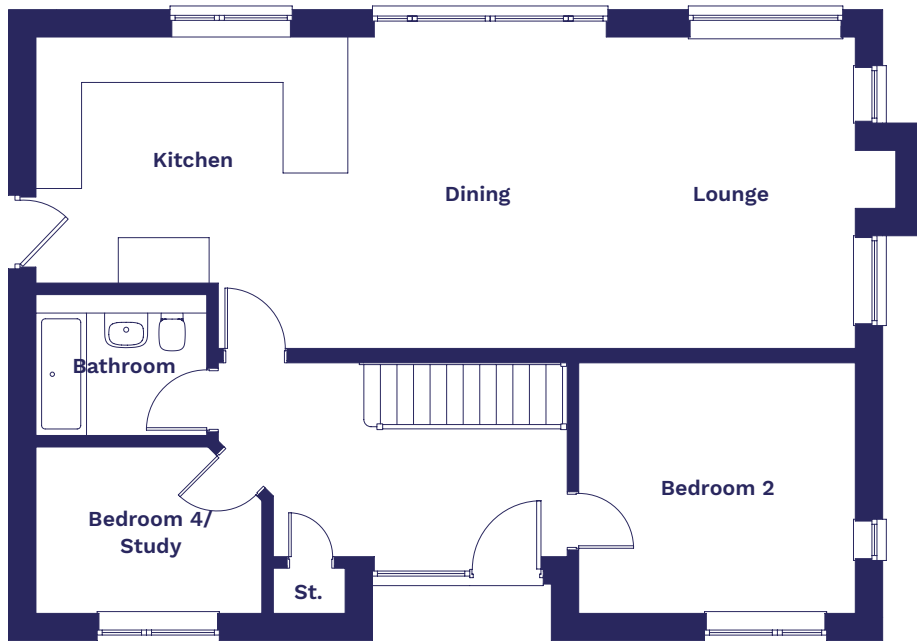


This three bedroom bungalow offers a light, airy open-plan kitchen, dining and lounge space, leading into the garden. Two bedrooms and a bathroom complete the downstairs. Upstairs provides a spacious principal bedroom with large en-suite, plus the loft room/study and additional storage space.



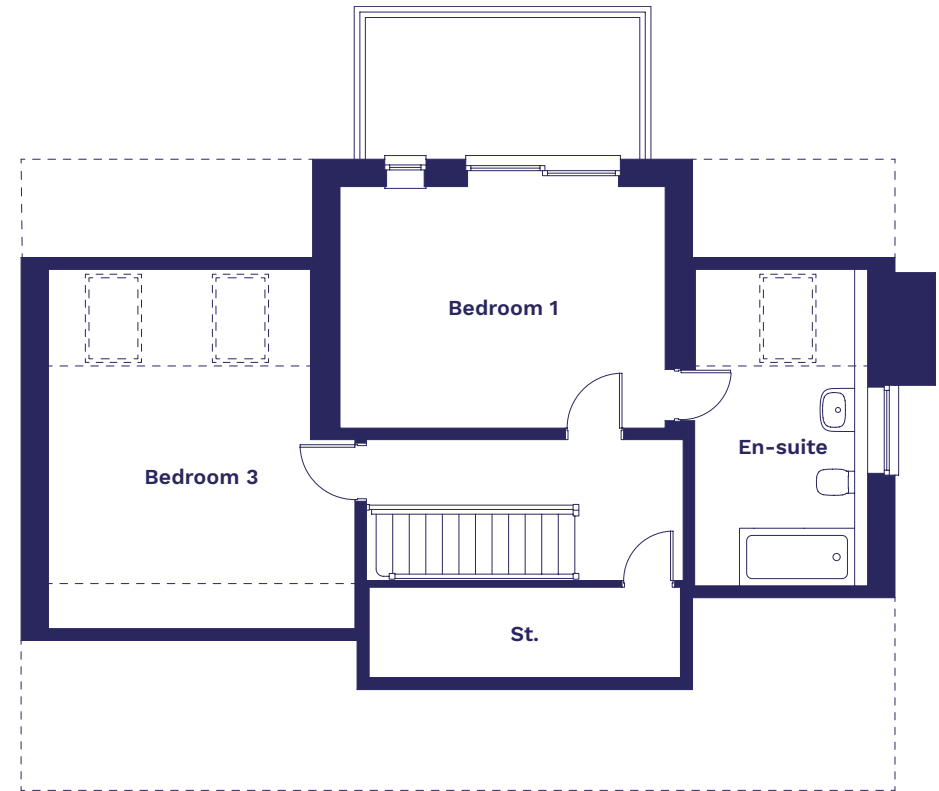
# The Chelmsford

3/4 bedroom bungalow



Ground Floor

<b>Kitchen</b>	4.33 x 3.42m	14'2" x 11'3"
<b>Dining</b>	3.59 x 4.32m	11'9" x 14'2"
<b>Lounge</b>	4.02 x 4.32m	13'2" x 14'2"
<b>Bedroom 2</b>	3.84 x 3.48m	12'7" x 11'5"
<b>Bedroom 4/Study</b>	3.14 x 2.31m	10'3" x 7'7"
<b>Bathroom</b>	2.37 x 1.96m	7'9" x 6'5"



First Floor

<b>Bedroom 1</b>	4.52 x 3.35m	14'10" x 11'0"
<b>En-suite</b>	2.40 x 4.40m	7'11" x 14'5"
<b>Bedroom 3</b>	4.26 x 4.99m	14'0" x 16'4"



This three bedroom bungalow offers a light, airy open-plan kitchen and lounge, leading into the garden. Two bedrooms (or study), separate utility and bathroom complete the downstairs. Upstairs provides a spacious principal bedroom with en-suite and storage space.



# The Chepstow

3 bedroom bungalow



Ground Floor

Kitchen	4.14 x 3.30m	13'7" x 10'10"
Lounge	5.22 x 3.57m	17'2" x 11'8"
Utility	2.88 x 1.69m	9'5" x 5'7"
Bedroom 2	3.96 x 4.31m	13'0" x 14'2"
Bedroom 3/Study	3.42 x 2.94m	11'3" x 9'8"
Bathroom	3.42 x 1.80m	11'3" x 5'11"



First Floor

Bedroom 1	5.78 x 6.35m	18'11" x 20'10"
En-suite	3.42 x 1.94m	11'3" x 6'5"



**Homes designed for living, with a specification which offers the perfect combination of form and function.**

At Lancet Homes, we understand that, as well as looking good, your home needs to be about your lifestyle. That's why our specification offers you great quality - designed to last. With consideration given to each room in your home, as well as to your outside space, we're confident that you'll agree that you have everything you need. For those extra-special finishing touches, we can also offer a range of options to allow you to personalise your home ready for moving in. All you need to do is speak to your sales executive, who will be able to show you the full range of optional extras.



# The Specification

## General

A-rated condensing boiler  
 Individual radiator thermostats  
 Hive heating control  
 Loft insulation, in line with current building regulations  
 Mains-wired smoke-detectors  
 White painted walls  
 Smooth white ceilings  
 White gloss paint on woodwork  
 BT points in lounge and bedroom one  
 TV points in lounge and bedroom one  
 Premier guarantee, 10-year home warranty

Low-energy bulbs throughout  
 Car electric charging point provided  
 Solar panels\*  
 Velux roof lights\*  
 Full glass balcony\*  
 Single Juliette balcony in anthracite grey\*  
 Underfloor heating\*\*  
 Glass balustrade with white stair parts

\*Choice of optional extras to personalise your new home (see sales executive for details)

## Kitchen

Choice of contemporary and traditional kitchen units  
 Choice of laminate worktops, with matching upstands  
 1.5 bowl stainless-steel sink, with chrome mixer tap  
 Integrated 70/30 fridge freezer  
 Stainless-steel single oven in three bedroom properties  
 Stainless-steel double oven in four and five bedroom properties  
 Stainless-steel 4-ring gas hob in three bedroom properties  
 Stainless-steel 5-ring gas hob in four and five bedroom properties

Chimney style extractor hood (except in The Warwick)  
 Self-vented induction hob (Warwick only)  
 Upstands  
 Plumbing for washing machine and dishwasher (where applicable)  
 Recessed downlighters  
 Caple appliances  
 Splashback

## Cloakrooms, bathrooms and en-suites

Modern contemporary sanitaryware  
 Hansgrohe high-quality taps  
 Choice of Porcelanosa tiles (see sales executive for details)  
 Hansgrohe shower in en-suite (where applicable)  
 Recessed downlighters in main bathroom  
 Chrome towel rail in all bathrooms/en-suites  
 Freestanding bath\*

## Doors and windows

Low-maintenance anthracite PVCu flush-casement double-glazed windows  
 Anthracite PVCu French doors (where applicable)  
 Oak coloured composite front door with chrome ironmongery, multipoint locking system and security chain  
 Modern oak coloured internal doors with graphite-grey ironmongery

## External finishes

Open-plan front garden  
 Rear garden to be graded and top soiled  
 1.8m brick wall boundary treatment\*  
 1.8m closed board fencing\*  
 2m acoustic timber fencing\*

# Find out more

**For more information about Wildhouse Meadows,  
please get in touch with us.**

[See the show home](#)

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Wildhouse  
Meadows

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