



St Paul's View

CLITHEROE



Introducing Beck Homes



We are a 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 comes as standard.

Our attention to detail and build quality have been recognised by Local Authority Building Control resulting in Beck Homes being awarded the 2015 Best Small New Housing Development Award at the LABC North West Building Excellence Awards for our development at Primrose Gardens on Primrose Road, Clitheroe - a development of large detached houses built on a former mill lodge.



We believe in delivering a product that is far superior to the vast majority of new build houses that are available on the market. We pride ourselves on a personal service from the moment you walk into our show home to beyond the day of legal completion. We want you to really love your new home.

Previous Developments



The Moorings,
Garstang



Bloomfield,
Bolton



Bodlondeb Castle,
Llandudno



Littlemoor,
Clitheroe



Ashmount Court,
Heaton Mersey



Copperfields,
Clitheroe



Primrose Gardens,
Clitheroe



The Hermitage Estate,
Crook O'Lune

Setting the standard in luxury homes

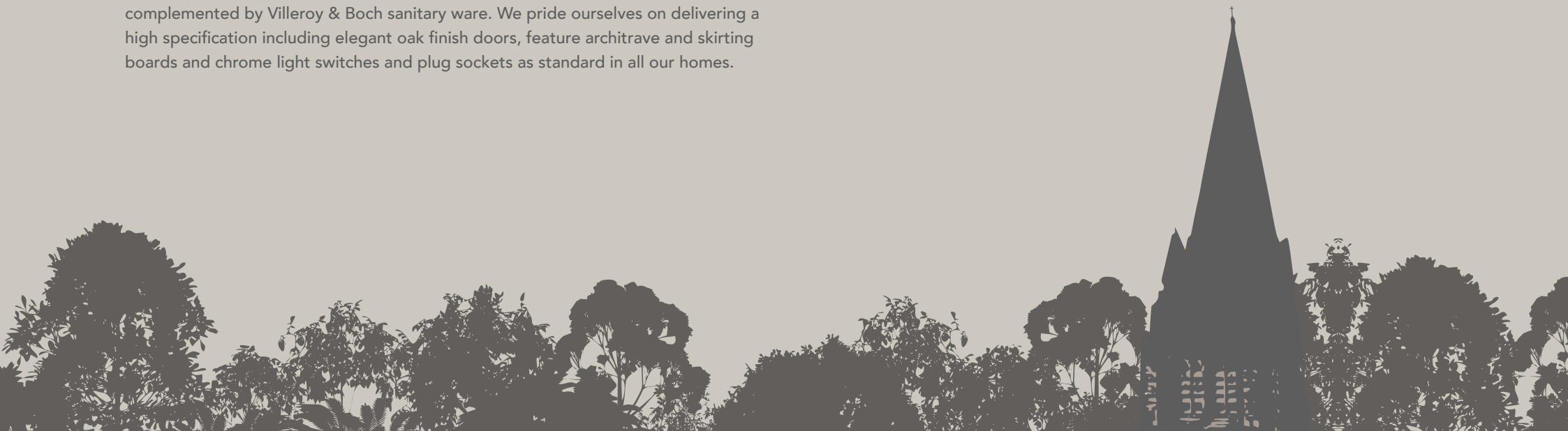
Welcome to St Paul's View, Clitheroe

An exclusive development of luxury family homes set in an idyllic location

St Paul's View is an idyllic development of only eight detached luxury family homes built in the shadows of the beautiful St Paul's Church on Edisford Road, in the historic market town of Clitheroe. Set in high stone-walled grounds with a number of stunning mature trees, this exclusive development offers something very unique as each house-type on the development has been bespoke designed to take advantage of its immediate setting.

These highly specified homes include stunning open plan kitchen / dining / family rooms complete with bi-folding doors. The beautifully designed German kitchens with stunning worktops and highly specified appliances are all standard in these stunning homes. The beautifully designed bathrooms and en-suite bathrooms are complemented by Villeroy & Boch sanitary ware. We pride ourselves on delivering a high specification including elegant oak finish doors, feature architrave and skirting boards and chrome light switches and plug sockets as standard in all our homes.

- Idyllic location
- Close to local amenities
- High specification
- German kitchens
- Siemens appliances
- Fabulous kitchen/dining/family room with bi-folding doors
- Villeroy & Boch bathrooms and en-suites




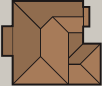
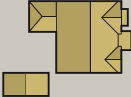
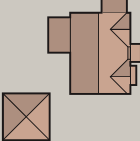
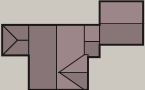
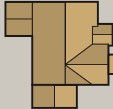
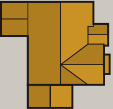


The Development



House Types



-  The Canterbury
-  The Sandringham
-  The Balmoral
-  The Buckingham
-  The Moorland
-  The Kensington
-  The Windsor



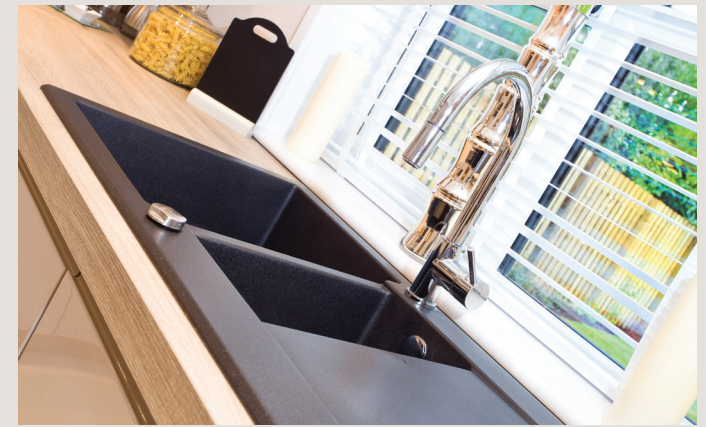
Specification

Kitchen and utility room

- German Nolte kitchen units
- German Nolte worktops
- Splashback to complement worktop
- Upstands to complement worktop
- Integrated LED wall unit lighting
- Soft close drawer / cupboards
- High quality Blanco one and a half bowl sink
- High quality chrome tap
- Siemens single oven
- Siemens built in combination microwave
- Siemens induction hob
- Siemens flush fit ceiling extractor
- Siemens integrated dishwasher
- Siemens built in fridge freezer
- LED chrome recess down lights
- Plumbed space for washer in utility

Bathroom and en-suite and wc

- Villeroy & Boch white sanitaryware
- Villeroy & Boch vanity units
- Shower enclosures in bathrooms and en-suites
- Hansgrohe polished chrome brassware
- Part wall tiling
- Chrome heated ladder towel rail
- Shaver socket in bathrooms and en-suites
- High quality mirror with LED lighting
- LED chrome recess down lights



BLANCO KITCHEN SINKS



SIEMENS APPLIANCES



HANSGROHE POLISHED
CHROME BRASSWARE

Internal features

- Emulsion paint finish
- White satin paint finish to woodwork
- Ceilings flat skim finish with white emulsion paint finish
- Oak finish internal doors
- Oak finish staircase handrail
- Chrome door furniture
- Feature architrave and skirting boards throughout
- Chrome light switches and power sockets
- TV point to lounge, dining/family room and all bedrooms
- LED chrome recess down lights to master bedroom
- Satellite point to the lounge
- Telephone point to lounge and master bedroom
- Mains operated smoke detectors
- Loft access hatch
- Intruder alarm
- Gas central heating

External features

- Timber frame construction
- Buff walling stone
- Edgemere slate grey roof tiles
- Indian stone flagging
- Black plastic fascias and soffits
- Black plastic rainwater gutters
- Black double glazed UPVC windows (with white interior)
- Bi-folding door off the family/dining room
- External lighting to front entrance, rear patio areas and side entrance (if applicable)
- Paved patio area in Indian stone to the rear
- Garage with lighting and power
- External cold water tap
- External electrical socket
- Tarmac driveway
- Vertical timber fencing

General Information

- 10 year new home warranty
- Leasehold. Annual ground rent of £295
- Annual service charge TBC



FEATURE ARCHITRAVE & SKIRTINGS



OAK FINISH DOORS

nolte
KÜCHEN

SIEMENS


Villeroy & Boch
1748



BI-FOLDING DOORS



FAMILY ROOM



GERMAN KITCHENS



OAK HANDRAILS



VILLEROY & BOCH
SANITARYWARE & VANITY UNITS

The Canterbury

5 Bedroom Detached Family Home With Double Garage

An absolutely stunning family home featuring a fantastic open plan kitchen, dining and family room with bi-folding doors leading to the garden. There is a beautiful bay fronted lounge along with a utility room and wc.

The en-suite master bedroom overlooks the rear garden. Four further generously sized bedrooms and bathroom are also found on this floor.





Lounge	5.70m* x 3.60m*	(18' 8" x 11' 10")
Kitchen	11.99m* x 5.22m*	(39' 4" x 17' 1")
Utility	2.13m x 1.80m	(7' 0" x 5' 11")
Bedroom 1	4.14m x 3.70m	(13' 7" x 12' 2")
Bedroom 2	3.89m* x 3.60m	(12' 9" x 11' 10")
Bedroom 3	2.65m* x 4.94m*	(8' 8" x 16' 2")
Bedroom 4	3.32m* x 2.65m*	(10' 11" x 8' 8")
Bedroom 5	3.91m x 1.95	(12' 10" x 6' 5")
En-suite	2.93m x 1.8m	(9' 7" x 5' 11")
Bathroom	2.57m* x 3.92m*	(8' 5" x 12' 10")

* Maximum dimension

The Sandringham

5 Bedroom Detached Family Home With Double Garage

An exceptional family home featuring a fantastic open plan kitchen, dining and family room with a stunning bay with bi-folding doors opening onto the rear garden. There is an elegant bay fronted lounge, utility room and wc.

The beautiful en-suite master bedroom overlooks the rear garden. Four further generously sized bedrooms and bathroom are also found on this floor.





Lounge	5.70m* x 3.60m*	(18' 8" x 11' 10")
Kitchen	10.45m* x 5.22m*	(34' 3" x 17' 1")
Utility	2.13m x 1.80m	(7' 0" x 5' 11")
Bedroom 1	4.14m x 3.70m	(13' 7" x 12' 1")
Bedroom 2	3.60m x 3.89m*	(11' 10" x 12' 9")
Bedroom 3	3.40m x 2.65m	(11' 2" x 8' 8")
Bedroom 4	2.73m x 2.65m	(8' 11" x 8' 8")
Bedroom 5	3.91m x 1.95	(12' 10" x 6' 5")
En-suite	2.93m x 1.8m	(9' 7" x 5' 11")
Bathroom	2.38m* x 2.57m*	(7' 10" x 8' 5")

* Maximum dimension

The Balmoral

4 Bedroom Detached Family Home With Single Garage

A beautifully presented family home featuring a stunning bay fronted lounge. The kitchen is complemented by a dining and family room with bi-folding doors leading to the rear garden. Downstairs also offers a study, utility and wc.

The master bedroom and en-suite shower room is on the first floor along with three further generously sized bedrooms. The bathroom is also found on this floor.





Lounge	5.20m* x 3.70m	(17' 0" x 12' 1")
Kitchen	8.85m* x 7.10m*	(29' 0" x 23' 3")
Study	2.87m x 2.47m	(9' 5" x 8' 1")
Utility	1.80m x 1.78m	(5' 11" x 5' 10")
Bedroom 1	4.36m* x 3.70m	(14' 3" x 12' 1")
Bedroom 2	3.85m* x 3.37m*	(12' 7" x 11' 0")
Bedroom 3	4.01m* x 4.02m*	(13' 2" x 13' 2")
Bedroom 4	3.50m x 2.65m	(11' 5" x 8' 8")
En-suite	2.40m* x 2.03m	(7' 10" x 6' 8")
Bathroom	2.65m* x 2.46m*	(8' 8" x 8' 0")

* Maximum dimension

The Buckingham

4 Bedroom Detached Family Home With Double Garage

An exceptional family home featuring an absolutely stunning open plan kitchen, dining and family room with bay windows and bi-folding doors taking in all the views of the gardens. This is complemented by a bay fronted lounge, utility and wc.

The master bedroom overlooks the front of the house and benefits from an en-suite shower room. Three further bedrooms occupy the first floor along with a family bathroom.





Lounge	4.35m* x 6.55m*	(14' 3" x 21' 5")
Kitchen	7.01m* x 5.71m*	(23' 0" x 18' 8")
Dining Room	3.25m* x 4.59m*	(10' 8" x 15' 0")
Utility / Boot Room	4.35m x 1.65m	(14' 3" x 5' 5")
Bedroom 1	4.35m x 4.36m	(14' 3" x 14' 3")
Bedroom 2	3.20m x 3.76m	(10' 6" x 12' 4")
Bedroom 3	3.20m x 3.60m	(10' 6" x 11' 9")
Bedroom 4	3.30m x 3.0m	(10' 10" x 9' 11")
En-suite	2.42m x 1.35m	(7' 11" x 4' 5")
Bathroom	1.96m* x 3.47m*	(6' 5" x 11' 4")

* Maximum dimension

The Moorland

4 Bedroom Detached Family Home With Double Garage

A beautifully presented family home featuring an absolutely stunning open plan kitchen, dining and family room with bi-folding doors leading to the rear garden. Downstairs also offers a fantastic lounge, study, utility room and wc.

The master bedroom overlooks the front of the house and benefits from an en-suite shower room. Three further bedrooms occupy the first floor along with a family bathroom.





Lounge	4.43m* x 4.52m*	(14' 6" x 14' 10")
Kitchen	3.53m* x 3.80m*	(11' 7" x 12' 5")
Family / Dining Room	6.34m x 3.53m	(20' 9" x 11' 7")
Study	2.56m x 2.16m	(8' 5" x 7' 1")
Utility	2.55m* x 2.33m*	(8' 4" x 7' 7")
Bedroom 1	3.42m x 4.23m	(11' 2" x 13' 10")
Bedroom 2	3.20m* x 3.47m*	(10' 6" x 11' 4")
Bedroom 3	3.17m* x 3.53m*	(10' 5" x 11' 7")
Bedroom 4	2.86m x 2.29m	(9' 4" x 7' 6")
En-suite	1.82m* x 1.98*	(5' 11" x 6' 6")
Bathroom	2.38m x 1.70m	(7' 9" x 5' 7")

* Maximum dimension

The Kensington

4 Bedroom Detached Dormer Bungalow With Single Garage

A beautifully presented family home featuring an absolutely stunning open plan kitchen, dining and family room with bi-folding doors leading to the rear garden. Downstairs also offers a fantastic lounge, dining room, utility room and wc.

The stunning ground floor master bedroom has patio doors opening onto the rear garden. It also has a fantastic en-suite. Three further bedrooms occupy the first floor along with a family bathroom.





Lounge	4.93m* x 5.11m*	(16' 2" x 16' 9")
Kitchen	7.45m* x 5.44m*	(24' 5" x 17' 10")
Dining Room	4.16m* x 3.20m*	(13' 7" x 10' 6")
Utility	2.24m x 1.60m	(7' 4" x 5' 3")
Bedroom 1	3.95m x 3.45m	(12' 11" x 11' 3")
En-suite	2.56m x 1.39m	(8' 4" x 4' 6")
Bedroom 2	6.40m* x 3.20m*	(21' 0" x 10' 6")
Bedroom 3	5.26m* x 3.96m*	(17' 3" x 13' 0")
Bedroom 4	4.00m* x 2.80m*	(13' 1" x 9' 2")
Bathroom	2.80m x 2.04m	(9' 2" x 6' 8")

The Windsor

4 Bedroom Detached Dormer Bungalow With Single Garage

A beautiful home featuring an absolutely stunning open plan kitchen, dining and family room with bi-folding doors leading to both the side and rear gardens with exceptional views of St Paul's Church. Downstairs also offers a fantastic bay fronted lounge, separate dining room,

utility and wc. The stunning ground floor master bedroom has patio doors opening onto the rear garden. It also has a fantastic en-suite. On the first floor are three further generously sized bedrooms and a family bathroom.





Lounge	4.93m* x 5.11m*	(16' 2" x 16' 9")
Kitchen	7.45m* x 5.44m*	(24' 5" x 17' 10")
Dining Room	4.16m* x 3.20m*	(13' 7" x 10' 6")
Utility	2.24m x 1.60m	(7' 4" x 5' 3")
Bedroom 1	3.95m x 3.45m	(12' 11" x 11' 3")
En-suite	2.56m x 1.39m	(8' 4" x 4' 6")
Bedroom 2	6.40m* x 3.20m*	(21' 0" x 10' 6")
Bedroom 3	5.26m* x 3.96m*	(17' 3" x 13' 0")
Bedroom 4	4.00m* x 2.80m*	(13' 1" x 9' 2")
Bathroom	2.80m x 2.04m	(9' 2" x 6' 8")

* Maximum dimension

The Historic Town of Clitheroe

Situated a short walk away from the banks of the River Ribble and Clitheroe town centre, there is a plethora of facilities on the doorstep of the development including a convenience store, local primary schools, and a leisure centre which offers a variety of leisure facilities such as a gym, football pitches, tennis courts as well as two swimming pools. The very popular Edisford Bridge is just a short walk away where you can enjoy a game of pitch and putt or a picnic by the river.

Schooling is one of the main reasons that families choose to purchase a home in Clitheroe and as you would expect, this development is located close to a number of Ofsted Outstanding schools. In addition to its outstanding schooling credentials, Clitheroe is renowned for its excellent selection of traditional and modern pubs and restaurants offering something to suit all tastes.

For more gentle activities, perhaps a visit to Clitheroe Castle, a historic landmark, or enjoy a round of golf at Clitheroe Golf Club, one of the best inland courses.

Clitheroe is surrounded by stunning scenery and there are lots of beautiful areas of the countryside including the Forest of Bowland, Pendle Hill, The Lake District National Park and the Yorkshire Dales.

The development boasts excellent access links for commuters with main roads nearby including the A59, M65 and M6. There are also hourly trains from Clitheroe to Manchester.



Directions

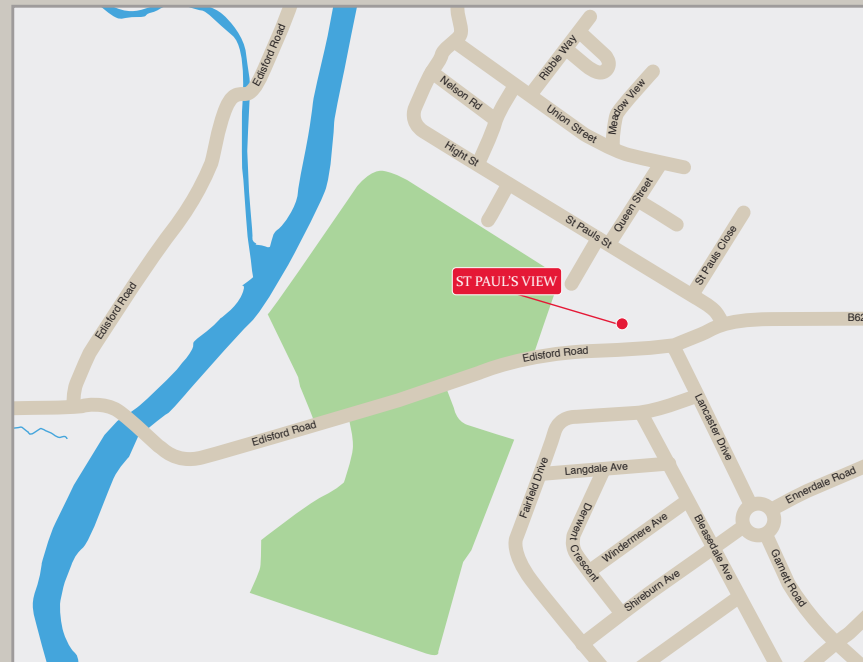
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From the South West

From the A59, Whalley roundabout head north towards Clitheroe and go over the first roundabout with McDonalds on your left hand side. At the next roundabout turn left onto Whalley Road (A671) – signposted 'Clitheroe'. After approximately one mile turn left into Greenacre Street. Follow this road for approximately quarter of a mile then turn left onto Edisford Road. St Paul's View is situated on the right hand side next to St Paul's Church.

From the North and East

Follow the A59 south from Gisburn. At the second roundabout signposted 'Clitheroe' turn right onto Whalley Road (A671). After approximately one mile turn left into Greenacre Street. Follow this road for approximately quarter of a mile then turn left onto Edisford Road. St Paul's View is situated on the right hand side next to St Paul's Church.



SALES ENQUIRIES:

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 info@beckhomes.co.uk
 www.beckhomes.co.uk



Registered address: Challenge House, Challenge Way, Greenbank Business Park, Blackburn, Lancs BB1 5QB.

IMPORTANT NOTICE: These particulars are for illustration only. Plot sizes and positions are for indicative purposes only. Purchasers should refer to legal plans for details of the title to be transferred. Dimensions should not be used for carpet sizes, appliance spaces, or items of furniture. Kitchen, bathroom and dressing area layouts are shown for indicative purposes only – please refer to specification for full details. We operate a policy of continuous product development and individual features such as windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Floorplans and room layouts are for indicative purposes only and head heights will vary depending on ridge/eaves heights.



