



BIRTLE BROOK

GARDEN VILLAGE

EST. 2004



6 GEORGIA ROSE COTTAGE

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Birtle Brook – an exclusive over-55s conservation-area village set within beautifully maintained, award-winning grounds in the Lancashire countryside.

Now available for sale freehold, Georgia Rose, is a high-specification cottage, finished to an exceptional standard and designed for effortless, low-maintenance living. Situated at the end of a private, tree-lined drive, it offers both privacy and tranquillity – making it the perfect move for those looking to enjoy more freedom, comfort and style.

Birtle Brook offers more than just a village – it’s a vibrant, welcoming community with everything you need close by, including a bistro and country pub.

- High-specification cottage with view of stream now available for sale
- Award-winning, private grounds
- Exclusive conservation-area village living for the over 55s

Step inside and experience uncompromising quality at every turn. From solid oak doors and traditional oak beams to designer lighting, every detail has been crafted to the highest standard.

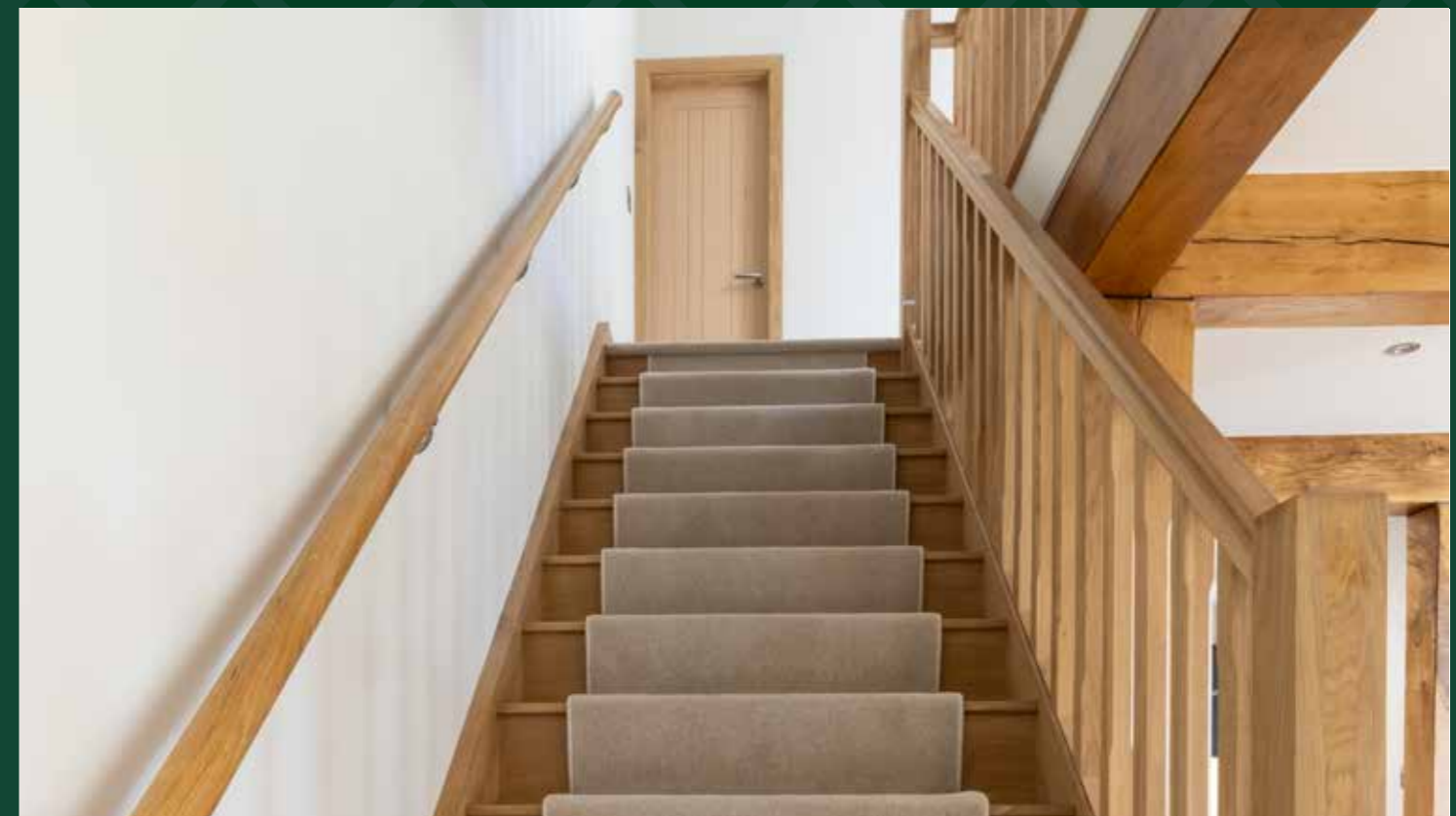
The stylish lounge features a striking stone fireplace, while the luxury fitted kitchen comes fully equipped with premium appliances and sleek, practical design.

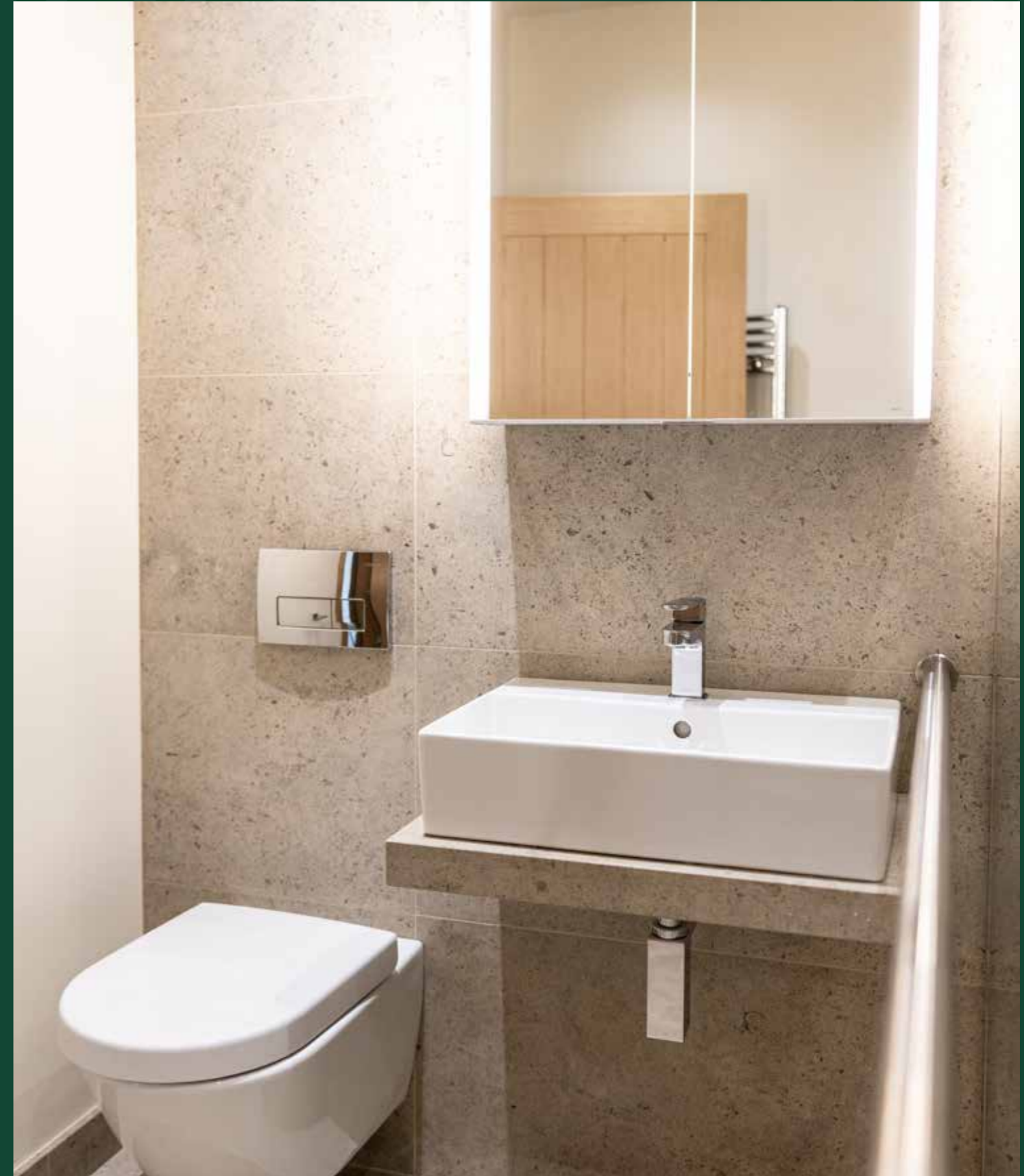
Upstairs, the spacious layout includes a master bedroom with walk-in wardrobe, a versatile second bedroom, and a beautifully finished granite wet room bathroom.

INTERNAL SPECIFICATIONS		
ITEM	SPECIFICATION	INCLUDED
SIEMATIC KITCHEN	HIGH QUALITY KITCHEN UNITS	✓
DISHWASHER	PREMIUM SPECIFICATION	✓
WASHER / DRYER	PREMIUM SPECIFICATION	✓
FRIDGE FREEZER	PREMIUM SPECIFICATION	✓
HOB	PREMIUM SPECIFICATION	✓
OVEN AND MICROWAVE	PREMIUM SPECIFICATION	✓
ELECTRIC CENTRAL HEATING	ELECTRORAD AEROFLOW	✓
INTERNAL DOORS	SOLID OAK	✓
EXTERNAL DOORS	HIGH SECURE COMPOSITE	✓
GAS FIRE	GAZCO	✓
LIGHTING	POWER-SAVING LED	✓
BATHROOM	ROCHA PROFESSIONAL	✓
WINDOWS	LOW MAINTENANCE ALUMINIUM	✓
WARDROBES	FITTED	✓



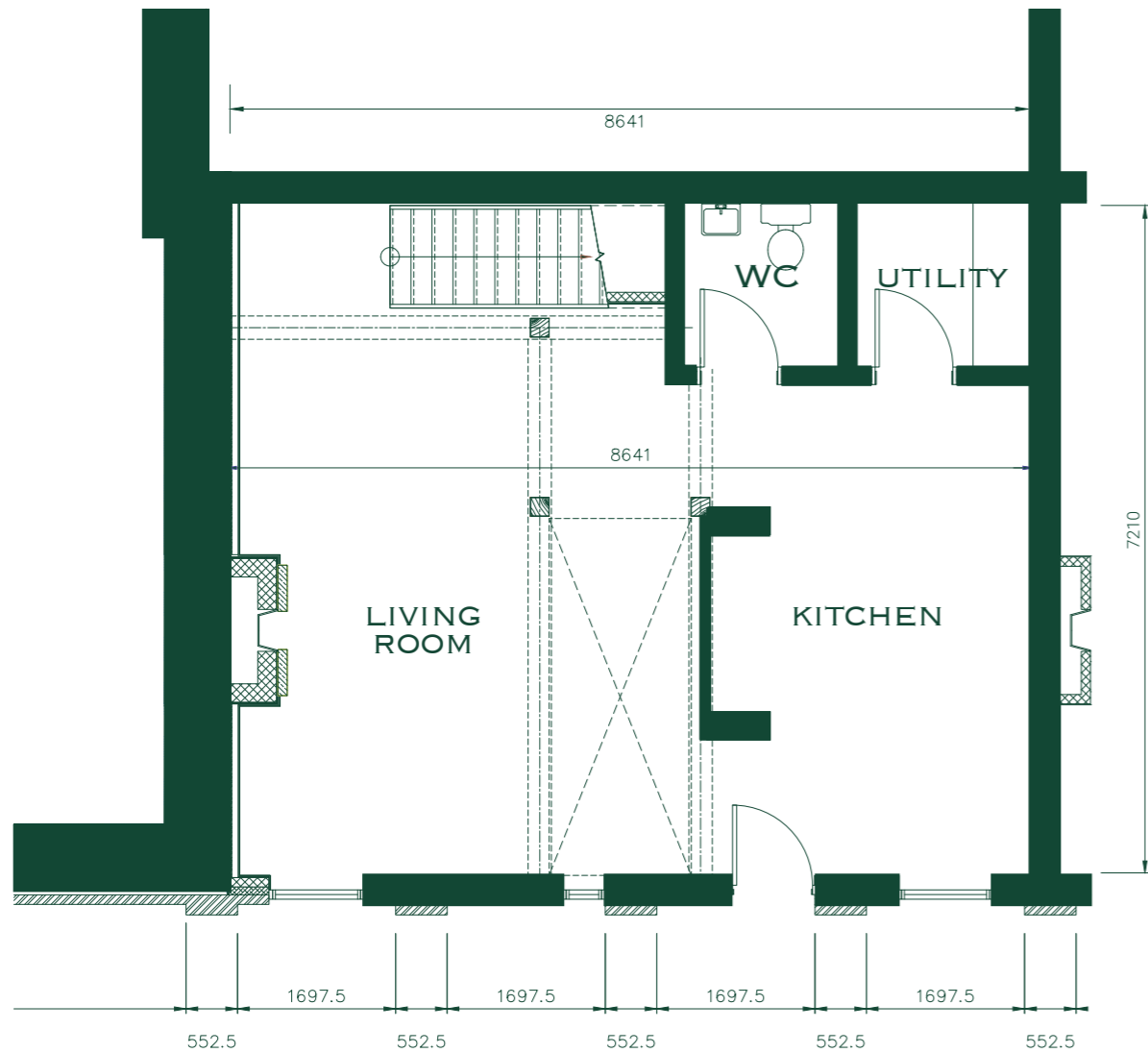




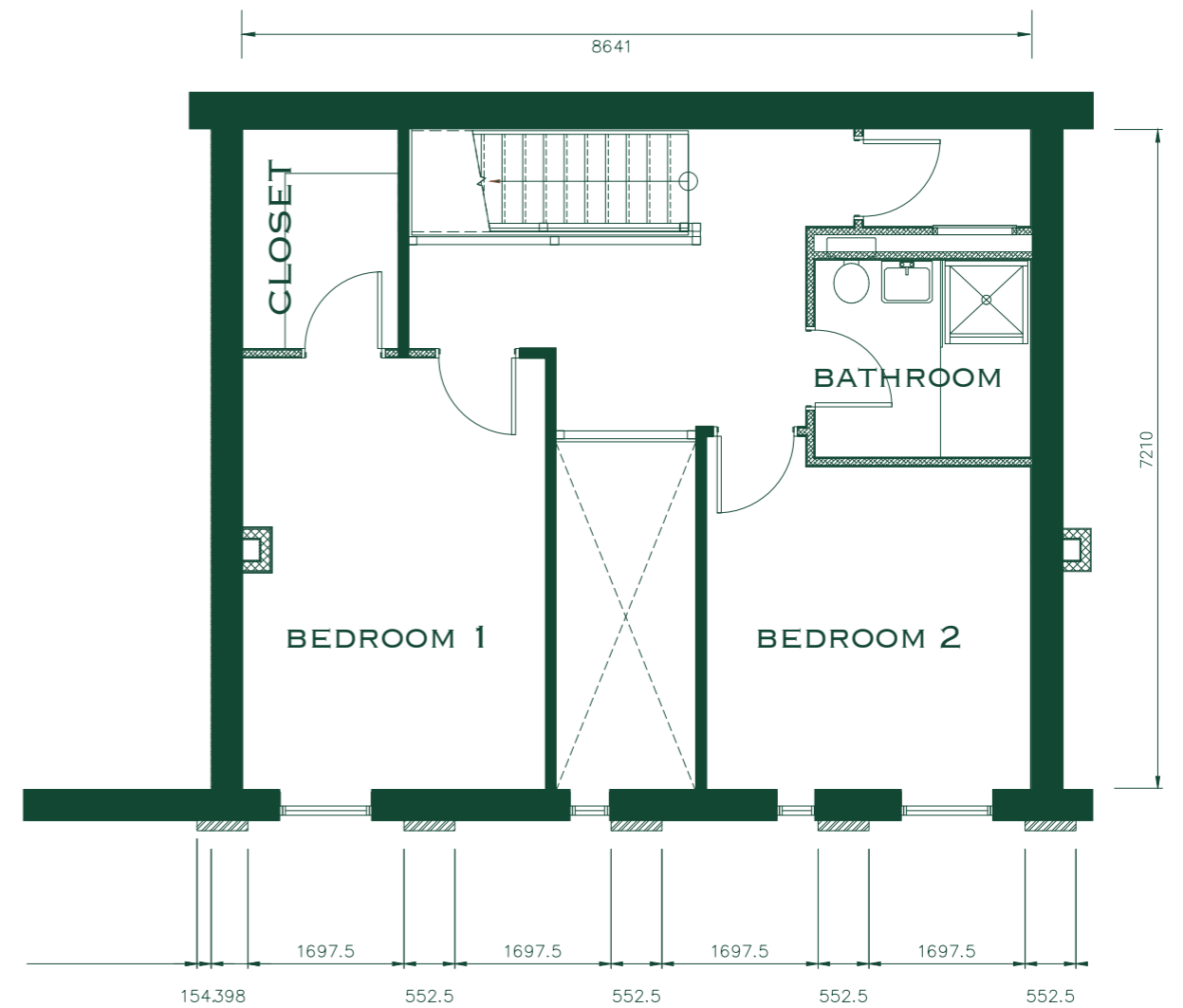








LOWER GROUND FLOOR



UPPER GROUND FLOOR



BIRTLE BROOK

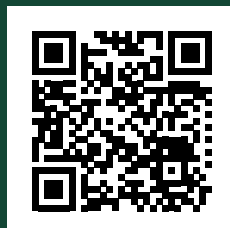
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ACCESS, BOUNDARIES & RESPONSIBILITY



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