

BIRTLE BROOK
GARDEN VILLAGE
EST. 2004



17 KINGFISHER
COTTAGE

WWW.BIRTLEBROOK.COM



Welcome

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

Now available for sale freehold, Kingfisher Cottage is a high-specification cottage, finished to an exceptional standard and designed for effortless, low-maintenance living. The cottage was newly constructed only a decade ago to unparalleled standards. 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 country pub.

- High-specification, large 2 bedroom cottage with view of village duck pond now available for sale
 - Exclusive award-winning, private grounds in a conservation-area for 55+
 - Benefits from two discreet, private parking spaces, thoughtfully positioned for ease of access whilst not affecting your views
 - Unique low window design allows for full views of the beautiful village pond and surrounding countryside
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- A nominal monthly contribution is payable towards the upkeep and maintenance of the beautifully landscaped grounds and communal areas, helping to preserve the exceptional environment and character of the development. Please refer to the attached information sheet for full details.



Entering the cottage through the welcoming porch, complete with attractive and practical slate flooring, you'll find the perfect space to leave coats, walking boots and wellingtons after exploring the beautiful surrounding countryside. From here, you are immediately introduced to the home's unrivalled design, as the porch opens into a beautifully appointed lounge that combines comfort, character and contemporary style, creating a warm and inviting space that perfectly reflects the exceptional quality found throughout the property.

- Spacious open plan lounge featuring a contemporary stone-surround flame gas fire with convenient remote-control operation.
- Floor-to-ceiling large windows with matching cut-stone surrounds, perfectly positioned to maximise the beautiful views.
- Solid oak, high quality, skirting boards and designer internal doors, offering both durability and low-maintenance living.
- Generous provision of pre-installed TV points, power sockets, and a combination of wall and ceiling lighting throughout.



- Architecturally designed powder-coated aluminium windows throughout, offering a sleek contemporary appearance with exceptional durability and virtually maintenance-free ownership.
- An energy-efficient electric central heating system with independently controlled radiators throughout the home, providing flexible comfort in every room. With no boiler, pipework or ongoing maintenance requirements, it offers a modern, hassle-free heating solution.

As you step into the impressive kitchen/diner, featuring a solid slate floor and a stunning vaulted ceiling with mezzanine gallery above, you're immediately welcomed by contemporary design and high-quality finishes throughout. The beautifully appointed kitchen is complete with a full range of integrated appliances, including a fan oven, dishwasher, fridge freezer, washer/dryer and microwave.



KITCHEN



GALLERY VIEW FROM DINING AREA

A central island takes centre stage, incorporating a hob with extractor and a convenient breakfast bar, making it perfect for both everyday living and entertaining. The space also benefits from a generous under stairs storage area and dramatic floor-to-ceiling windows that flood the room with natural light.



KITCHEN AND DINING AREA

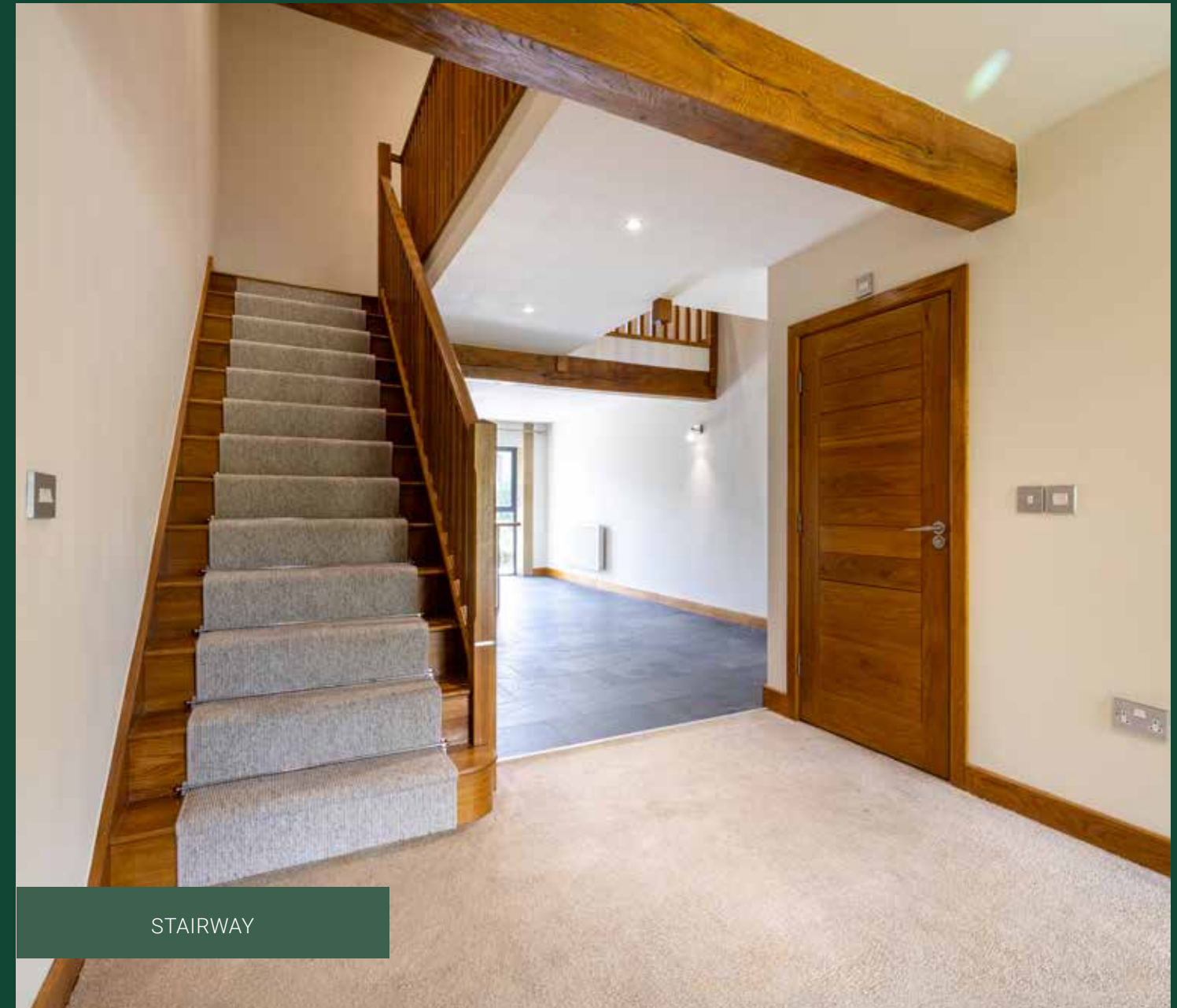
The dining area is a truly impressive space, featuring a solid slate floor and positioned beneath a striking mezzanine-level solid oak balcony. The vaulted ceiling and open aspect above create a wonderful feeling of light, space and grandeur, making this the perfect setting for both everyday dining and entertaining guests. Rich natural materials and exceptional craftsmanship combine to deliver a room that is both elegant and welcoming, while the balcony above provides an eye-catching architectural feature that enhances the home's unrivalled design.



DOWNSTAIRS CLOAKROOM

The large downstairs cloakroom and WC have been finished to the same exceptional standard found throughout the cottage. Featuring a stylish solid slate floor, the space combines practicality with contemporary design. High-quality chrome fittings and premium taps are complemented by an elegant wash basin with a coordinated splashback and feature mirror, creating a refined and sophisticated look.

An electric heated towel rail adds both comfort and convenience, making this beautifully appointed cloakroom ideal for guests and everyday use alike.



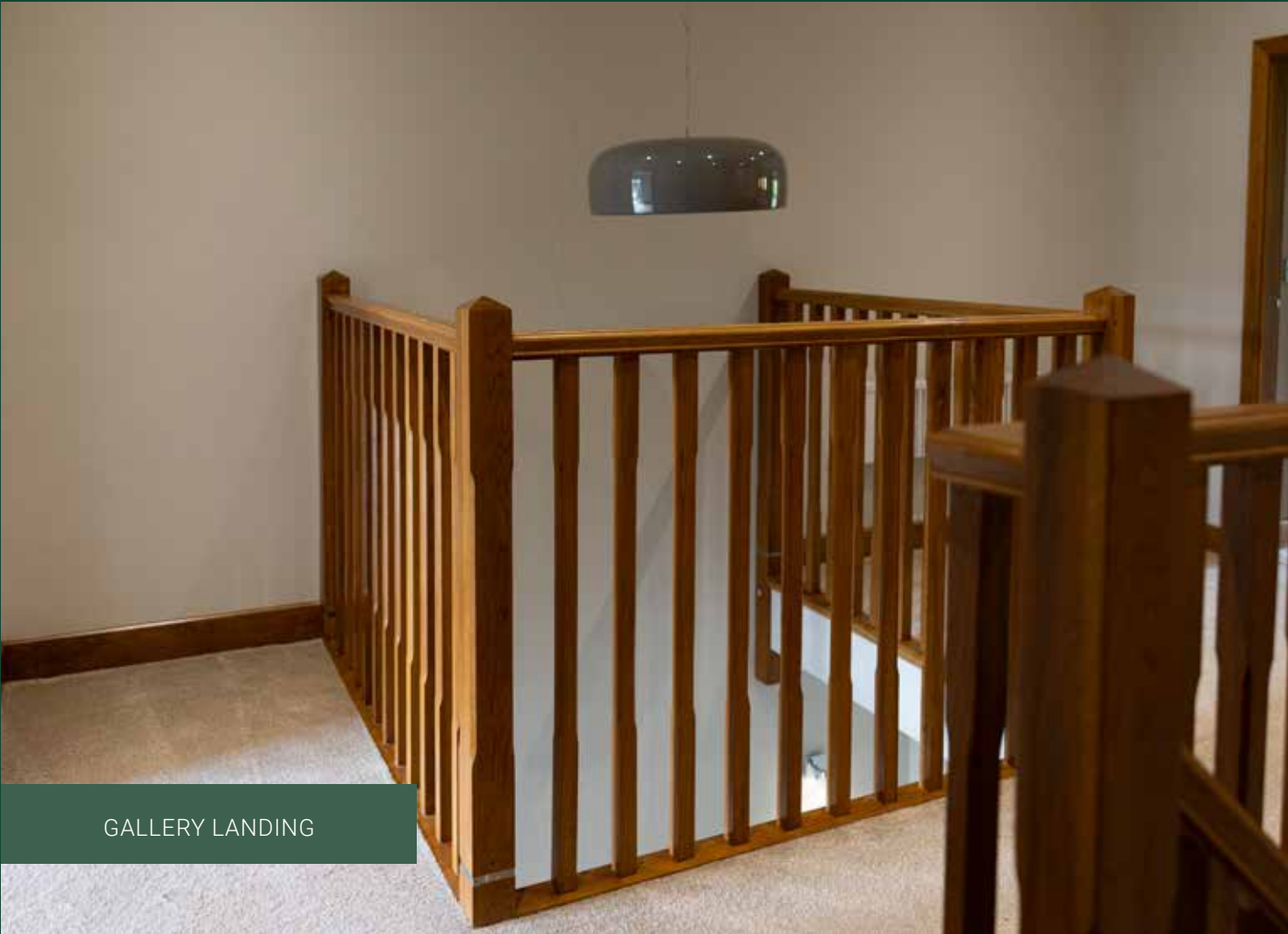
STAIRWAY

A beautifully crafted extra-wide staircase provides a striking architectural feature and creates an immediate sense of space as you ascend to the first floor. Expertly constructed from solid oak, the staircase and banisters showcase exceptional craftsmanship and timeless elegance, perfectly complementing the home's unrivalled design.

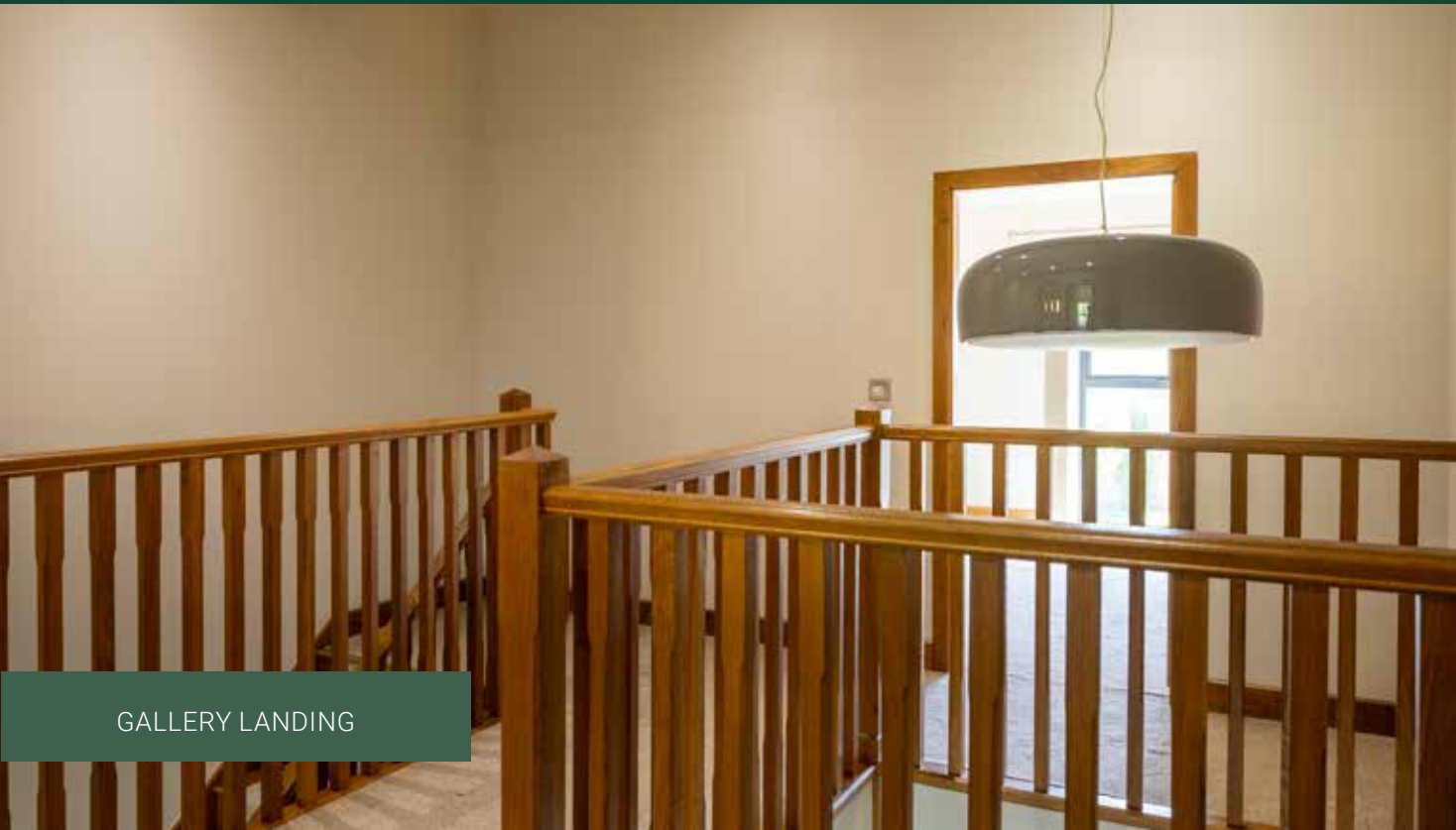
A contemporary carpet runner, finished with decorative stair rods, introduces warmth, texture and sophistication, while enhancing both comfort and style. The generous width of the staircase adds to the property's luxurious feel, creating a grand yet welcoming transition between floors and reinforcing the quality and attention to detail found throughout this exceptional cottage.

The stunning galleried landing is a striking architectural feature that enhances the home's exceptional sense of space and openness. Framed by beautifully crafted solid oak banisters, this attractive area overlooks the impressive living accommodation below, creating a seamless connection between the ground and first floors while allowing natural light to flow throughout the property.

Generously proportioned, the landing offers ample space for a desk, reading corner or occasional furniture, making it both practical and versatile. Contemporary lighting and efficient electric heating ensure comfort and style, while doors lead conveniently to both bedrooms and the beautifully appointed family wet room.



GALLERY LANDING



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GALLERY LANDING

The principal bedroom is a beautifully designed retreat that perfectly combines comfort, craftsmanship and breathtaking surroundings. Flooded with natural light through impressive floor-to-ceiling powder-coated aluminium windows, the room enjoys uninterrupted views across the picturesque village duck pond, mature trees and the meticulously landscaped grounds beyond. Framed by elegant stone surrounds and finished with attractive oak window sills, these expansive windows create a stunning focal point, allowing you to wake each morning to ever-changing seasonal views from the comfort of your bed.

The room's character is further enhanced by exposed oak beams, which add warmth, charm and architectural interest while complementing the home's exceptional design. Thoughtfully planned fitted wardrobes provide ample storage without compromising on space, while multiple power points and a television connection offer all the conveniences of modern living. An efficient electric heating system with independent controls ensures year-round comfort, providing reliable warmth without the need for a traditional boiler or pipework.

Bright, spacious and beautifully appointed, this luxurious principal bedroom offers the perfect sanctuary in which to relax and unwind, combining elegant design, practical features and spectacular views in one truly exceptional space.



PRINCIPAL BEDROOM



PRINCIPAL BEDROOM



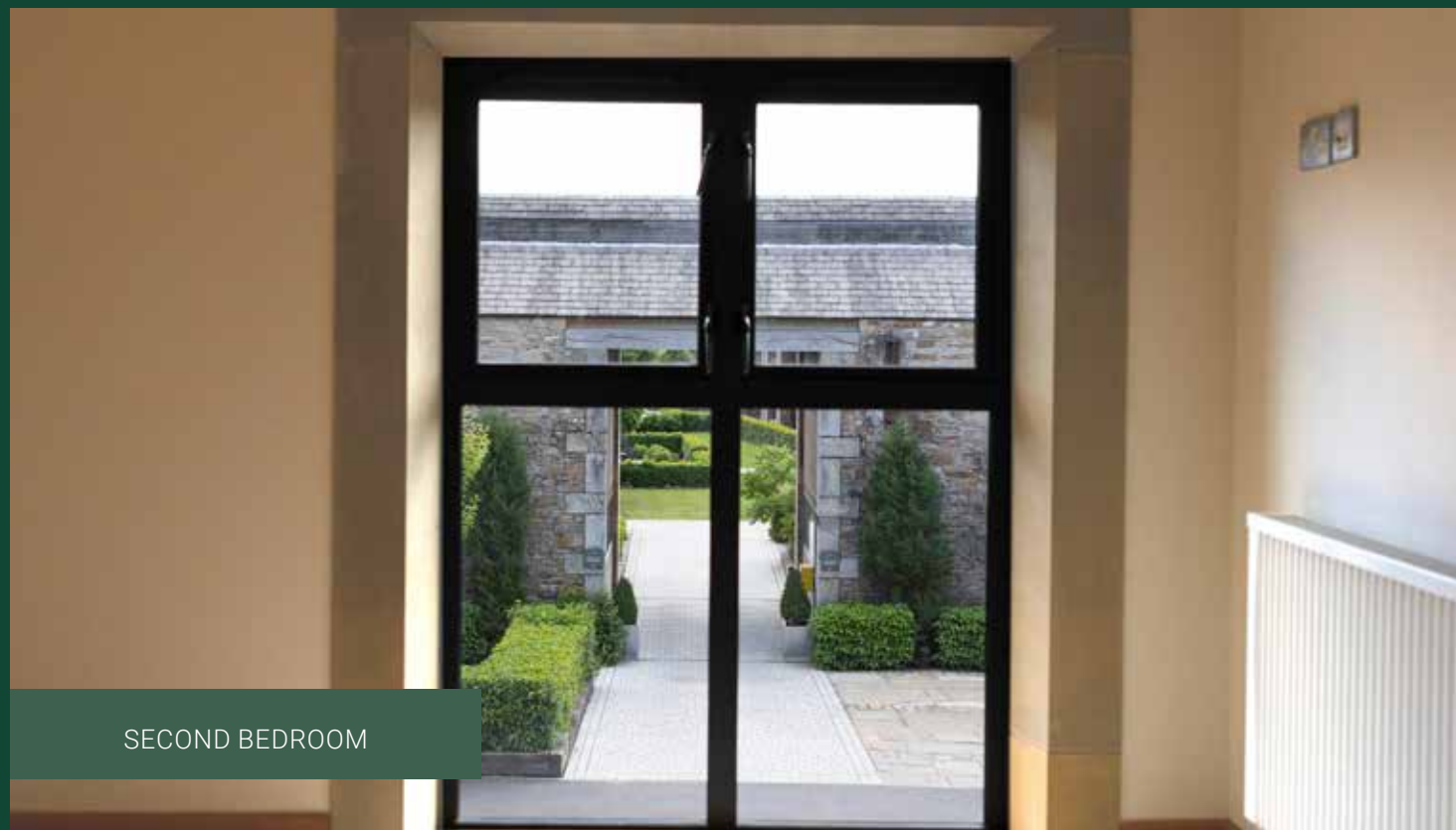
PRINCIPAL BEDROOM



SECOND BEDROOM

The second bedroom is a charming and beautifully proportioned space, designed to offer both comfort and character. A striking feature window forms an impressive focal point, flooding the room with natural light while framing delightful views through a magnificent stone archway overlooking the attractive courtyard below. This unique architectural detail creates a wonderful sense of individuality and reinforces the exceptional craftsmanship found throughout the cottage.

The room provides a peaceful and versatile setting, equally suited as a guest bedroom, home office or additional living space. Benefiting from efficient electric heating for year-round comfort, the bedroom combines modern convenience with timeless design. Bright, welcoming and full of character, it offers a relaxing retreat while maintaining a strong connection to the charming surroundings and architectural features of this remarkable property.



SECOND BEDROOM

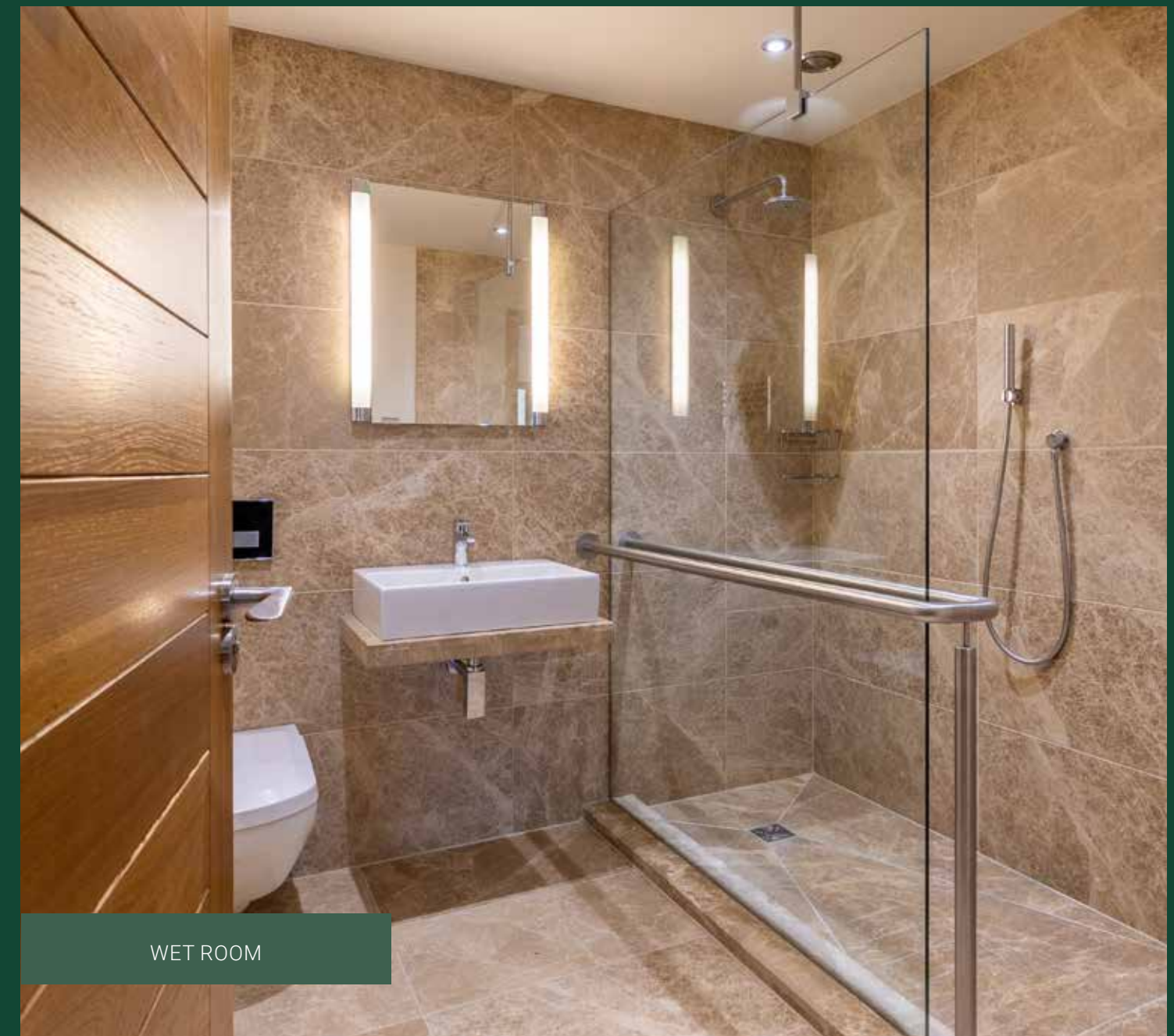


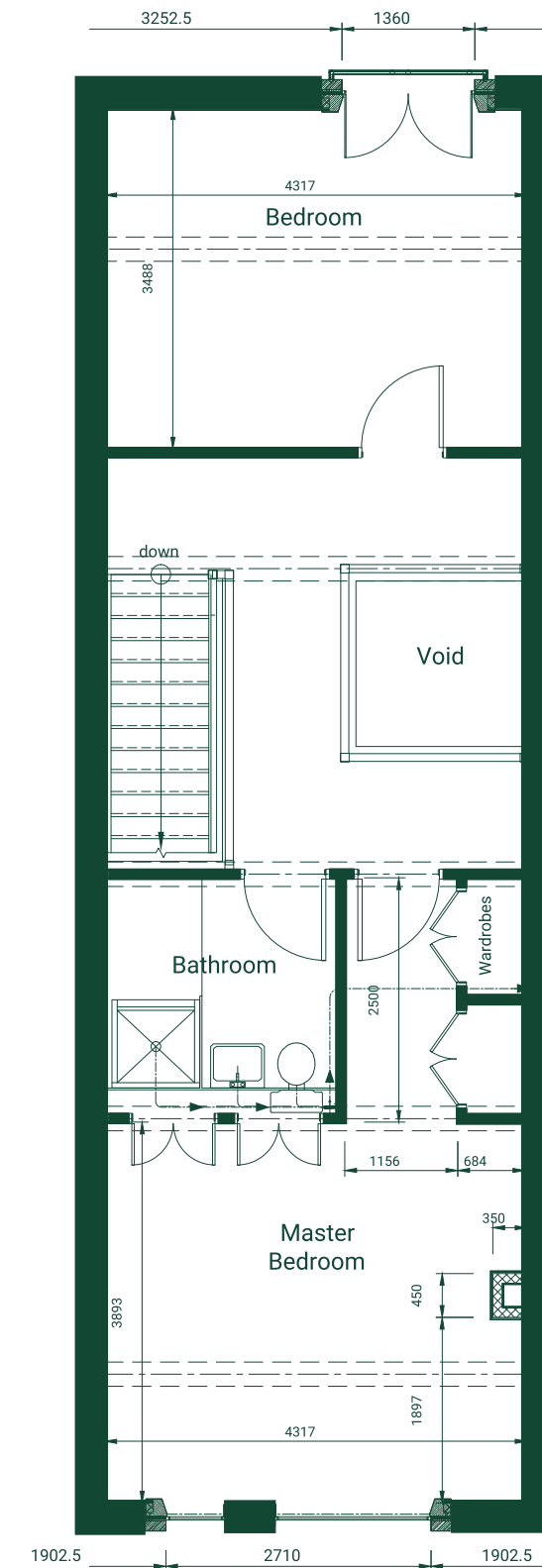
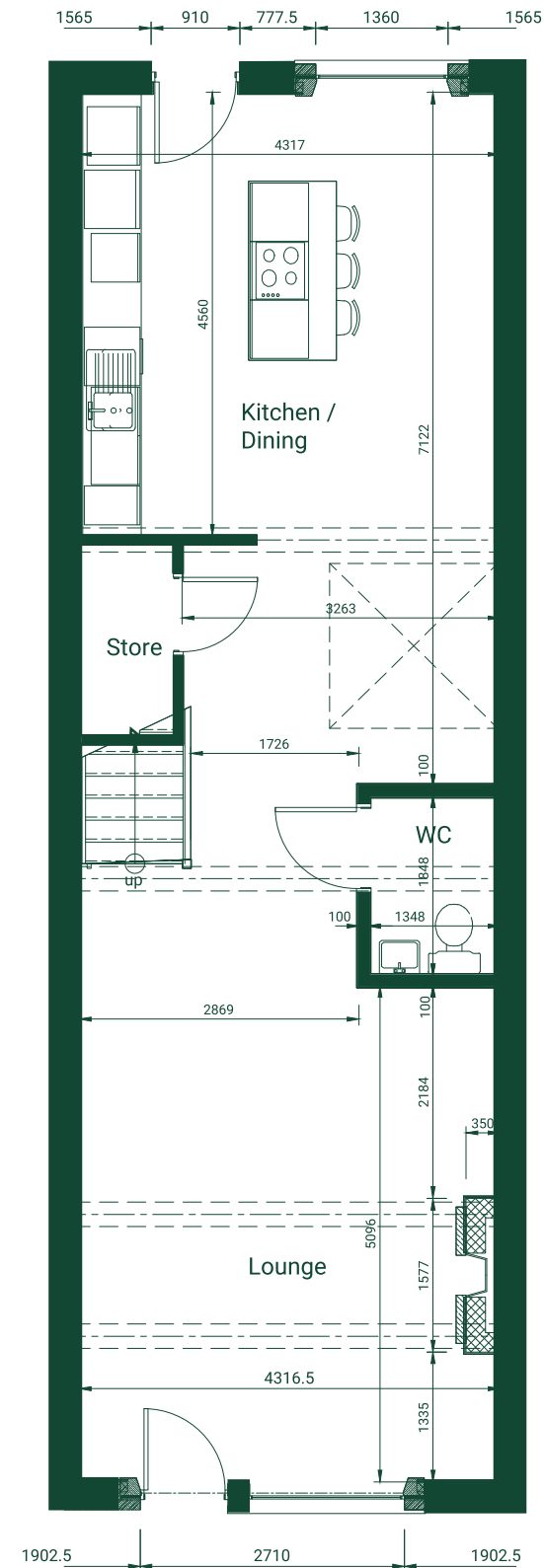
SECOND BEDROOM



The luxurious family wet room has been thoughtfully designed to combine contemporary style with everyday practicality. Finished as a stunning granite wet room, the space exudes quality and sophistication, complemented by an array of premium chrome fittings and fixtures throughout. The spacious walk-in shower features a sleek glass screen and conveniently positioned controls located at the entrance, allowing the water temperature to be adjusted before stepping inside for added comfort and convenience.

A contemporary vanity area is enhanced by an illuminated mirror with integrated storage, providing a stylish yet practical solution for everyday essentials. Completing the space is a chrome heated towel rail, ensuring warm towels and a touch of everyday luxury. Combining elegant design, high-quality materials and superb attention to detail, this beautifully appointed wet room provides the perfect place to relax and unwind.





**TOTAL AREA
(APPROX)**
1296 SQ FT



BIRTLE BROOK
GARDEN VILLAGE

EST. 2004

ACCESS, BOUNDARIES & RESPONSIBILITY



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