

BIRTLE BROOK
GARDEN VILLAGE
EST. 2004



NOW AVAILABLE AT BIRTLE BROOK VILLAGE

17 Kingfisher Cottage

2 BEDROOMS · 1,296 SQ FT · POND VIEWS · TWO PRIVATE PARKING SPACES

WELCOME

Luxury Living exclusively 55+

Thoughtfully designed Cottages in the beautiful Lancashire countryside, bringing together comfort, community and peace of mind.



Kingfisher
at a glance

POND VIEWS

Floor-to-ceiling windows connect the Cottage to the landscape.

ARCHITECTURAL CHARACTER

Vaulted ceilings, solid oak details and a dramatic gallery.



AVAILABLE

From £315,000

Kingfisher Cottage

FREEHOLD



2
Bedrooms



2
1 Wet Room
+ WC



1,296
sq ft



2
Parking
Spaces

GALLERIED LANDING

A versatile, light-filled space overlooking the rooms below.

LOW-MAINTENANCE LIVING

Contemporary heating, durable finishes and private parking.

STEP INSIDE

01

Welcome to Kingfisher

INTERIORS



OPEN-PLAN LOUNGE



ENTRANCE PORCH



POND-FACING LIVING ROOM



LIVING ROOM



FLOOR-TO-CEILING WINDOWS

THE LIVING SPACE

Comfort, character and light



REMOTE-CONTROL FIRE

Contemporary
flame gas fire.



FLOOR-TO-CEILING GLAZING

Aluminium frames and
stone surrounds.



SOLID OAK DETAIL

Designer doors and
durable skirtings.



FLEXIBLE COMFORT

Individually controlled
electric heating.

The heart of the Cottage

KITCHEN

A light-filled kitchen and dining space where contemporary finishes, solid slate flooring and exposed oak meet beneath a dramatic vaulted ceiling.

Integrated fan oven • dishwasher • fridge freezer • washer/dryer • microwave





CENTRAL ISLAND



INTEGRATED
APPLIANCES



GARDEN OUTLOOK

KITCHEN

ARCHITECTURAL DETAIL

A dramatic sense of space

The dining area sits beneath a striking solid-oak mezzanine gallery, where the vaulted ceiling creates a wonderful sense of light, space and character.



GALLERY VIEW FROM DINING AREA



SOLID OAK STAIRWAY

STUNNING CRAFTSMANSHIP

A natural transition

A beautifully crafted oak staircase connects the living spaces with warmth, character and enduring quality.



SOLID OAK



EXTRA-WIDE
DESIGN



GALLERIED
LANDING

Quality continues throughout

Even the practical spaces carry the same quality, materials and attention to detail.



DOWNSTAIRS CLOAKROOM

A space of its own

GALLERY

An impressive open landing creates a natural pause between the bedrooms — light-filled, beautifully crafted and generous enough to use.



GALLERY LANDING



GALLERY LANDING



GALLERY LANDING

BETWEEN BOTH FLOORS

Oak, light and openness

The extra-wide landing overlooks the dining space below, bringing character, natural light and a strong sense of connection between both floors.



SOLID OAK



OPEN-PLAN
CONNECTION



FLEXIBLE SPACE

Wake to a changing outlook

PRINCIPAL
BEDROOM

A beautifully proportioned principal bedroom, filled with natural light and framed by far-reaching views across the landscaped grounds and open countryside.



PRINCIPAL BEDROOM • POND VIEWS



A PRIVATE RETREAT

Calm, refined and restful

Exposed oak beams bring warmth and character, while fitted storage and thoughtfully positioned power and television points make the room effortlessly practical.



A room with possibilities

SECOND
BEDROOM

A beautifully proportioned second bedroom with a striking framed outlook and the flexibility to become a welcoming guest room, peaceful study or private sitting room.



SECOND BEDROOM



SECOND BEDROOM

FLEXIBLE BY DESIGN

A room that adapts to you



FLEXIBLE SPACE

Guest bedroom, study or private sitting room.



FRAMED OUTLOOK

A distinctive window brings natural light into the room.



EXPOSED OAK

Characterful beams for warmth and detail.



EVERYDAY COMFORT

Independently controlled heating.

Comfort, beautifully considered

WET ROOM

A beautifully appointed wet room where generous proportions, refined materials and thoughtful details come together with effortless ease.



WET ROOM



WET ROOM



LEVEL-ACCESS SHOWER

An open, generous
approach.



INDIVIDUAL CONTROL

Comfort set before
stepping inside.



WARMED & READY

Chrome heated
towel rail.



WET ROOM

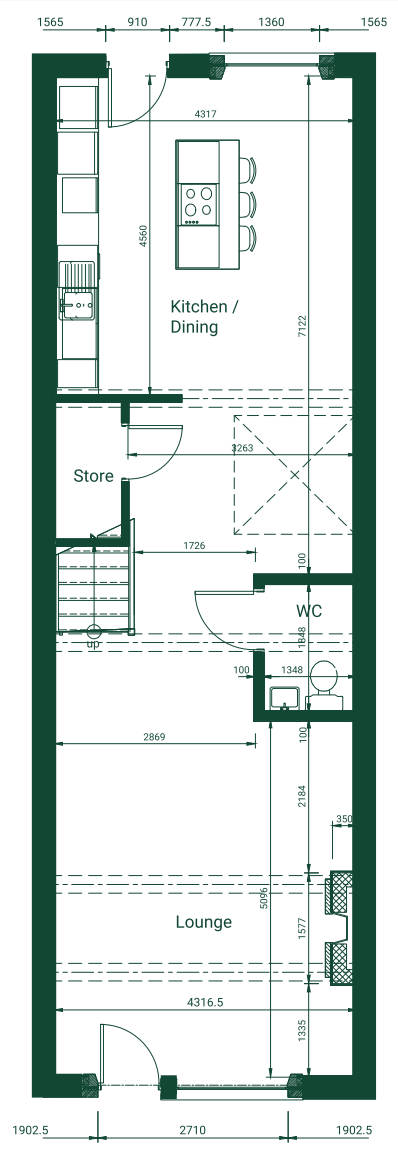
EVERYDAY EASE

Practicality, elegantly handled

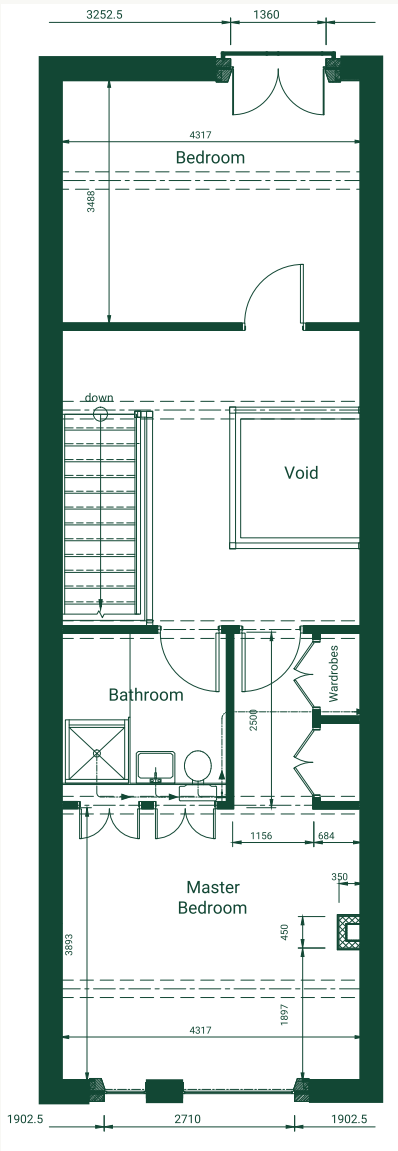
A level-access shower, independently controlled water temperature and carefully positioned support rails make the room comfortable and easy to use, while stone-effect tiling, an illuminated mirror and chrome finishes keep the look beautifully contemporary.

The shape of Kingfisher

FLOOR PLAN



DOWNSTAIRS



UPSTAIRS

1,296 SQ FT

TOTAL AREA (APPROX)

Perfectly placed within the Village

POSITION

Kingfisher Cottage overlooks the landscaped pond, with two private parking spaces located just moments away.



01

KINGFISHER COTTAGE

02

TWO PRIVATE PARKING SPACES

A Village created with purpose

Established in 2004, Birtle Brook was created to offer the best of both worlds: the privacy and independence of your own Cottage, together with the warmth of a welcoming, thoughtfully designed Village.

Every aspect was purposefully planned from the outset. The positioning of the Cottages, pathways, gardens and open spaces was planned to create a natural balance between privacy, connection and peace of mind.

The result is a Village that feels private without feeling isolated—an established setting where beautifully designed Cottages sit comfortably within mature, landscaped surroundings.



PRIVACY & CONNECTION

A place where friendships grow



Each Cottage is carefully positioned to retain its privacy while remaining naturally connected to Village life.

From your window, you might see one of the gardeners tending the grounds and offering a friendly wave—a reassuring reminder of the familiar community beyond your door.

Parking was planned with equal care. Spaces remain conveniently visible from the Cottages while being sensitively incorporated into the landscaping.

Community at Birtle Brook develops naturally. Like-minded neighbours can meet and conversations become friendships, with opportunities to connect whenever you choose—yet how involved you wish to be is entirely up to you.



BEAUTIFUL
COTTAGES



LANDSCAPED
GROUNDS



NATURAL
COMMUNITY

ENJOY EVERY DAY, YOUR WAY

II

Life beyond your front door

LIFESTYLE

Created exclusively for 55+, Birtle Brook offers the independence of your own private Cottage, beautifully maintained surroundings and fewer everyday responsibilities.



PRIVATE OUTDOOR SPACE

Many Cottages feature a private terrace or patio—perfect for morning coffee, outdoor dining or enjoying the surroundings.



THE DUCK POND

The picturesque duck pond offers a peaceful place to pause and enjoy the local wildlife.



VILLAGE LIFE

Shared spaces make it easy to meet like-minded neighbours—yet how involved you choose to be is entirely up to you.



COUNTRY WALKS

Enjoy beautiful local walks, with Jumbles Reservoir, Deeply Vale and the Rochdale and Pennine Ways nearby.

More time for what matters

SERVICES



Our friendly team takes care of all communal areas and upkeep throughout the year. As familiar faces around the village, they are always ready with a wave, a conversation or a helping hand when needed.

Your monthly estate contribution supports the upkeep of the landscaped grounds, communal spaces and essential village services.

It helps preserve the quality and character of Birtle Brook, leaving you free to enjoy the surroundings without the day-to-day work.



AWARD-WINNING GROUNDS

Gardens, ponds and shared spaces maintained throughout the year.



SECURITY & PEACE OF MIND

A reassuring on-site presence without ever feeling intrusive.



FRIENDLY ON-SITE TEAM

A familiar face nearby for practical help and advice.



WINTER CARE

Snow and ice cleared from roads, paths and shared areas.



OPTIONAL EXTERNAL MAINTENANCE

From cottage maintenance to caring for your garden.



OPTIONAL INTERNAL MAINTENANCE

Additional internal maintenance support is available by arrangement.

ACCESS, BOUNDARIES & RESPONSIBILITY

Kingfisher's place within Birtle Brook

SITE PLAN KEY

 KINGFISHER COTTAGE

 TWO PRIVATE PARKING SPACES

 PEDESTRIAN ACCESS

 VEHICLE ACCESS

ROUTES SHOWN ARE INDICATIVE



ARRANGE A PRIVATE VIEWING

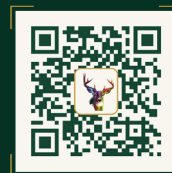
Come and experience Kingfisher Cottage and discover what makes Birtle Brook so distinctive.

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SCAN TO VIEW WEBSITE

Selected interior photographs have been digitally furnished for illustrative purposes. Furniture, furnishings and decorative accessories shown are not included in the sale. The original room layouts, dimensions, architectural features and permanent fixtures have not been altered.

These particulars are intended as a general guide and do not form part of any offer or contract. All measurements, floor areas, plans, boundaries and distances are approximate and should be independently verified. Photography, site plans and floor plans are for guidance only.