

Greenfields View

Colne

A HOME TO LOVE

**Barnfield
Homes**

Greenfields View

Greenfields View is a prestigious development of just twenty one 3 & 4 bedroom, stone built homes offering high quality build and specification.





Greenfields View is nestled on a tranquil hillside and benefits from some truly beautiful views of the surrounding scenery, including Boulsworth Hill and Trawden Forest.



General

- Grey PVC Double Glazed Windows
- Grey Wood effect composite exterior door
- Aluminum Bi Fold Doors (where applicable)
- French Doors to Patio Area (where applicable)
- Energy saving cavity walls & roof insulation
- Walls, ceilings & woodwork painted white throughout
- Flush American White Oak interior doors
- Brushed steel door furniture
- Double electric socket and LED light to the garage
- Integrated electric garage door with key fob
- 2 Year Barnfield Homes Guarantee
- 10 Year Premier Guarantee
- Traditional build
- All properties are freehold

Mechanical & Electrical

- Brushed steel downlighters to kitchen and bathrooms
- Brushed steel switchplates & sockets throughout
- TV point in Lounge & Master Bedroom
- TV point in all bedrooms and in Family Room
- Telephone point in Lounge & Master Bedroom
- Gas central heating with energy efficient boiler
- Thermostatic radiator valves where applicable
- Intruder alarm, door bell & smoke detectors
- External lighting



Kitchen

- Choice of kitchen cabinet, worktop & handles
- Integrated single electric fan oven
- Five Burner Gas Hob
- Integrated fridge/freezer
- Integrated dishwasher
- Space with plumbing & power for washing machine in utility
- Choice of ceramic floor tiling to kitchen

Downstairs WC

- Choice of ceramic tile splashback
- Choice of ceramic floor tiling

Bathroom

- Contemporary white sanitaryware with Hansgrohe fittings
- Thermostatic shower to bathroom/ensuite where applicable
- Contemporary heated ladder-style towel rail
- Choice of ceramic tiling - half height & full height behind shower
- Choice of ceramic floor tiling

External

- Block-paved driveways
- Turfed front & rear gardens (where applicable)
- Timber fence to boundaries
- Double drive

En-suite

- Choice of ceramic wall tiling half height to all walls, full height tiling behind shower
- Choice of ceramic floor tiling
- Stainless steel downlighters





When it comes to a great place to live, Colne is the place to be.

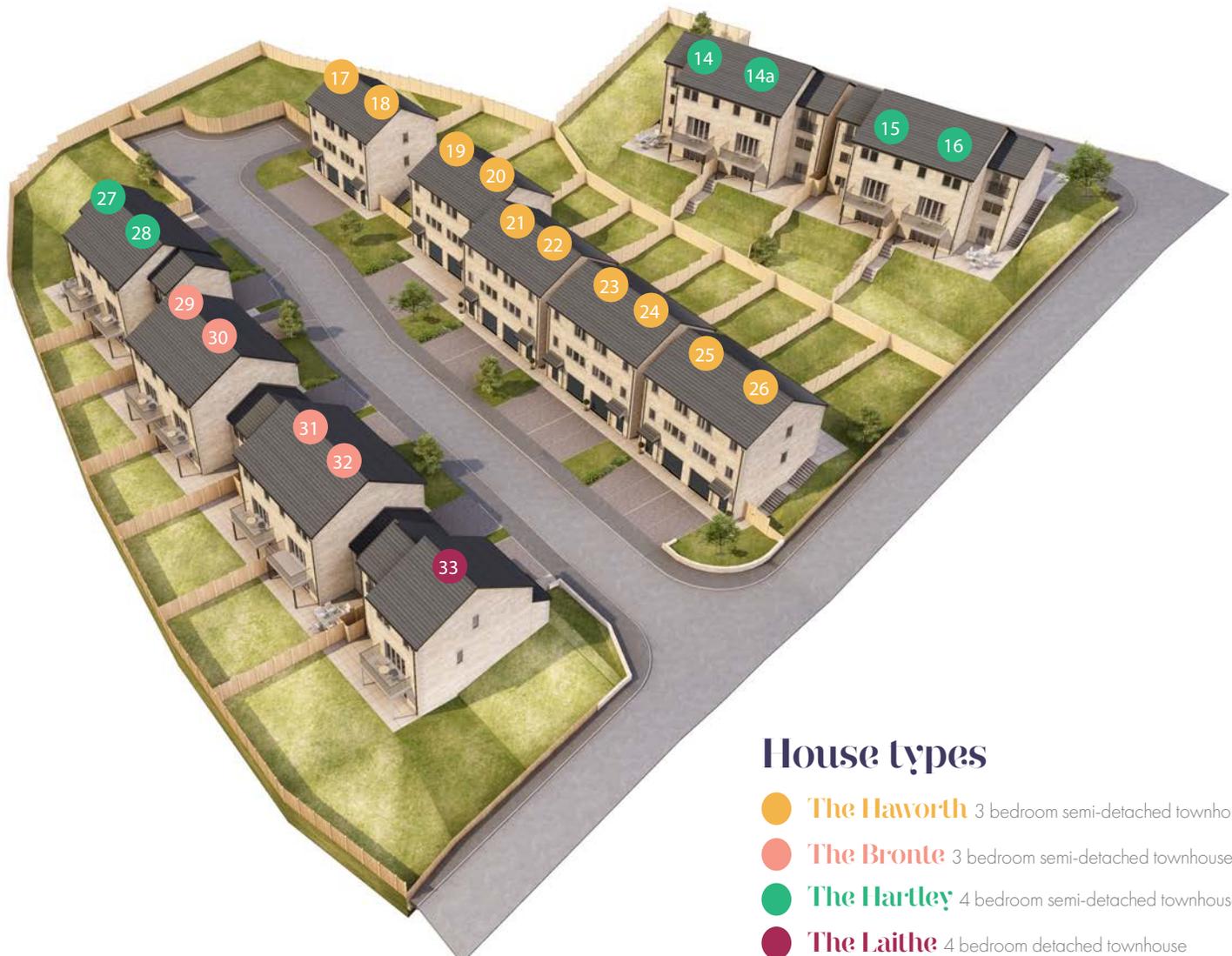
The area is known for various beauty spots, a small selection including Lake Burwain, Noyna Rocks, Ball Grove Country Park and Wycoller all offering outstanding views which are among the best in Lancashire.

There are great opportunities for leisure, with cycling, walking, sailing on Lake Burwain with the stunning backdrop of Pendle Hill and golfing which can also be enjoyed in the countryside setting of Colne Golf Club.

Neighbouring Colne town centre with its thriving independent shops, restaurants, bars and theatres is handy for this development and the North Valley Retail Park for national stores and supermarkets is just around the corner.

Greenfields View is in the catchment area for the sought after Park High School and a number of the local primary schools.

Each generous plot compromises spacious modern living over three floors with large landscaped gardens, offering a unique way of living.



The Haworth

3 bedroom semi-detached townhouse



Ground Floor

| | |
|---------|---------------------------|
| Garage | 6 x 3m (19.7 x 9.8ft) |
| Utility | 2.9 x 4.3m (9.5 x 14.1ft) |
| WC | 1.9 x 1m (6.2 x 3.2ft) |

First Floor

| | |
|------------------|---------------------------|
| Kitchen / Dining | 2.9 x 5.4m (9.5 x 17.7ft) |
| Living | 5.2 x 3m (17 x 9.8ft) |
| Study | 1.9 x 2.3m (6.2 x 7.5ft) |

Second Floor

| | |
|-------------------|---|
| Master Bedroom | 3.5 x 3.2m (11.5 x 10.5ft) |
| En-suite | 1.4 x 2m (4.75 x 6.5ft) |
| Bedroom 2 | 2.9 x 3m (9.5 x 9.5ft) |
| Bedroom 3 | 2.9 x 2.3m (9.5 x 7.5ft) |
| Bathroom | 1.9 x 2.1m (6.2 x 6.8ft) |
| Total Area | 131m² / 1,412ft² |

Plots



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* All measurements are approximate

The Bronte

3 bedroom semi-detached townhouse



Lower Ground Floor

| | |
|-------------|----------------------------|
| Garden Room | 9.7 x 5.4m (31.8 x 17.7ft) |
| Snug | 1.7 x 2.3m (5.5 x 7.5ft) |
| Store | 1.9 x 3.0m (6.2 x 9.8ft) |
| Utility | 4.7 x 3.0m (15.4 x 9.8ft) |
| WC | 0.9 x 2.3m (2.9 x 7.5ft) |

Ground Floor

| | |
|------------------|-------------------------|
| Garage | 5.9 x 3m (19.3 x 9.8ft) |
| Living | 5.4 x 4m (17.7 x 13ft) |
| Kitchen / Dining | 9.6 x 3m (31.4 x 9.8ft) |
| WC | 2.4 x 1m (7.8 x 3.2ft) |

First Floor

| | |
|-------------------|---|
| Master Bedroom | 3.6 x 3m (11.8 x 9.8ft) |
| En-suite | 1.2 x 2.5m (3.9 x 8.2ft) |
| Bedroom 2 | 4.5 x 3m (14.7 x 9.8ft) |
| Bedroom 3 | 4 x 2.2m (13.1 x 7.2ft) |
| Bathroom | 2.3 x 2.2m (7.5 x 7.2ft) |
| Total Area | 203.4m² / 2,189ft² |

Plots

29 30 31 32



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* All measurements are approximate

The Hartley

4 bedroom semi-detached townhouse



Lower Ground Floor

| | |
|-------------|----------------------------|
| Garden Room | 9.7 x 5.4m (31.8 x 17.7ft) |
| Snug | 1.7 x 2.3m (5.5 x 7.5ft) |
| Store | 1.9 x 3m (6.2 x 9.8ft) |
| Utility | 3 x 3m (9.8 x 9.8ft) |
| WC | 0.9 x 2.3m (2.9 x 7.5ft) |

Ground Floor

| | |
|------------------|--------------------------|
| Garage | 5.9 x 3m (19.3 x 9.8ft) |
| Living | 5.4 x 4m (17.7 x 13.1ft) |
| Kitchen / Dining | 9.6 x 3m (31.4 x 9.8ft) |
| WC | 2.4 x 1m (7.8 x 3.2ft) |

First Floor

| | |
|----------------|--------------------------|
| Master Bedroom | 4.5 x 3m (14.7 x 9.8ft) |
| En-suite | 1.2 x 3m (3.9 x 9.8ft) |
| Bedroom 2 | 3.9 x 3m (12.7 x 9.8ft) |
| Bedroom 3 | 3.9 x 3m (12.7 x 9.8ft) |
| Bedroom 4 | 2.8 x 2.3m (9.1 x 7.5ft) |
| Bathroom | 2.3 x 2.2m (7.5 x 7.2ft) |

Total Area 225m² / 2,421ft²

Plots

14 14a 15 16 27 28



* All measurements are approximate

The Laithe

4 bedroom detached townhouse



Lower Ground Floor

| | |
|-------------|----------------------------|
| Garden Room | 9.7 x 5.4m (31.8 x 17.7ft) |
| Snug | 1.7 x 2.3m (5.5 x 7.5ft) |
| Store | 1.9 x 3m (6.2 x 9.8ft) |
| Utility | 4.7 x 3m (15.4 x 9.8ft) |
| WC | 0.9 x 2.3m (2.9 x 7.5ft) |

Ground Floor

| | |
|------------------|--------------------------|
| Garage | 5.9 x 3m (19.3 x 9.8ft) |
| Living | 5.4 x 4m (17.7 x 13.1ft) |
| Kitchen / Dining | 9.6 x 3m (31.4 x 9.8ft) |
| WC | 2.4 x 1m (7.8 x 3.2ft) |

First Floor

| | |
|-------------------|---|
| Master Bedroom | 4.5 x 3m (14.7 x 9.8ft) |
| En-suite | 1.2 x 3m (3.9 x 9.8ft) |
| Bedroom 2 | 3.9 x 3m (12.7 x 9.8ft) |
| Bedroom 3 | 3.9 x 3m (12.7 x 9.8ft) |
| Bedroom 4 | 2.8 x 2.3m (9.1 x 7.5ft) |
| Bathroom | 2.3 x 2.2m (7.5 x 7.2ft) |
| Total Area | 227.5m² / 2,450ft² |

Plots

33

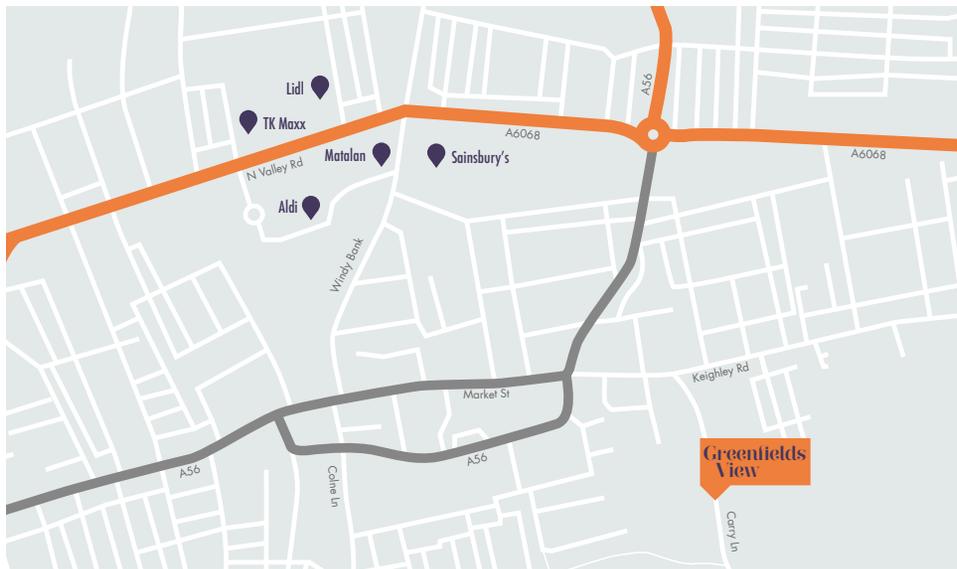


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* All measurements are approximate



A great place to live.

Greenfields View,
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Barnfield Homes



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Barnfield Homes



A development by Pearl2 on behalf of Barnfield Homes

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