



Quarry Cottages, Brinscall



Introduction to the new you.



Quarry Cottages is an imaginative new development of four traditional, but contemporary detached residences located within the charming village of Brinscall in Chorley, Lancashire. Quarry Cottages are surrounded by acres of precious greenbelt and open countryside, the properties offer the best of both worlds, being immersed in rural life with countryside walks and cycle routes available from the doorstep of this exclusive development, yet just a short walk or drive away from village amenities. Brinscall is a very sort after location that is perfectly located just a short drive to Chorley and Bolton with the Middle Brook shopping plaza and restaurants only 15 minutes away. With local train station located in Buckshaw Village these well-placed luxury homes are ideal for commuters with regular direct services to London, Manchester and Preston.

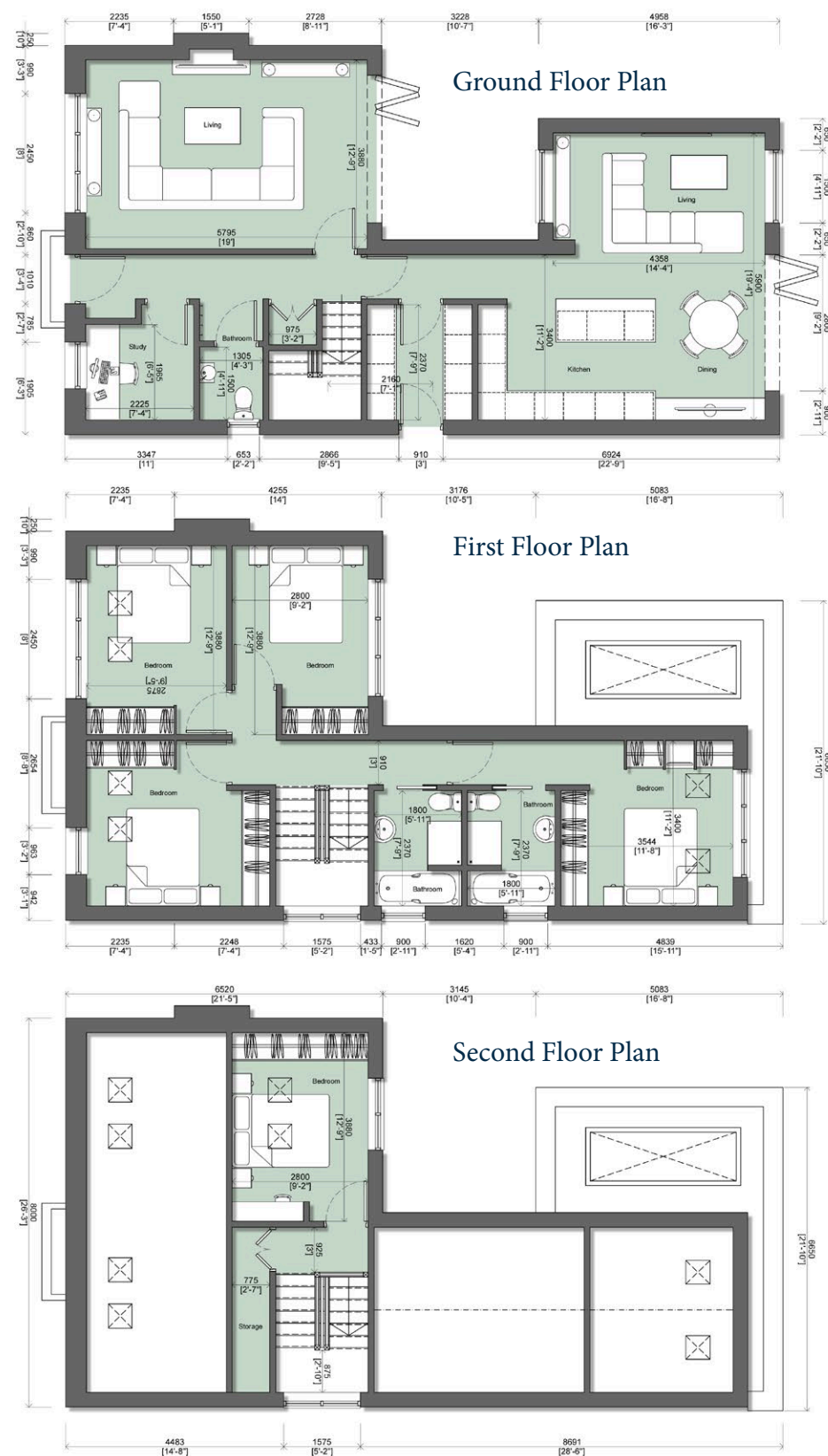


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Quarry Cottages have been exquisitely designed by multi-award-winning architectural practice, Studio SDA Architecture, who have designed properties that offer strikingly original design and an inspired use of traditional and modern materials that allow the homes to make a confident architectural statement whilst complementing their picturesque natural setting. The homes are crafted from natural stone, cast stone and stucco render under a slate roof. Within the 2,022 sq. ft homes are a mixture of open plan living modern living spaces and more formal accommodation, the residences have been tailored to suit today's modern families with busy lifestyles, including a kitchen and dining area which flows through into a separate living area with aspect views of the large rear south-east facing private gardens.

Quarry Cottages Plot 1



Kitchens

- Contemporary painted wood shaker kitchens with Corian work surfaces
- A range of high-quality integrated appliances
- Quooker hot water tap

Bathrooms

- Stunning modern bathroom suites and brassware by Italian inspired designers, Tissino high quality porcelain tiling in all bathrooms and en-suites

Electrical

- Energy efficient LED down lighters to all main living areas, halls, bathrooms and en-suites
- Generous supply of power points throughout
- TV points to family room, living room and all bedrooms

Renewable Heating

- Air-source heat pump and underfloor heating
- Electric heated towel rails in all bathrooms and en-suites

Doors & Woodwork

- Composite timber effect front door with security locks
- Painted, panelled internal doors with luxury ironmongery
- Deep profiled skirting and architraves throughout

Decoration

- Woodwork finished in white satinwood
- Internal walls in neutral shades of emulsion
- Ceilings smooth finished and painted white emulsion

Safety & Security

- House alarm with PIR detectors and door contacts
- External lighting with PIR sensors to front and rear
- Mains connected smoke detectors
- Multipoint locking doors and windows

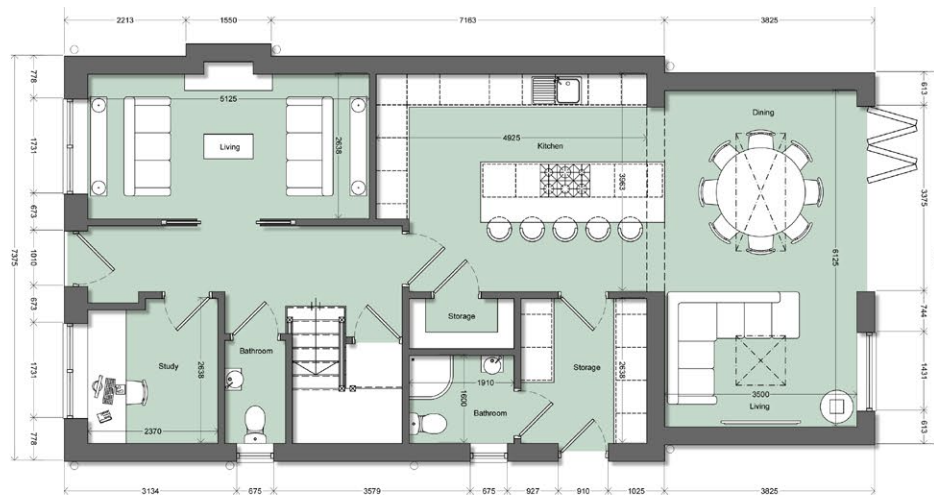
External Areas

- External parking for three vehicles
- Paved patio area within the garden
- Turfed rear gardens
- Outside tap

Total Internal Area of Plot 1 – 1,724sq. ft or 160.2m²



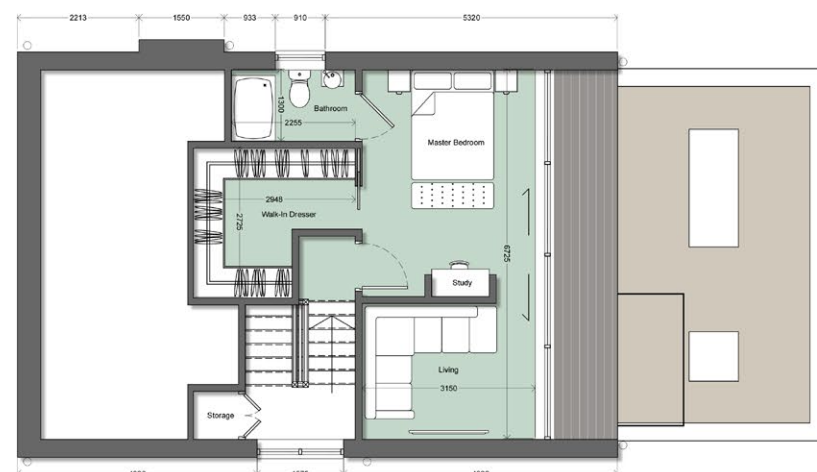
Quarry Cottages Plots 2, 3 and 4



Ground Floor Plan



First Floor Plan



Second Floor Plan

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Total Internal Areas of Plots 2, 3, 4 - 2,022 sq. ft or 187.9m²



Quarry Cottages Site Plan

Quarry Cottages is situated within a prime location in the village of Brinscall. The four plots present on the site have untouched views of Lancashire's roaring countryside, with the inclusive benefit of having easy access to the facilities and community that Brinscall offers, yet far enough away to have your very own independent slice of paradise.

A view into Brinscall Goit



This view could be yours.





Quarry Cottages, Brinscall

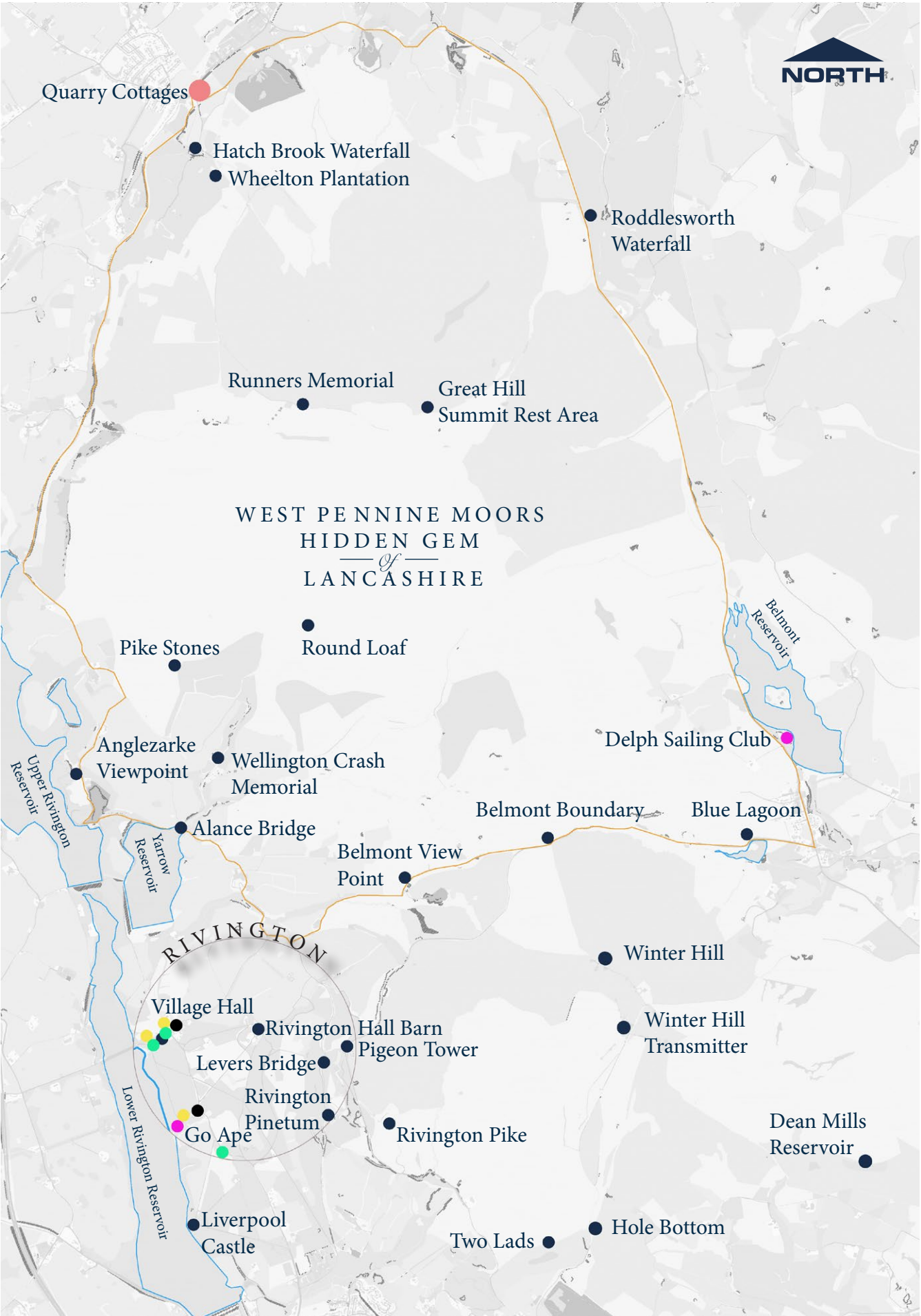
The Surrounding Area

The local area around Quarry Cottages is full with the incredible Lancashire country landscape. This setting is a walkers and cyclists heaven, sitting next to the West Pennine Moors, surrounded by local historical landmarks and incredible views all around. The open countryside provides access to amazing sets of activities such as the Bolton Sailing Club on the Belmont Reservoir and Go Ape outdoor adventure park in Rivington. There are many nature trails within the surrounding area, demonstrating ancient woods, dramatic cliff tops, wild parklands, trails and pristine manicured gardens. You're spoilt for choice when it comes to finding a local walk from Quarry Cottages.

Explore beyond the boundaries of historic Lancashire towns from Chorley to Bolton, Ramsbottom to Darwen and you'll find a hidden gem, the West Pennine Moors. This 90-square-mile area of wild, unspoilt countryside is a rural haven and a perfect contrast to the nearby towns. The best way to discover this diverse patchwork of wildlife-rich moorland with its numerous reservoirs, historic villages and dense woodland is on foot. Numerous walking paths criss-cross the region and there are trails for every experience level. The Darwen Tower Walking Route is just two miles long but when you reach the summit you're rewarded with spectacular views from Jubilee Tower, which was built at the end of the 1800s to celebrate Queen Victoria's Diamond Jubilee. More experienced hikers might like the Anglezarke Trail, a 5.5 mile circular route through woods and fields around this picturesque reservoir. Or discover the Rivington Reservoir on a family bike ride around the Rivington Cycle Route, which passes Liverpool Castle, Rivington Hall Barn and Rivington Pike. Other popular activities on the West Pennine Moors include fishing, bird watching and UFO spotting!

Key:

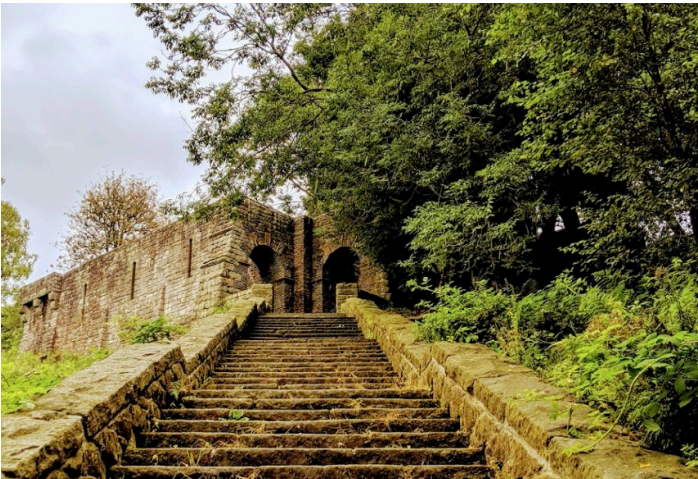
- Schools
- Churches
- Landmarks
- Reservoir
- Nature Cycle/Walk
- Activity Space
- Social Space
- Site
- Primary Route



Views from the Pennines



Rivington Pike



Rivington's Terraced Gardens



Rivington's Pigeon Tower



The Local Area



Brinscall is a pretty village with a range of essential services available. These services include a convenience store, post office, dentist, doctor's surgery, veterinary practice, beauticians, pre-schools and a widely acclaimed butcher, there are also several local pubs all serving excellent food. Brinscall has two Ofsted 'Outstanding' primary schools and the surrounding area also has a number of public and private education options available nearby that include St Michaels (Secondary Public), Bolton School and Moorlands (Primary and Secondary Private) to name a few. Further wider amenities include shops, retail and education are available at Chorley, Bolton and Preston's shopping centres, that include M&S, Booths, Waitrose and Sainsburys supermarkets, a cosmopolitan choice of restaurants and cafés and a wide range of independent shops and boutiques, leisure centres, and cinemas. This unique development will allow you to immerse yourself in an many of the important parts of Chorley's history such as visiting Astley Hall, a Grade I listed Renaissance country house, built within 110 acres of vast open landscape offering families, friends, the young and the old a great day out.



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