

# PENDLE FARM

WORSTHORNE, LANCASHIRE

*3 and 4 bedroom luxury stone-built homes*



# FROM OUR FAMILY TO YOURS

At Skipton Properties, we're more than builders of exceptional homes. We're a female-led and family-run business with a passion for creating thriving communities. Our highly skilled team is committed to exceeding expectations through outstanding quality and expert craftsmanship.

We believe a home is more than just a place to live; it's the foundation for a happy and fulfilling life. With **New Homes, Reimagined**, we want to inspire homeownership for generations with homes that set us apart and are infused with our family's warmth, care, and love.



Caroline, Sarah and Luke





# WORSTHORNE LIVING



Nestled within the idyllic countryside of Lancashire, Pendle Farm boasts 28 homes, each meticulously crafted to exude elegance and sophistication. From the moment you arrive, you'll be captivated by the picturesque surroundings and the timeless beauty of the architecture.

Our development features a variety of two and three-storey homes, providing ample space and flexibility to suit your lifestyle needs. Whether you're seeking a cosy retreat or a spacious family residence, Pendle Farm offers a range of house types to accommodate your preferences.

Situated in the heart of Worsthorne, Pendle Farm offers convenient access to local amenities and attractions including The Woodland Spa, Townley Hall Park and Prairie Sports Village, all of which offer recreational activities.

For your everyday needs, Tesco superstore is just a brief drive away, ensuring easy access to groceries and essentials. Additionally, a short trip into Burnley town centre offers many other retail establishments, providing convenience and variety for your shopping needs.

Experience the epitome of village living at Pendle Farm, where timeless elegance meets modern convenience. Discover your dream home amidst the serene landscapes of Worsthorne and make Pendle Farm your own slice of countryside paradise.



# The Regent

A 3 BEDROOM HOME

# The Regent

A stunning random stone-built home combining classic elegance with modern comfort. The spacious hallway leads to an expansive open-plan kitchen and dining area, perfect for family gatherings.

The cosy lounge, with double patio doors, opens onto a private garden, seamlessly blending indoor and outdoor living.

Upstairs, three well-proportioned bedrooms offer comfort and flexibility, including a luxurious master with an en-suite. A stylish family bathroom completes the layout. The Regent—crafted for timeless charm and contemporary family living.

## The Regent

Plots: 2, 5, 6, 24, 25 & 26

CGI images for new homes are for illustrative purposes only. Actual construction may vary. Details subject to change. Refer to official documentation for accurate information.

## GROUND FLOOR

Kitchen / Dining  
12' - 1" x 16' - 5"

Lounge  
15' - 5" x 10' - 10"

Store  
2' - 11" x 3' - 8"

WC  
5' - 3" x 3' - 5"

## FIRST FLOOR

Bathroom  
6' - 7" x 6' - 7"

Bedroom 1  
8' - 6" x 11' - 9"

Bedroom 2  
8' - 6" x 12' - 1"

Bedroom 3  
6' - 7" x 8' - 8"

En-suite  
8' - 6" x 2' - 11"



FLOOR AREA - 850ft<sup>2</sup>

## Key Features :

- Timeless random stone exterior
- Open-plan kitchen and dining area
- Master Bedroom with En-Suite
- Cosy lounge with Double Patio Doors
- Three spacious bedrooms
- Energy-Efficient Features

# The Regent

3D floorplan is intended for illustrative purposes only. Final specifications may vary.



GROUND FLOOR



FIRST FLOOR

Experience the perfect harmony of classic charm and modern comfort with The Regent—a home thoughtfully designed for elegant, everyday family living.



# The Pebble

A 3 BEDROOM HOME



# The Pebble

This charming random stone-built home welcomes you with a spacious hallway leading to an open-plan kitchen and dining area, perfect for family gatherings.

The ground floor includes a cosy living room that opens to a landscaped garden for outdoor relaxation, as well as a convenient WC and two storage spaces.

Upstairs, find three inviting bedrooms, with the master offering a private en-suite, plus a well-appointed family bathroom.

With rustic elegance and modern comfort, The Pebble embodies serene, countryside living in a contemporary layout

## The Pebble

Plots: 1

CGI images for new homes are for illustrative purposes only. Actual construction may vary. Details subject to change. Refer to official documentation for accurate information.

## GROUND FLOOR

Kitchen / Dining  
19' - 1" x 9' - 5"

Lounge  
15' - 5" x 10' - 6"

Store 1  
4' - 5" x 1' - 8"

Store 2  
2' - 7" x 2' - 7"

WC  
5' - 5" x 3' - 0"

## FIRST FLOOR

Bedroom 1  
12' - 5" x 9' - 5"

Bedroom 2  
8' - 6" x 10' - 11"

Bedroom 3  
6' - 7" x 7' - 7"

Bathroom  
6' - 4" x 6' - 1"

En-suite  
4' - 8" x 9' - 5"



FLOOR AREA - 880ft<sup>2</sup>

## Key Features:

- Timeless random stone exterior
- Open-plan kitchen and dining area
- En-suite master bedroom
- Cosy living room with garden access
- Separate lounge/living space
- Three inviting bedrooms & family bathroom

# The Pebble

3D floorplan is intended for illustrative purposes only. Final specifications may vary.



GROUND FLOOR



FIRST FLOOR

The Pebble, where rustic charm meets modern comfort. This picturesque random stone-built home features an open-plan kitchen and dining area, cosy living spaces, and serene garden access.



# The Blenheim

A 4 BEDROOM HOME

# The Blenheim

A spacious family home blending modern living with traditional elegance. Enter through a charming hallway into an open-plan kitchen and dining area, with an adjoining utility room for added convenience.

The ground floor also includes a cosy lounge that flows into the dining area, with double patio doors opening onto the garden—perfect for al fresco dining.

Upstairs, four bedrooms provide ample space, including a master with a private en-suite. Two double bedrooms and a single bedroom offer flexibility, while a well-appointed family bathroom completes the layout. The Blenheim—crafted for comfort and versatility.

## The Blenheim

Plots: 3, 4, 19, 20, 23

CGI images for new homes are for illustrative purposes only. Actual construction may vary. Details subject to change. Refer to official documentation for accurate information.

## GROUND FLOOR

Kitchen / Dining  
17' - 2" x 11' - 2"

Lounge  
10' - 1" x 16' - 0"

Garage  
9' - 10" x 19' - 8"

WC  
2' - 9" x 6' - 7"

Utility  
9' - 10" x 4' - 11"

Store 1  
2' - 8" x 3' - 1"

## FIRST FLOOR

Bedroom 1  
10' - 9" x 15' - 4"

Bedroom 2  
9' - 7" x 14' - 5"

Bedroom 3  
9' - 8" x 12' - 9"

Bedroom 4  
7' - 3" x 7' - 0"

Bathroom  
7' - 1" x 9' - 1"

En-suite  
10' - 6" x 3' - 11"

Store 2  
2' - 10" x 2' - 8"



FLOOR AREA - 1136ft<sup>2</sup> (excluding garage)

## Key Features :

- Four inviting bedrooms
- Open-plan kitchen and dining area
- Integrated garage and utility
- Cosy lounge
- Master bedroom with En-suite
- Built with random stone

# The Blenheim

3D floorplan is intended for illustrative purposes only. Final specifications may vary.



GROUND FLOOR



FIRST FLOOR

Experience the perfect blend of functionality and style with The Blenheim — a home designed to enhance your everyday living experience while maintaining timeless appeal.

# More Homes Coming Soon!

The Regent (*Lifetime*)

A 3 BEDROOM HOME

The Pebble (*Lifetime*)

A 3 BEDROOM HOME

The Oxford

A 3 BEDROOM HOME

The Craven

A 3 BEDROOM HOME

The Mayfair (*Lifetime*)

A 3 BEDROOM HOME

The Berkeley

A 4 BEDROOM HOME

The Berkeley (*Lifetime*)

A 4 BEDROOM HOME

The Marlborough (*Lifetime*)

A 4 BEDROOM HOME

The Grosvenor

A 4 BEDROOM HOME

The Grosvenor (*Lifetime*)

A 4 BEDROOM HOME

'Lifetime' homes are designed with subtle adjustments to enhance accessibility and future adaptability, ensuring your home is ready for every stage of life.

# Our Previous Random Stone Developments



# Your Energy Efficient Home

**New Build Homes** can potentially save you **£1980** annually on your bills. The average new build house uses 65% less energy than older houses.

Source - Watt a Save

**Optimal insulation efficiency** could translate into reduced expenditures on heating. Argon filled double glazing keeping your home warm.

**Solar panels as standard positioned to maximise their output!** Helping you lower your electricity expenses.

**EV charging** point in every home to reduce our reliance on fossil fuels.

New build homes emit **65% less carbon** a year. The average new build home emits 1.22 tonnes of carbon per year, older homes an average emit 3.51 tonnes per year.

**Water saving taps and showers** mean you use less water.





# Awards

**Skipton Properties** has been recognised with numerous prestigious awards, most recently being recognised as a finalist in the 2024 Yorkshire Post Awards for 'Best Family Business' and winning multiple LABC Warranty awards for site and construction excellence.

Past developments, such as The Rise and Ebor Mills, have received recognition for their design and craftsmanship, with honours including Best Large Housebuilder and Residential Developer of the Year 2023. These awards highlight our dedication to delivering exceptional homes and thriving communities.





## MORTGAGE ADVICE

---

We work closely with the Mortgage Advice Bureau to ensure you find the right mortgage for you.



## NHQC

---

We are newly registered with the New Homes Quality Code, giving you complete peace of mind when buying a new home.



## RESERVATIONS

---

We're here to help every step of the way. For further information on our reservation process please see our website.

# Trust and Transparency

## New Homes Quality Code (NHQC)

The New Homes Quality Code (NHQC) is an independent, not-for-profit organisation designed to make the process of buying a home fairer and more transparent for our customers.

Skipton Properties comply with the NHQC code of practice, to ensure that you have all the correct and reliable information throughout your home purchase, from when you initially walk into our sales suite, through to two years after you've moved into your home. For more information on the NHQC code of practice, please speak with your Sales Advisor.

## Peace of Mind

We believe our extensive experience should provide you with confidence when choosing to buy from us. However, to ensure your complete peace of mind, all our homes are backed by a 10-year LABC warranty. It includes two periods: Defects Insurance Period (valid for 2 years from warranty commencement) Structural Insurance Period (years 3 – 10) You will be given your policy document at reservation.



# Customer Stories

“



“We moved into our new Skipton Properties home in August and the house **instantly felt like home**. Skipton Properties have gone above and beyond to make the process as simple and enjoyable as possible. The house is built to perfection and the craftsmanship inside is **exceptional**.”

“



“We have been **very happy** with Skipton properties. They made our buying and selling experience very easy for us. As we had a newborn baby they allowed us the flexibility of moving in over a few days and sorted out any issues very quickly. **We love our new home!**”

“



“We absolutely **love our new home** built by Skipton Properties. The development is not only beautiful but fits in perfectly with the local area. We only wish more developers were building such beautiful, well considered and **high quality homes**, you are given the feeling they truly care about making your home **perfect**.”

“



“We purchased our first home through Skipton Properties, and as first-time buyers, we were extremely grateful for how **seamless** they made the whole process. The house was finished to an **exceptional standard**.”

# CONTACT US

To Book Your Appointment

[pendlefarm@skiptonproperties.com](mailto:pendlefarm@skiptonproperties.com)



Pendle Farm,  
Ormerod Street, Worsthorne  
BB10 3NU

01282 506860

What Three Words  
[humble.villa.closer](https://www.what3words.com/humble.villa.closer)