



# CROFT MILL

FOULRIDGE, LANCASHIRE





## FROM OUR FAMILY TO YOURS

At Skipton Properties, we're more than builders of exceptional homes. We're a 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.



BEAUTIFULLY DESIGNED,  
QUALITY STONE-BUILT HOMES  
FROM OUR FAMILY TO YOURS

*Sarah and Caroline*



# LIFE AT CROFT MILL

Nestled within the picturesque locale of Foulridge, Lancashire, an exquisite residential development awaits. Seventeen remarkable two-storey homes crafted from natural stone grace this landscape, each boasting an alluring style and unique charm.

Within this collection of 17 homes, thirteen are thoughtfully designed with three bedrooms, while four offer four bedrooms, all meticulously crafted from natural stone. These residences also incorporate solar panels, a testament to our energy and financial efficiency dedication. Ideally located in the heart of Foulridge, our homes cater to those searching for a serene village lifestyle.

Our recommendations in the local area:

For families:

Thornton Hall Farm Park and Country Hall – A great day out for all the family, with a brilliant indoor play area, so come rain or shine there is something to do here with the kids.

Akincoats Park – Featuring sports grounds, play areas and a lovely cafe.

Eating out:

Four Elephants – Within easy walking distance from Croft Mill, you'll discover a charming family-owned Indian restaurant offering delightful cuisine.

Beauty:

Darpo Hair – Just steps away from the development, you'll find an exceptional hairdressing salon. What's even more enticing is that all our homebuyers receive a £25 voucher in their welcome basket.

Supermarkets:

Sainsbury's – You'll find this superstore an easy drive. It's located 4 minutes drive from the development.

Aldi – A little further down from Sainsbury's you'll find Aldi and so much more in the industrial estates that surrounds it.







# *The Ashton*

*Rediscover a beloved classic: a three-bedroom semi-detached home*



# THE ASHTON

An old-time favourite! The Ashton is an alluring house style with cleverly designed accommodation that balances open-plan spaces and separate rooms.

Boasting three well-appointed bedrooms, two double and one generous single, this residence offers a blend of comfort and sophistication through our classic specification.

Stretching past the façade, the front entrance of the residence expands into a sheltered porch, adding a touch of charm. This entranceway seamlessly transitions into the hallway, featuring an ascending staircase to the first floor and an entrance to the inviting living room. Beyond lies a set of double doors that unveil an open lobby area. Here, an intelligently designed layout unfolds a convenient W.C. on one side, under-the-stairs storage on the other, and directly ahead, an expansive amalgamation of the kitchen and dining space. A delightful feature of this room is the additional double doors that grant passage to the turfed garden.

Ascending to the upper level, a central landing serves access to two identically sized double bedrooms and one generous single. Among them, the master bedroom stands out, offering an impressively spacious area that allows for the creation of a private dressing space. All bedrooms share a family bathroom adorned with a three-piece suite. There is also further storage on this floor.

The image on the right showcases an a detached Ashton home previously constructed at Bolton Gardens, Silsden. It's important to mention that our specifications are tailored uniquely for each development.

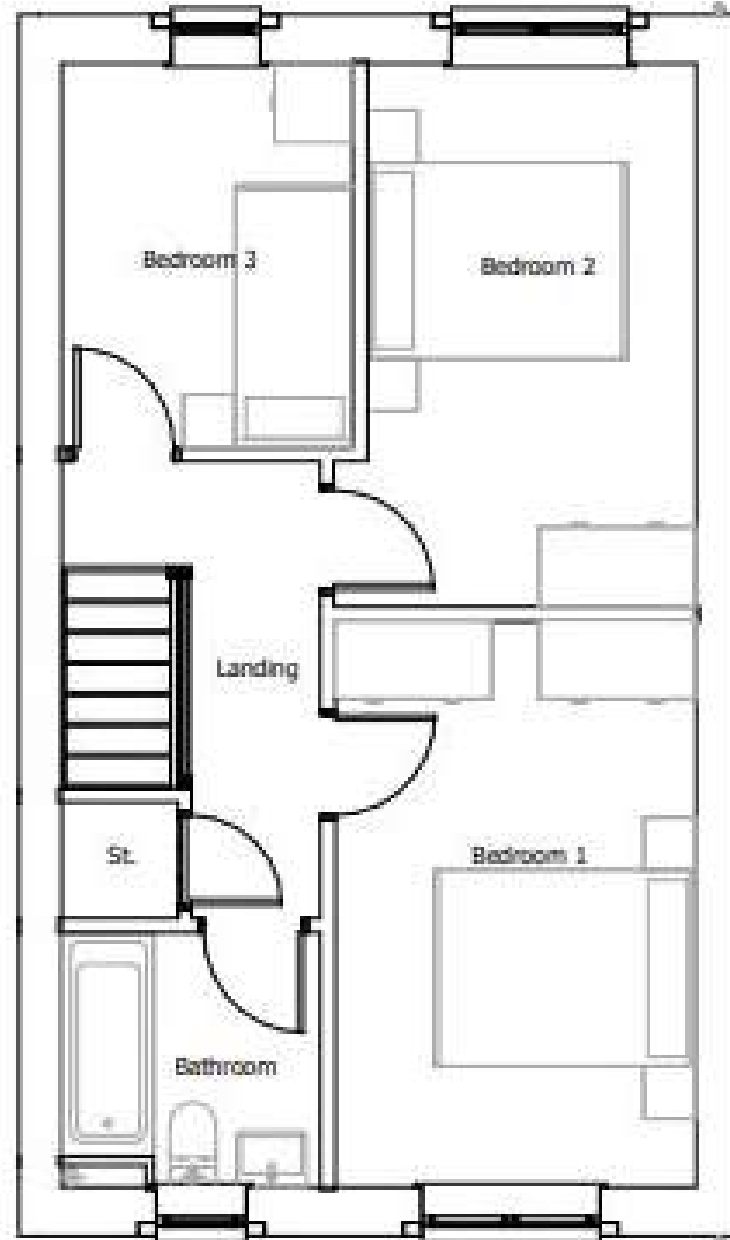
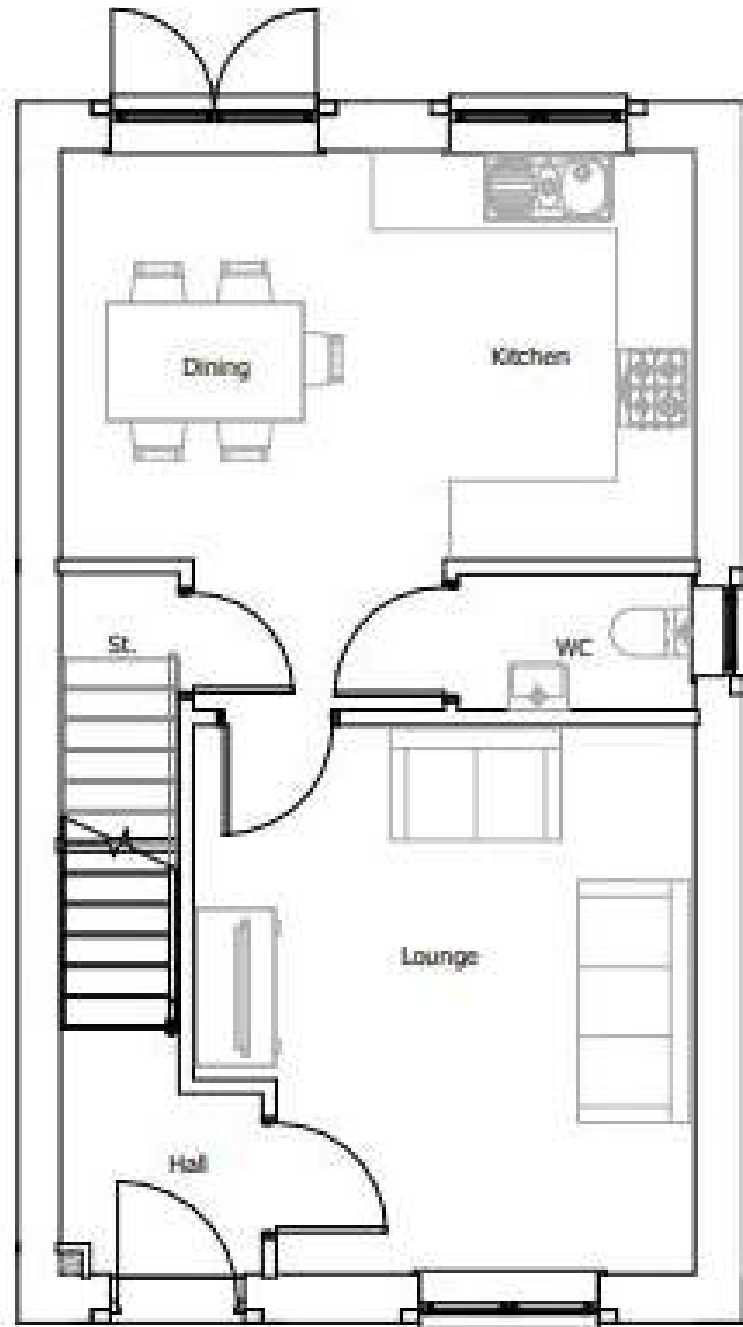




# THE ASHTON

Floor area – 895 ft<sup>2</sup>

- 3 well appointed bedrooms
- Open plan kitchen/dining
- Cleverly designed accommodation



Lounge	13'-9" x 12'-7"
Kitchen/dining	15'-11" x 10'-3"
WC	5'-11" x 3'-5"
Store	3'-0" x 6'-8"
Bedroom 1	9'-1" x 14'-2"
Bedroom 2	8'-3" x 13'-7"
Bedroom 3	7'-3" x 9'-7"
Bathroom	6'-6" x 6'-5"
Store	2'-11" x 2'-11"





# *The Lamb*

Two charming three-bedroom  
semi-detached homes



# THE LAMB

Introducing The Lamb—two charming semi-detached three-bedroom homes that effortlessly combines comfort and practicality.

As you step inside, the welcoming hallway sets the tone for the delightful experience ahead. You have two options from here: to the right, the cosy lounge awaits, or you can choose to ascend the staircase. Turning into the lounge, relaxation takes over, providing a perfect spot to unwind. Moving forward, the lounge gracefully transitions into the open-plan kitchen and dining area. From here, a lobby opens up to reveal the charming turfed garden, accompanied by a conveniently placed downstairs wc. Enhancing practicality, a handy storage cupboard complements the dining space.

Moving upstairs, the second level unfolds its offerings. A spacious landing greets you, providing a sense of openness. Here, you'll discover two generously sized double bedrooms and a single. Together, they share access to a luxurious family bathroom, offering a touch of indulgence. For added convenience, an extra storage area is located at the top of the stairs, catering to your organizational needs.

Continuing in the established style, The Lamb's narrative seamlessly blends convenience, functionality, and comfort, promising a dwelling that harmonises with your lifestyle.




The image on the right showcases a Lamb home previously constructed at our award-winning development, The Rise in Harden. It's important to mention that our specifications are tailored uniquely for each development.

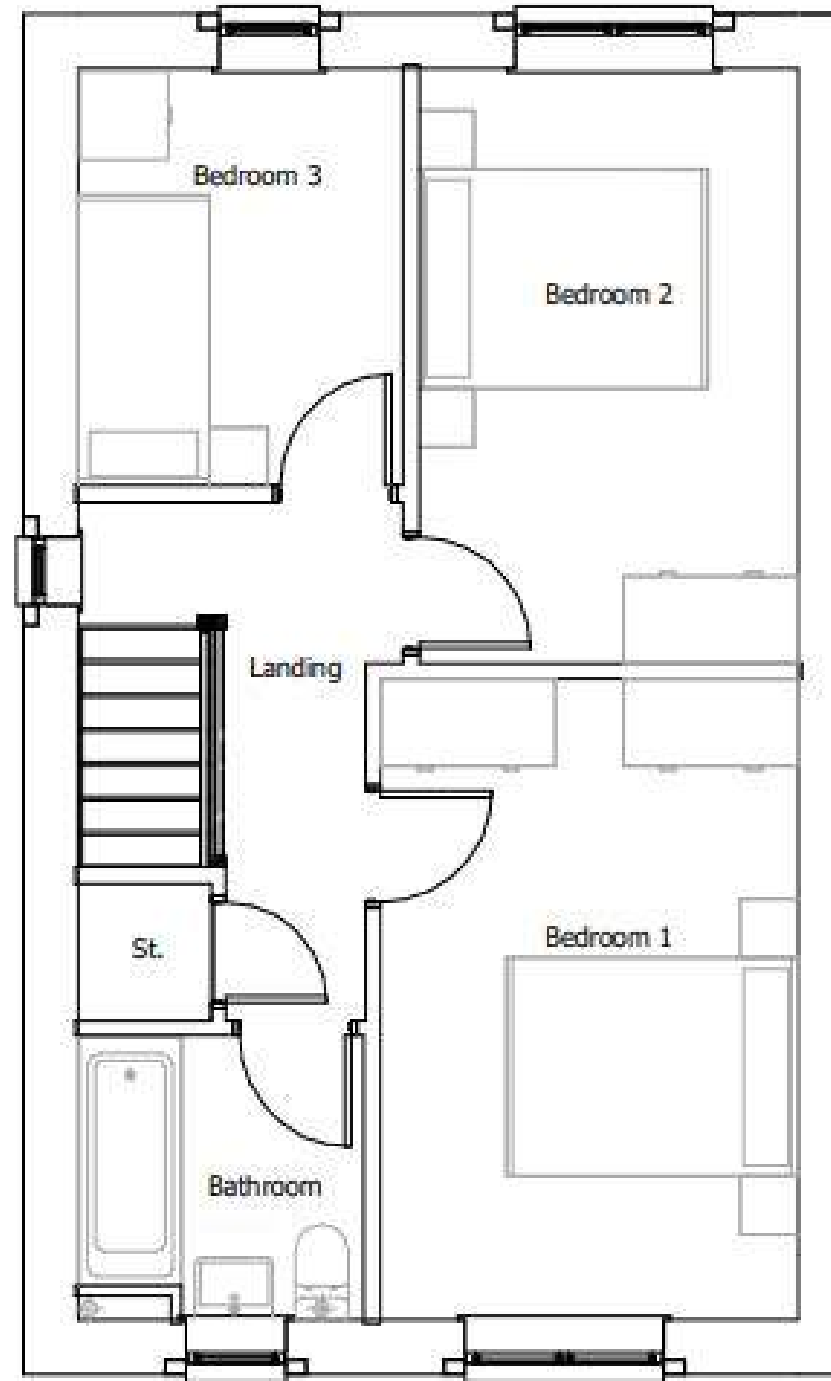
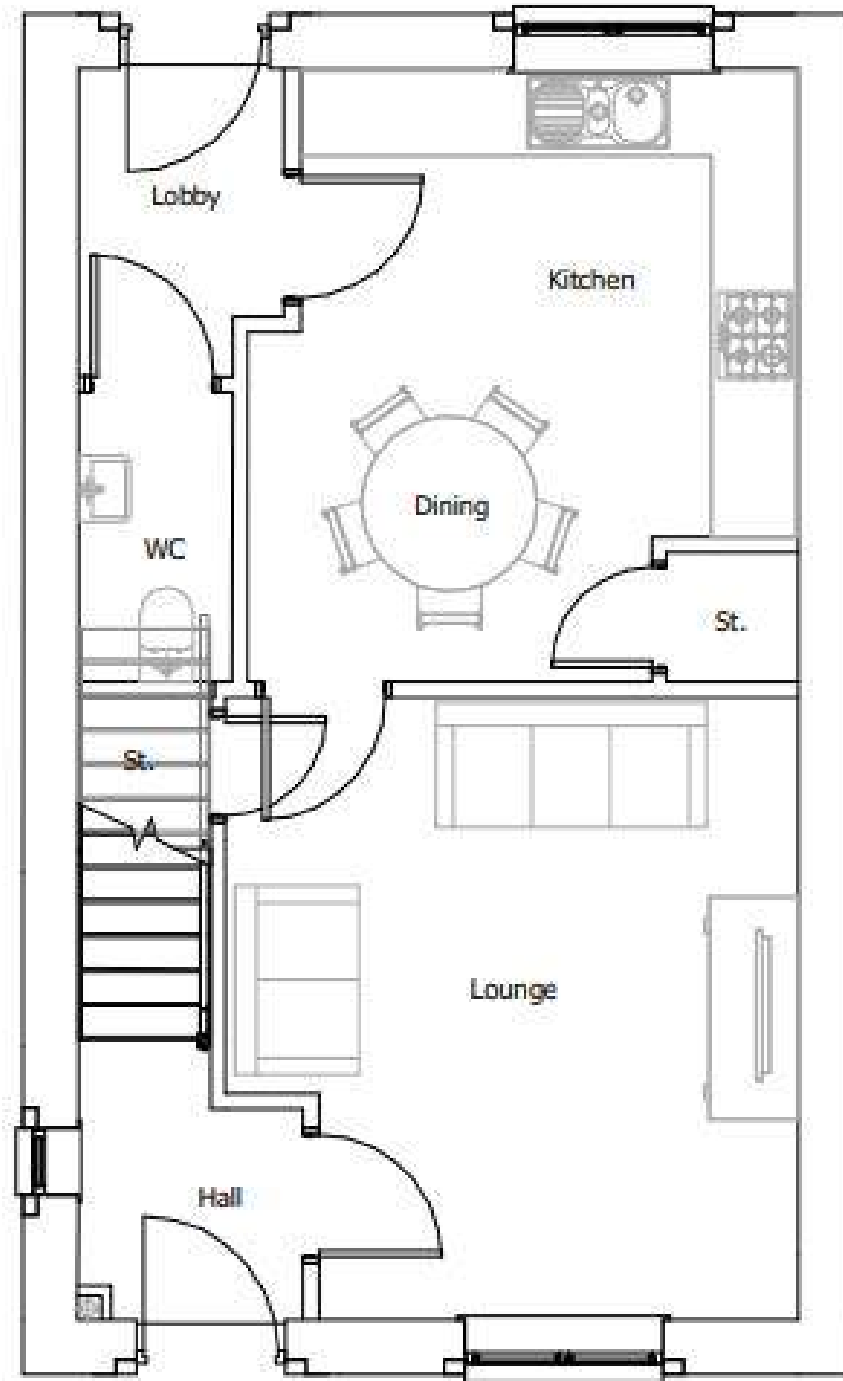




# THE LAMB

Floor area – 912 ft<sup>2</sup>

-  Three bedrooms
-  Welcoming hall & lobby
-  Top of stairs storage



Lounge	12'-10" x 14'-0"
Kitchen/dining	12'-5" x 13'-10"
WC	6'-6" x 6'-6"
Store	2'-11" x 2'-11"
Bedroom 1	9'-5" x 14'-5"
Bedroom 2	8'-7" x 13'-5"
Bedroom 3	7'-4" x 9'-5"
Bathroom	6'-6" x 6'-5"
Store	6'-6" x 6'-5"





# *The Foulridge*

*A beautifully balanced, three-bedroom,  
semi-detached home*



# THE FOULRIDGE

Introducing the Foulridge, a home resembling our popular Ashton house style, showcasing an intelligent design that beautifully balances open-plan living areas with private spaces. Stepping into the foyer, you're presented with two distinct paths, each promising unique experiences within this thoughtfully crafted residence.

To the right, a flight of stairs beckons you to explore the first floor, while to the left lies the inviting lounge. This cosy space is perfect for unwinding after a long day or hosting guests. The lounge seamlessly transitions into the spacious kitchen and dining area, where culinary creativity and family gatherings converge. A conveniently placed downstairs toilet ensures practicality, while tucked beneath the staircase, you'll find a nifty storage solution, keeping clutter at bay.

For those seeking outdoor tranquillity, step through the patio doors from the dining area onto the turfed garden, creating a seamless indoor-outdoor connection. Venturing upstairs, you'll encounter three generously proportioned bedrooms. The master suite, a true standout, boasts its own ensuite bathroom, offering a private sanctuary within your home. Meanwhile, the remaining two bedrooms, one double and one single, share a well-appointed family bathroom, catering to various needs.

The first-floor landing doesn't just offer space; it's also equipped with a storage area designed to accommodate your organisational requirements, ensuring everything has its place. Convenience and comfort are at the heart of the Foulridge's design, making it a charming and functional family abode.

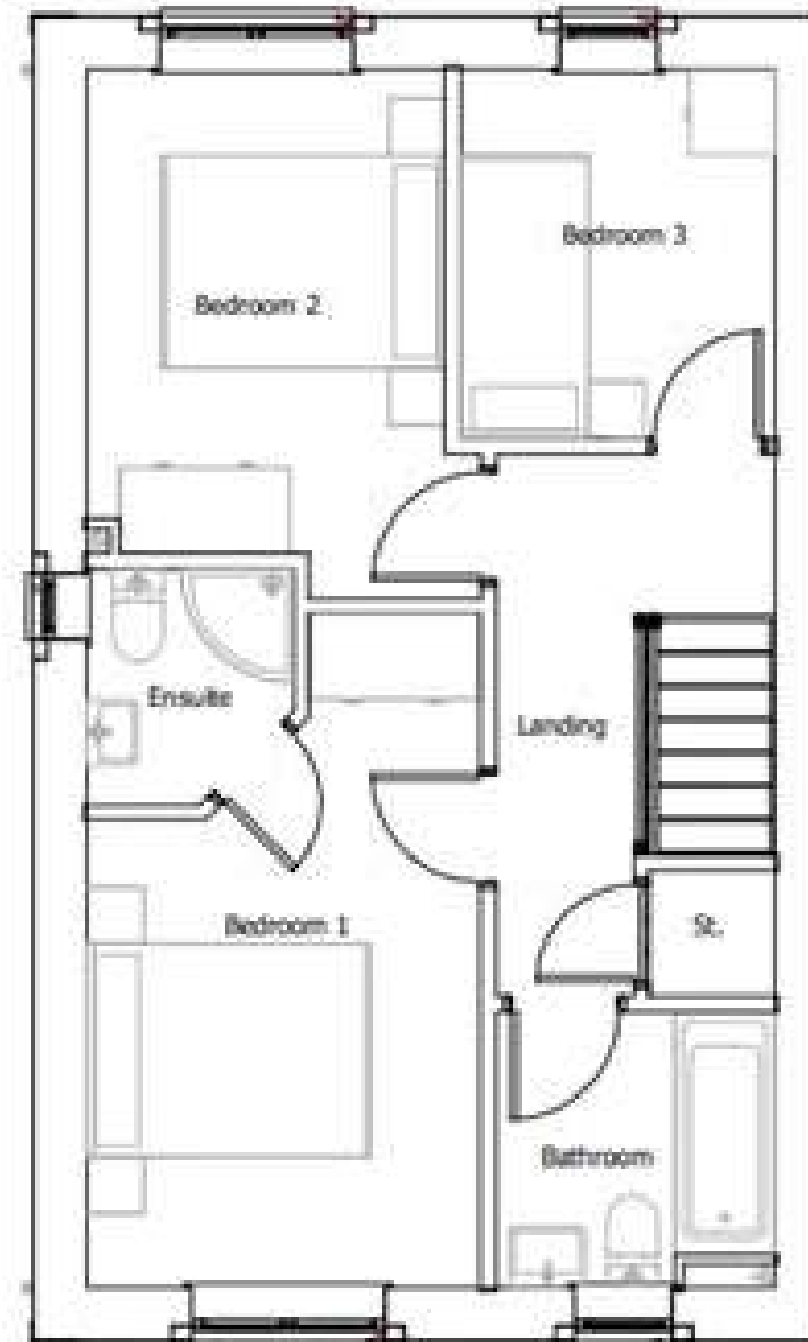
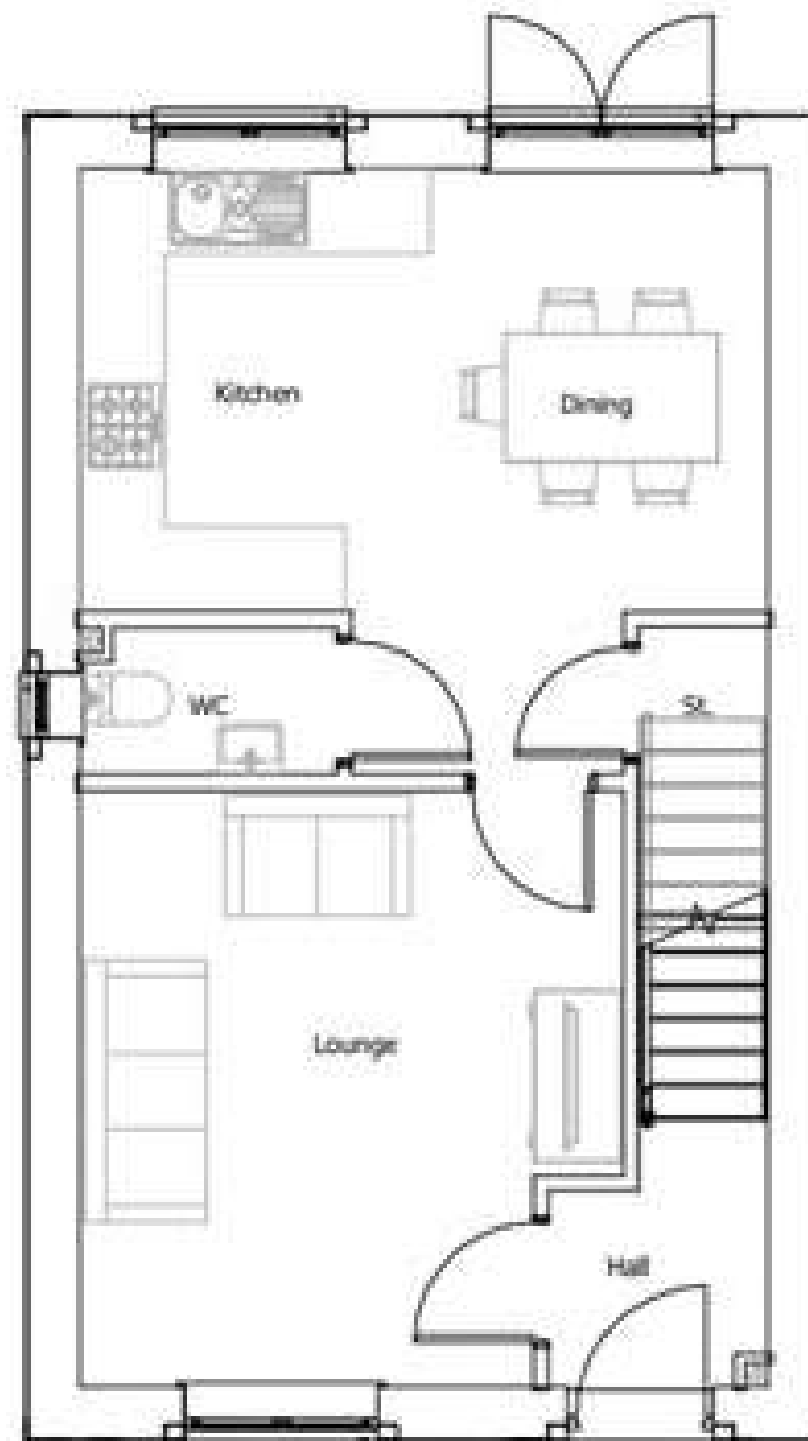




# THE FOULRIDGE

Floor area – 985 ft<sup>2</sup>

- ▣ Three bedrooms
- ▣ Open plan kitchen / dining
- ▣ Beautifully balanced



Lounge	13'-9" x 12'-7"
Kitchen	8'-1" x 10'-3"
Dining	7'-10" x 14'-10"
WC	5'-11" x 3'-5"
Bedroom 1	9'-1" x 15'-7"
Bedroom 2	8'-3" x 11'-2"
Bedroom 3	7'-3" x 8'-6"
Bathroom	6'-5" x 6'-5"
Ensuite	4'-9" x 5'-5"





# *The Lead*

A thoughtfully designed, three-bedroom semi-detached home



# THE READ

Introducing The Read, an exquisite three-bedroom semi-detached residence that epitomises modern living through its thoughtful design.

As you step into this home, the ground floor welcomes you with a harmonious open-plan layout that seamlessly merges style and functionality. The journey begins in the inviting hallway, which serves as a gateway to the wc and expansive lounge, kitchen/dining. The heart of the home is unveiled as you venture further, where the lounge, dining area, and u-shaped kitchen converge in a beautifully orchestrated arrangement. This open-plan concept not only enhances the flow of natural light but also invites interaction and connectivity. A connection to the outdoors is seamlessly integrated via patio doors that lead to the garden from the kitchen/dining, offering a picturesque extension of your living space.

Ascending the staircase from the lounge, you're greeted by the first floor. Here, The Read offers two spacious double bedrooms. The third bedroom, a well-appointed single, completes this level. All bedrooms share access to a luxurious family bathroom. As a nod to practicality, a store area above the stairs stands ready to accommodate your storage needs.

The image on the right showcases a Read home previously constructed at Bolton Gardens, Silsden. It's important to mention that our specifications are tailored uniquely for each development.

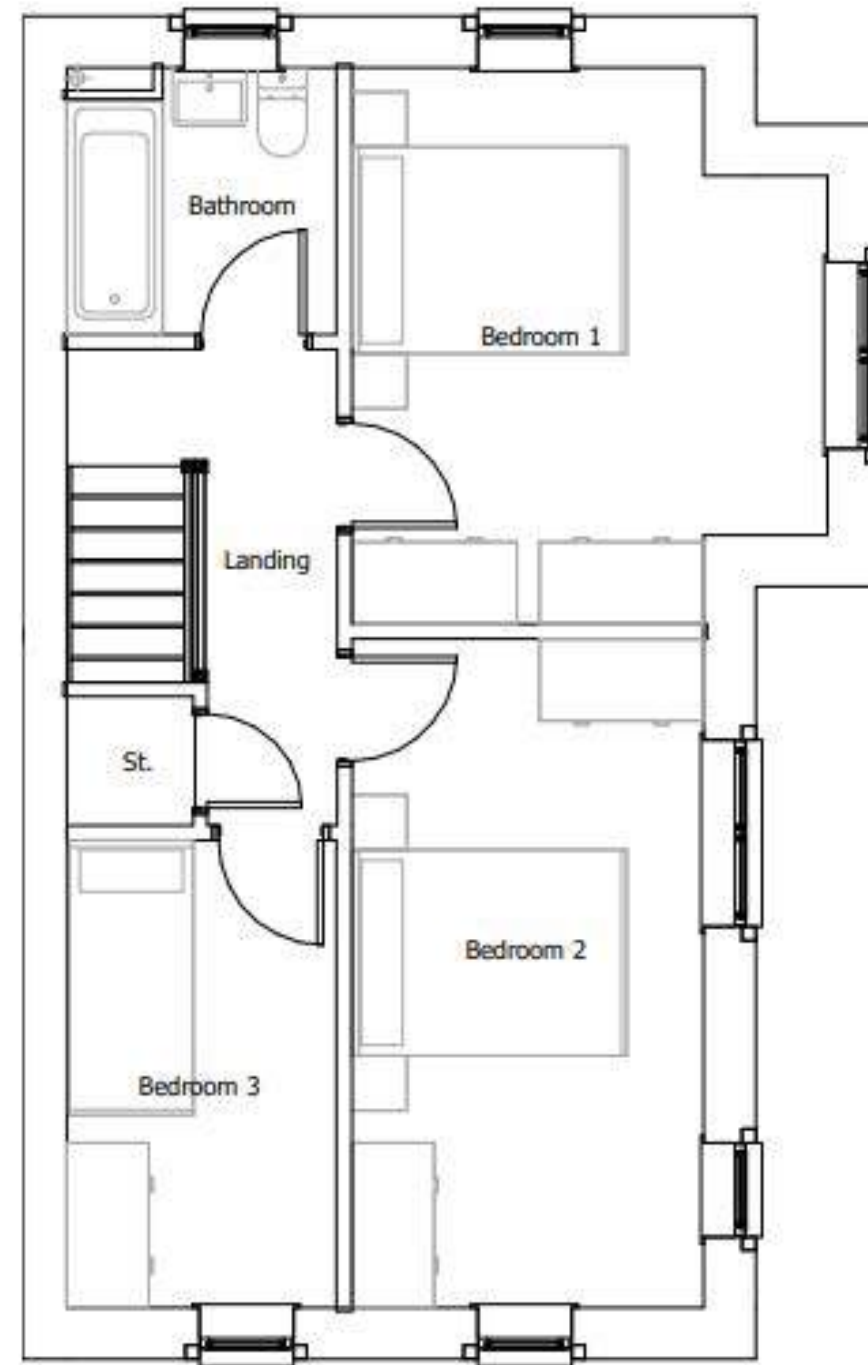
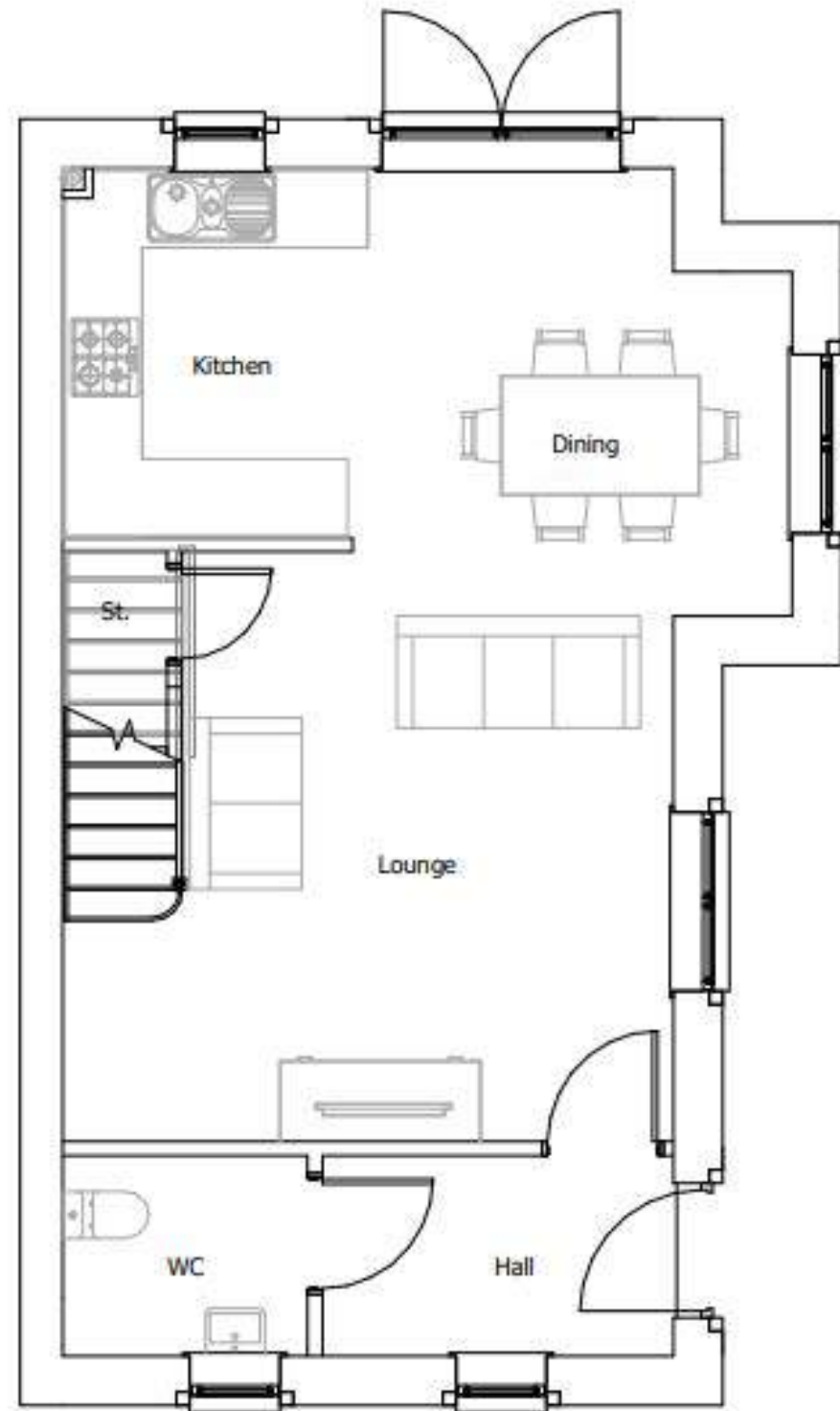




# THE READ

Floor area – 952 ft<sup>2</sup>

- Three bedrooms
- Open plan ground floor
- Thoughtfully designed



Lounge 14'-8" x 15'-3"  
Kitchen/dining 18'-2" x 9'-3"  
WC 6'-1" x 5'-0"  
Store 2'-7" x 4'-10"

Bedroom 1 13'-4" x 11'-4"  
Bedroom 2 8'-5" x 16'-0"  
Bedroom 3 6'-6" x 11'-2"  
Bathroom 6'-6" x 6'-5"  
Store 3'-0" x 3'-1"





*The Craven*

An elegant, four-bedroom,  
semi-detached family home



# THE CRAVEN

Introducing the Craven, an elegant four-bedroom detached retreat that effortlessly combines style with functionality.

Step across the threshold, and an inviting foyer welcomes you, providing a glimpse of the comforts that lie ahead. To your left, a thoughtfully positioned powder room adds a touch of convenience to your initial experience, and speaking of practicality, a cleverly designed storage space can be found beneath the staircase. As you continue your journey, the cosy living room beckons straight ahead, creating an ideal space for relaxation. Progressing further, the living room seamlessly flows into the kitchen and dining area—a versatile expanse where French doors open to reveal a beautifully landscaped garden. What truly distinguishes this residence is the inclusion of a detached garage, accessible from the rear of the home.

Ascending the staircase, a spacious landing greets you before unveiling the sleeping quarters—a trio of generously proportioned bedrooms, ensuring restful nights and ample personal space. Alongside them, the master bedroom exudes a sense of luxury with its own well-appointed en-suite bathroom, while the remaining bedrooms share a stylishly designed family bathroom. This level also offers an additional storage area located above the staircase, enhancing the home's practicality.

The Craven effortlessly blends comfort, aesthetics, and functionality, creating a harmonious living environment that caters to your modern lifestyle. With its well-planned layout and attention to detail, the Craven is a testament to the perfect synergy of form and function in a detached four-bedroom home.

The image on the right showcases a Craven home previously constructed at Bolton Gardens, Silsden. It's important to mention that our specifications are tailored uniquely for each development.

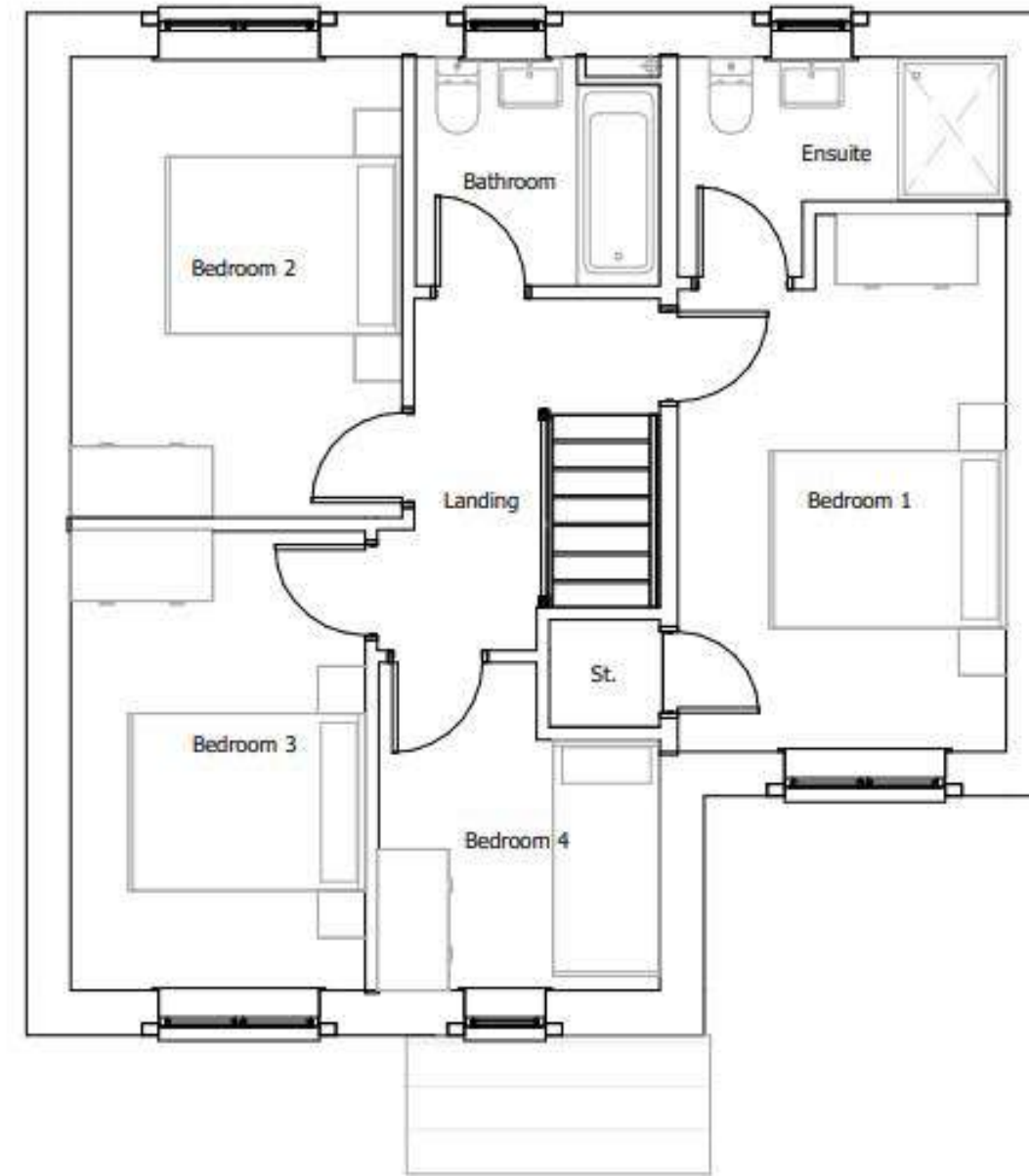
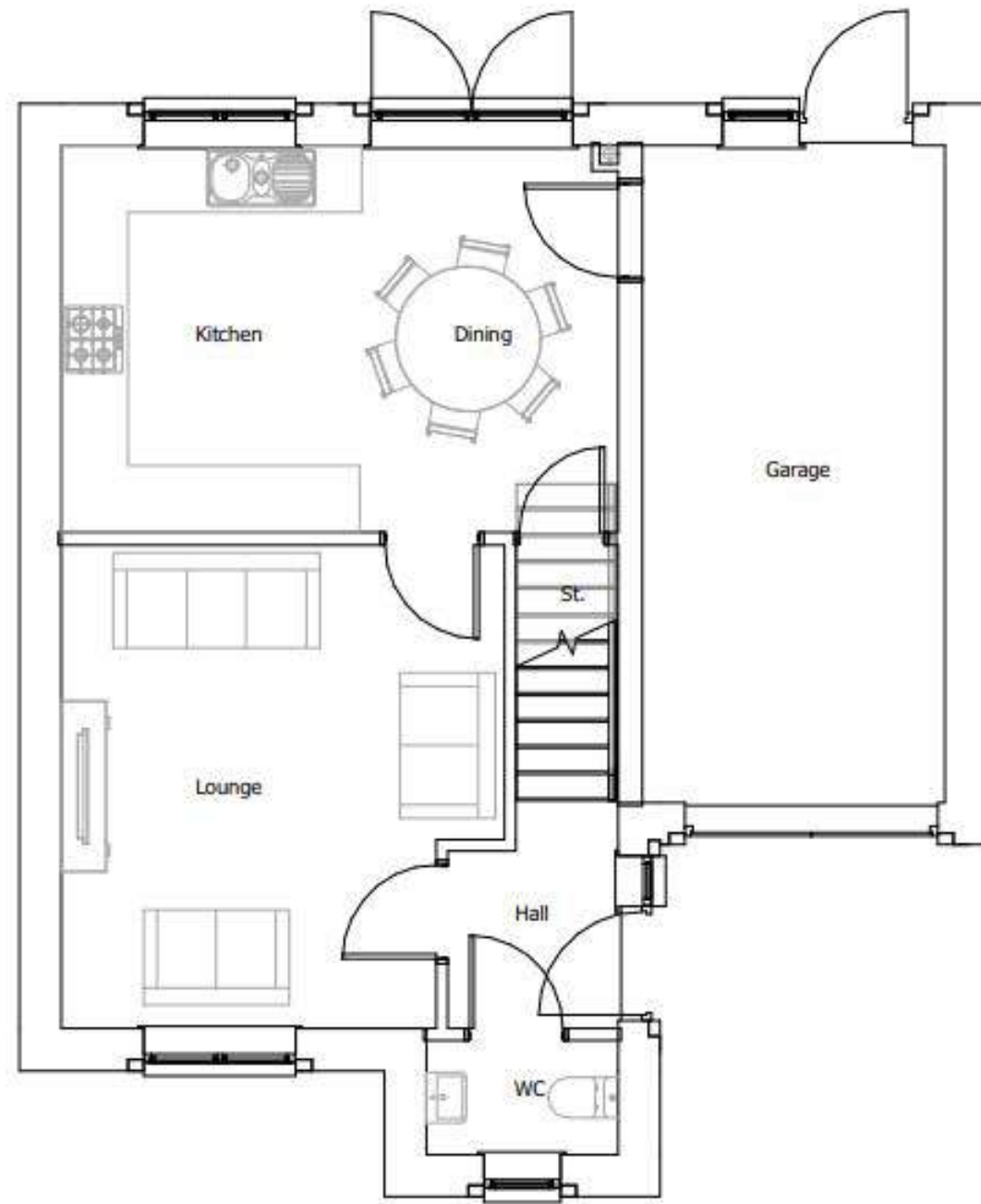




# THE CRAVEN

Floor area – 1053 ft<sup>2</sup>

- Integrated garage
- Four bedrooms
- Spacious master suite



Lounge	14'-3" x 13'-0"
Kitchen/dining	16'-4" x 11'-4"
WC	5'-8" x 3'-4"
Garage	8'-11" x 19'-3"
Bedroom 1	14'-11" x 9'-1"
Ensuite	9'-1" x 4'-0"
Bedroom 2	9'-2" x 12'-9"
Bedroom 3	8'-2" x 12'-9"
Bedroom 4	7'-10" x 9'-1"
Bathroom	6'-10" x 6'-4"
Store	3'-1" x 3'-0"





# *The Bailey*

A four-bedroom semi-detached home with an integrated garage



# THE BAILEY

Presenting the Bailey, an inviting semi-detached four-bedroom haven that effortlessly embodies comfort and practicality.

Step through the threshold, and a welcoming hallway greets you, setting the stage for what lies ahead. To the left, a conveniently placed wc adds a touch of practicality to your initial experience, and speaking of practicality, there is a handy storage area under the stairs. As you proceed, the cosy lounge beckons straight ahead, and continuing your journey, the lounge seamlessly transitions into the kitchen dining area—a dynamic space where patio doors open to reveal the turfed garden. What truly sets this home apart is the seamlessly integrated garage accessible from the dining space.




As you ascend the staircase, a spacious landing awaits before unfolding its sleeping quarters—a trio of generously sized double bedrooms, ensuring peaceful nights and ample personal space. Accompanying them is the fourth bedroom, a single one, which adds a dash of flexibility to the configuration. Elevating the comfort, the master bedroom boasts the luxury of a three-piece ensuite, while the remaining bedrooms share a well-appointed family bathroom. This level also offers additional storage space located above the staircase.

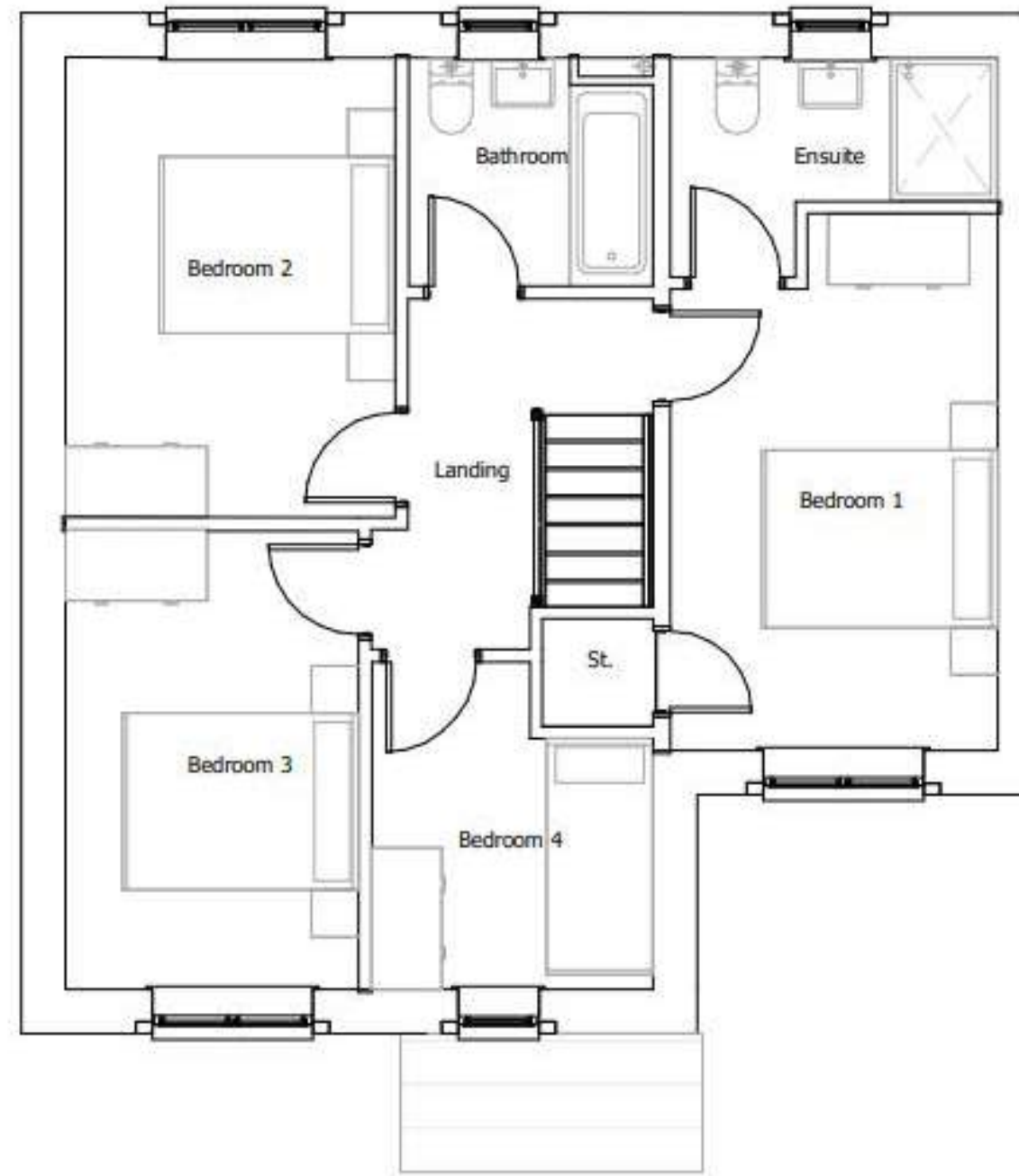
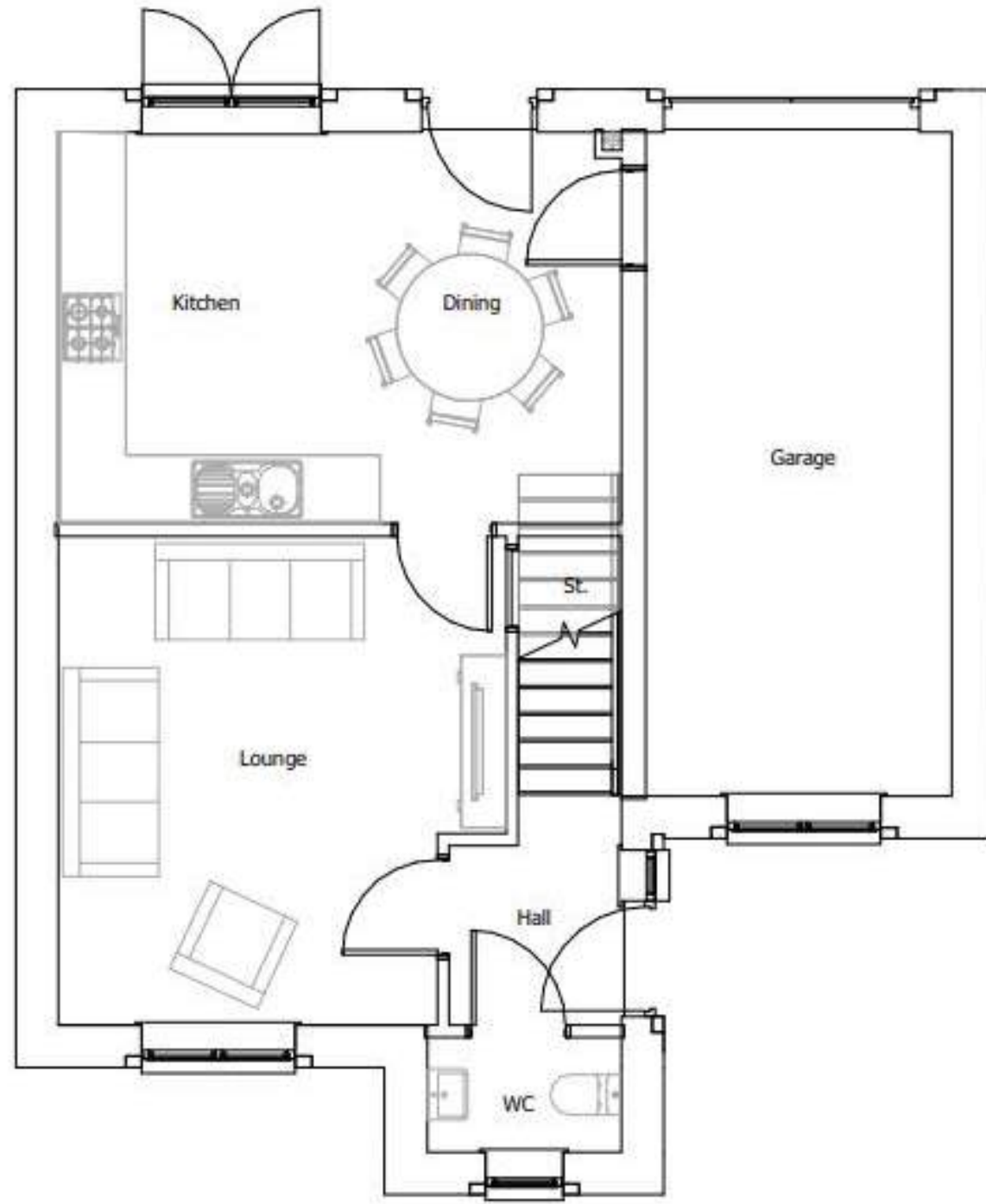




# THE BAILEY

Floor area – 1053 ft<sup>2</sup>

-  Integrated garage
-  Four well-appointed bedrooms
-  Spacious landing



Lounge 14'-3" x 13'-0"  
 Kitchen/dining 16'-4" x 11'-4"  
 WC 5'-8" x 3'-4"  
 Garage 8'-11" x 19'-3"

Bedroom 1 14'-11" x 9'-1"  
 Ensuite 9'-1" x 4'-0"  
 Bedroom 2 9'-2" x 12'-9"  
 Bedroom 3 8'-2" x 12'-9"  
 Bedroom 4 7'-10" x 9'-1"  
 Bathroom 6'-10" x 6'-4"  
 Store 3'-1" x 3'-0"





*The Mastoe*

A unique, traditional four-bedroom home



# THE MUSTOE

Introducing The Mustoe, a reimagined four-bedroom detached haven designed with you in mind.

Stepping through the front door, you're greeted by a spacious hallway that serves as the perfect introduction to the Mustoe's refined design. From here, the possibilities unfold before you, providing access to various facets of this thoughtfully crafted residence. To your left, the heart of the home beckons – a spacious kitchen/dining area that promises to be the hub of culinary creativity. Adjacent to it, a convenient storage cupboard stands ready to house your essentials, ensuring an organised living space. A touch of modernity is seamlessly integrated with the inclusion of a home office, an ideal spot for productivity without compromising on comfort. Continuing through the ground floor, a well-appointed wc, accessed from the hallway and a spacious family lounge.

Venturing further into the dining area, there's a separate utility room with its own external door showcasing a commitment to both functionality and practicality. You can access the turfed garden via the patio doors in the dining area.

Upstairs, The Mustoe further caters to family life, offering four well-proportioned bedrooms, two of which are spacious doubles while the others are generously sized singles. The master bedroom stands out with its dedicated dressing area, offering abundant wardrobe space and exclusive access to the ensuite. The remaining bedrooms share access to the family bathroom. Completing the Mustoe's impeccable layout, an additional storage area sits just off the landing.

The image on the right showcases a 'Petyt' home previously constructed at The Rise, Harden, which provides similar elevations. It's important to mention that our specifications are tailored uniquely for each development.





# THE MUSTOE

Floor area – 1289 ft<sup>2</sup>

- Spacious family home
- Four bedrooms
- Dressing area



Lounge	17'-1" x 10'-0"
Kitchen/dining	11'-5" x 17'-1"
Study	7'-1" x 12'-2"
Utility	7'-5" x 6'-6"
Store	4'-10" x 1'-9"
WC	2'-11" x 6'-8"

Bedroom 1	8'-10" x 9'-5"
Dressing	5'-7" x 7'-4"
Ensuite	4'-4" x 7'-4"
Bedroom 2	9'-2" x 15'-8"
Bedroom 3	7'-7" x 13'-6"
Bedroom 4	9'-3" x 7'-4"
Bathroom	6'-10" x 5'-8"
Store	3'-1" x 7'-6"





# *The Pendleton*

*Our Showhome, a timeless  
three-bedroom detached home*



# THE PENDLETON

Introducing the Pendleton, our charming three-bedroom detached family home. Serving as our show home, it boasts a traditional layout that exudes a sense of warmth and familiarity.

Upon entering, you'll find yourself in a welcoming lobby area that sets the stage for the rest of the home. From there, step into the heart of the residence—a wonderfully open space that seamlessly combines the kitchen, dining, and lounge areas, with access via patio doors onto the turfed garden. Thoughtful design is evident in the inclusion of under-the-stairs storage, while a convenient downstairs toilet adds to the functionality. A separate utility room, accessible from the kitchen, provides an extra layer of convenience.

Moving to the upper level, you'll discover a sense of generosity in the two spacious double bedrooms that await. A single bedroom completes this floor, offering flexibility for various needs. The master suite, a true highlight, offers ample space and a three-piece ensuite bathroom for added comfort. The remaining bedrooms share a well-appointed house bathroom.

The landing on this floor offers both a feeling of space and practicality, featuring a storage area that caters to your organisational needs.

The image on the right showcases a Pendleton home previously constructed at Victoria Fold, Sabden. It's important to mention that our specifications are tailored uniquely for each development.





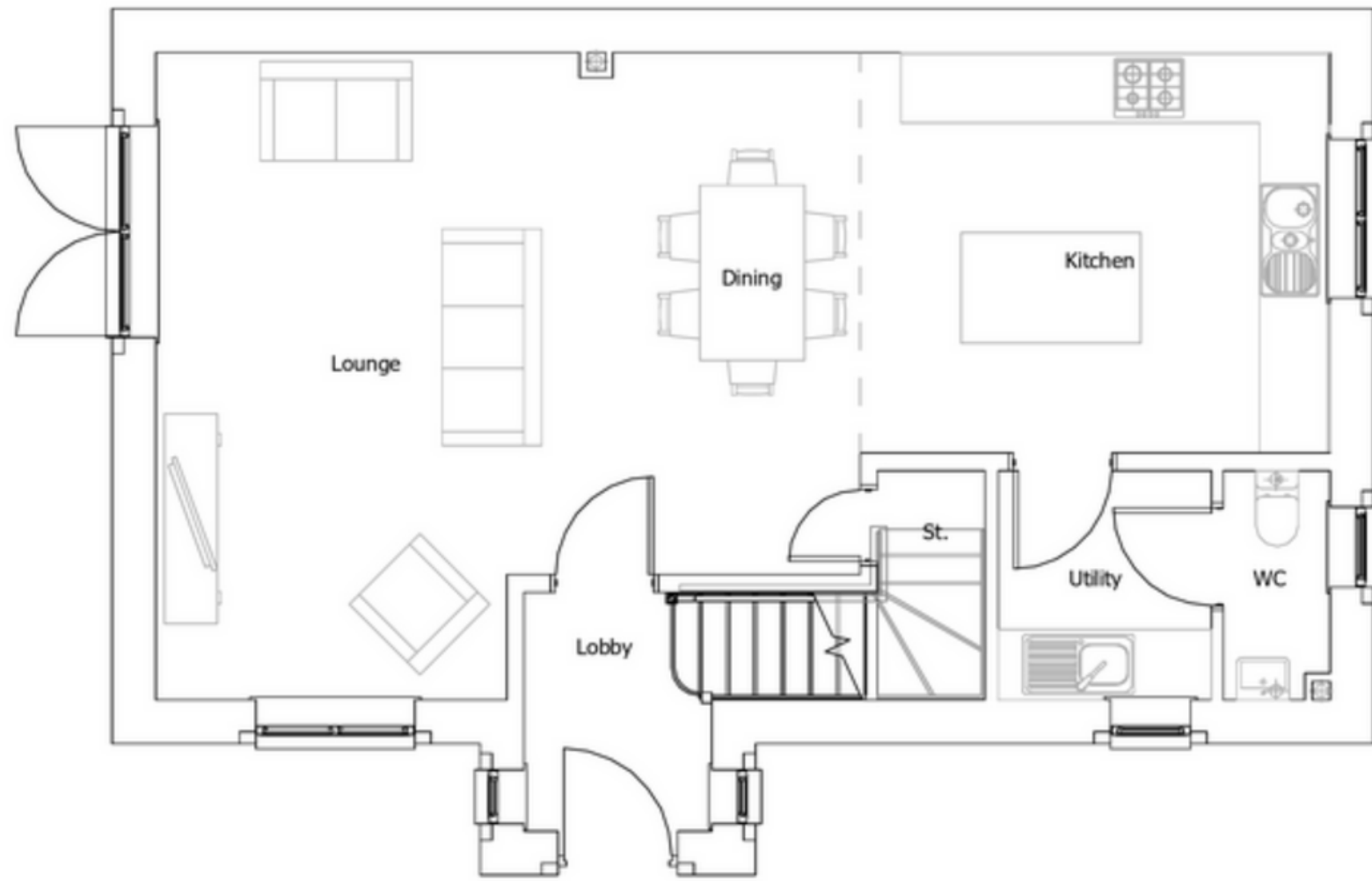
# THE PENDLETON

Floor area – 1217 ft<sup>2</sup>

- Traditional layout
- Open living space
- Utility
- Spacious en-suite

Lounge/dining	18'-2" x 19'-9"
Kitchen	11'-3" x 13'-2"
Utility	6'-5" x 6'-0"
WC	6'-5" x 3'-0"
Store	6'-5" x 3'-0"

Bedroom 1	13'-2" x 11'-7"
Ensuite	9'-4" x 6'-3"
Bedroom 2	11'-9" x 10'-2"
Bedroom 3	10'-11" x 7'-8"
Bathroom	7'-4" x 10'-2"
Store	3'-2" x 3'-0"





# YOUR ENERGY EFFICIENT HOME

££££

In a world of rising energy costs, new build homes offer exceptional energy efficiency, potentially saving you approximately £2,200 annually on bills while reducing your carbon footprint (Source: HBF Watt a Save, July 2023).

## INSULATION

Optimal insulation efficiency could translate into reduced expenditures on heating.

## SOLAR PANELS

We're including solar panels as a standard feature on all our roofs, helping to decrease your electricity expenses.

## ENERGY RATING

All our homes at Croft Mill come with an energy efficiency rating of A; This rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

## DOUBLE GLAZING

Argon filled double glazing keeps your home warm

## WATER

Water saving taps and showers mean you should use less water in a new home.





## 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.



## RESERVATION

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



# COMPLETE PEACE OF MIND

Since 1986, we have been dedicated to building homes for families across Yorkshire and Lancashire. Over the years, we have completed more than 4000 homes. Many of our homeowners have not just purchased from us once or twice, but even three times.

We believe this 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.

The warranty covers a wide range of aspects in your new home, including:

- External doors, windows and ironmongery
- Kitchen units (please note your appliances are covered by the manufacturer)
- Renewable energy installation
- Electrical system
- Internal and external drainage system
- Plumbing, sanitary ware, taps and shower doors
- Brickwork and driveways
- A building certificate that confirms that we have complied with LABC's standards

What it doesn't include?

- Snagging damage which is purely cosmetic (such as shrinkage cracks and nail pops) and does not impair the structural stability or weather tightness of the home
- Any alteration, modification or addition to the home
- Any loss due to a lack of maintenance of the home or normal wear and tear or improper use of the home
- Anything the purchaser knew about prior to purchasing the home
- Damage caused by fire, smoke or severe weather. Loss caused by theft or accidental damage





# OUR CUSTOMER STORIES

## *Beautiful home*

"We watched the promo video on the website; it was really encouraging to see your Sales & Marketing Director, Caroline, talk about building new communities and what it means to the company, especially compared with some bigger developers."

## *Extremely happy*

"Having recently purchased a new home through Skipton Properties, we have been extremely happy with the process from start to finish."

## *Community*

"Great location, quality finish and a lovely community feel."

## *Flows beautifully*

"Although we bought off-plan, our Sales Advisor at the time, talked us through the layout and full design. Our home flows beautifully and it's just what we were looking for."

See more stories on our website [here](#).





## INVESTMENT IN THE COMMUNITY

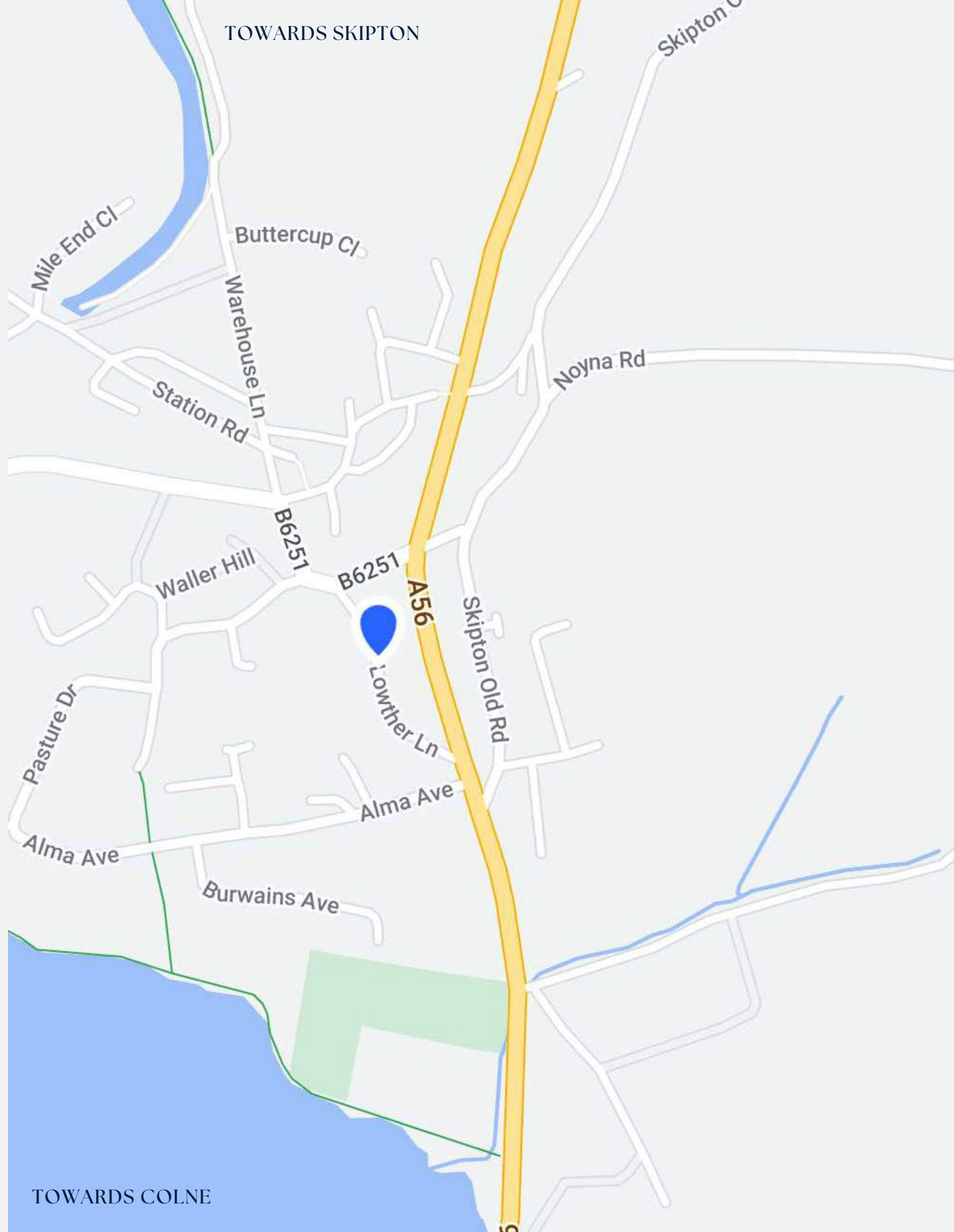
We are committed to investing in the communities we build in, and have recently donated to the local children's park in Foulridge.



## PRINCIPLE TRUST PATRON

We've partnered with the Principle Trust children's charity, so we can make a difference to underprivileged children in the region.





# CONTACT US TO BOOK YOUR APPOINTMENT

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

ADDRESS  
Croft Mill Close, Foulridge, BB8 7GZ

CROFT MILL: WHAT3WORDS  
[resort.singled.puddings](https://www.what3words.com/resort.singled.puddings)

Lowther Lane, Foulridge, BB8 7JY

We're doing our bit for the environment and saving trees by not printing this brochure!

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