



Specialising in exclusive luxury developments, our locations are carefully selected to combine the charm of rural life with the benefit of local amenities.

Care is taken to ensure that each development enhances and complements its surroundings. Built in the Arts & Crafts style, a Westchurch Home offers a combination of classic design features with a contemporary internal layout and finishes to suit today's lifestyle.

## Church Hill Cottage Farm

Introducing a limited collection of four individual 4 & 5 bedroom expertly and artistically crafted houses, alongside the completely renovated Church Hill Cottage Farmhouse, located in the aspirational area of D'Urton Lane, Broughton, Preston.



# Church Hill Cottage Farm

Nestled below the stunning Forest of Bowland, a renowned area of outstanding natural beauty, Church Hill Cottage Farm, Broughton offers the charm and tradition of country living in private and secluded corner of The Ribble Valley.



Residents of Church Hill Cottage Farm can take advantage of the superb range of excellent schools on the doorstep. Not just the aforementioned Broughton in Amounderness CE Primary School, there is also Highfield Priory School and Nursery in Fulwood, which ranked as the number one independent preparatory school in Lancashire. Of the five primary schools in the area, 3 have attained outstanding at OFSTED.

For Secondary Education students, there are ten placement options; Broughton Secondary School and The Archbishop Temple School in Fulwood are two of the four, which have achieved outstanding at OFSTED.



Situated in the heart of Lancashire, Church Hill Cottage Farm is located on the prestigious D'Urton Lane in the beautiful village of Broughton.

Located north of the River Ribble, and south of the Forest of Bowland, which was once described as "The Switzerland of England", Broughton is one of a cluster of small villages including Woodplumpton, Fulwood and Haighton.

Historically known as Broughton-in-Amounderness, the village is home to the oldest schoolhouse in the country. Dating from 1590 Broughton C of E Primary School still retains many of the original features. The School also boasts attainment of Outstanding during its latest OFSTED report.

With close proximity to the historic City of Preston, Church Hill Cottage Farm, is a short drive away from its extensive facilities and amenities.

Preston's industrial history is prevalent throughout the city. From its revitalised docks and marina to the steam trains, boating, and waterfront living, it is clearly a thriving modern city proud of its heritage.

Preston boasts unrivalled shopping facilities with numerous high street brands in two shopping centres. Plus, for the more discerning, there is plenty of boutique shopping to be done in the quaint traditional streets and the stunning Victorian Miller Arcade.

Take a break from shopping, with a wealth of cosmopolitan restaurants and bars interspersed throughout the city, or for a unique experience try the waterfront eateries.

There is plethora of other things to do, as the city hosts a variety of entertainment, from traditional events like the Easter Egg Rolling and Steam rallies to Summer and Winter Festival's, taking in art, theatre, dance and music, ensuring there is much to delight any taste.

With 160 miles of footpaths and bridleways including the "Guild Wheel", a 21-mile cycle path that circles the city, and its historical green spaces including, Avenham Park and Miller Park, which adjoin each other creating stunning open spaces in the heart of the city. Put this together with Preston Golf Club set in 120 acres of tranquil parkland nearby and it's easy to see why it won the Golden City Status.

Church Hill Cottage Farm offers excellent transport links with the M55 and M6 on the doorstep. Preston train station is just four miles away, with direct connections to London (Euston) and Edinburgh. Manchester Airport is within 45 minutes drive away and offers flights to destinations worldwide.





# The Westchurch Specification

Inspired by the Arts and Crafts movement, Church Hill Cottage Farm is a collection of contemporary homes that recall traditional building forms and craftsmanship. Our properties embrace both classic architectural design and high specification open plan living to fulfil modern requirements.

“The Arts and Crafts movement was an English design movement beginning in the late 19th century and spanning around 40 years. With respect to the built form, the movement celebrated simple, traditional designs, the use of natural materials as well as a return to individual craftsmanship.”

Our collection of homes take inspiration from this era. With their steep rooflines, our properties are individually styled with a mix of brickwork and render, stone heads and cills and extensive glazing. The hanging tile detail and finials also typical of the period.

Each property benefits from landscaped gardens as well as an impressive block paved driveway. The oak effect composite front door is matched by the up and over double garage door giving a stylish finish to the property.

Our new homes are decorated in neutral colours and benefit from large family living spaces. The design of our open plan kitchen and family room with our choice of bi-fold doors maximise the light, space and flow of the entire ground floor. Our Nolte kitchens are both modern and practical, with a sophisticated design completing a dynamic living space. The combination of Neff appliances, stainless steel finishes, quality work surfaces and tiling delivers a statement kitchen in which to live or entertain.

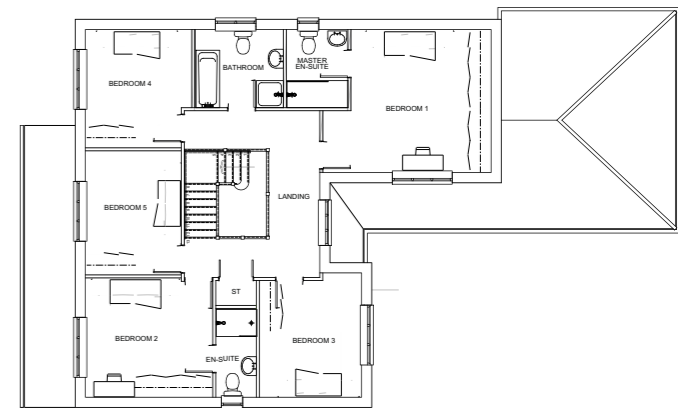
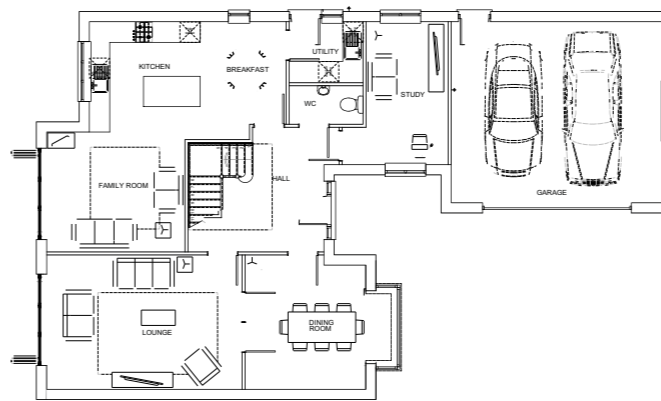
All bathrooms and en-suites feature Villeroy and Boch sanitary ware complete with Handsgrohe chrome fixtures and our favoured Cementi wall tiles give a contemporary feel to the rooms.

Our homes are constructed with energy efficiency and economy in mind, incorporating environmentally friendly features such as efficient heating systems, double glazed windows, high levels of wall and loft insulation and well-designed ventilation systems.

Should you reserve early enough in the build process, you will be able to choose from a good range of flooring, fixtures and fittings. All of our homes benefit from a 10 year Premier Guarantee warranty, giving you peace of mind from day one.

## Specification Highlights

- Block paving to driveways
- All garages have an electric car charge point and up and over oak effect doors
- Oak effect composite front door
- Bi-fold doors to rear of property
- Double-glazed windows throughout
- Veritas alarm system
- USB points throughout
- Oak handrails and newel post caps to staircase
- Mechanical Ventilation with Heat Recovery system (MVHR)
- Nolte Kitchen units and worktops, including soft closers and Lemans space filler corner cabinet
- Neff stainless steel 5-ring gas hob, single oven with slide and hide feature, integrated fridge/freezer, integrated dishwasher, integrated microwave with grill and oven feature
- Villeroy and Boch sanitary ware & Handsgrohe chrome fixtures
- Extensive Cementi wall tiling
- Opportunity to purchase additional paddock with plots 1 & 2
- 10 year warranty



## Development Plan

- The Avebury
- The Chartwell
- The Harewood
- The Cliveden
- Church Hill Cottage

### Key Features

- "L" shaped open plan kitchen/dining/family room
- 3 reception rooms
- Separate utility room with external access
- 5 bedrooms (2 en-suite)
- Integral double garage
- Bi-fold doors leading to gardens from family room and lounge.

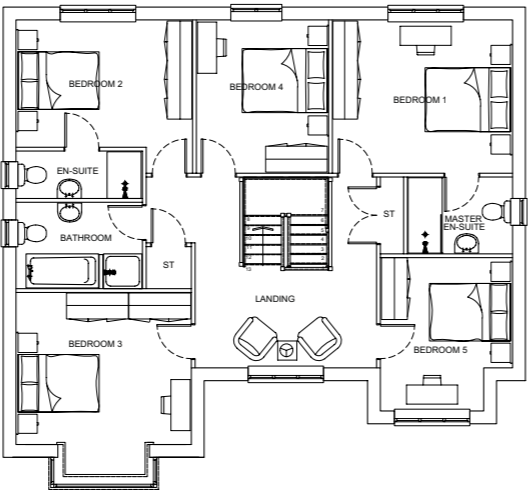
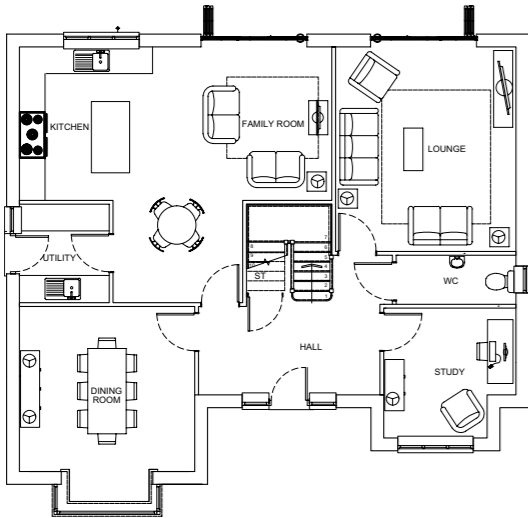
### Ground Floor

	Length (m)	Width (m)	Length (ft)	Width (ft)
Dining	4.6 (inc. bay)	4.0	15'1"	13'1"
Utility	2.2	1.2	7'2"	3'11"
Kitchen/family	5.8 (max)	6.8 (max)	19'0"	22'3"
Lounge	5.8	4.0	19'0"	13'1"
WC	2.2	1.1	7'2"	3'7"
Study	3.5 (max)	4.2 (max)	11'5"	13'9"

### First Floor

	Length (m)	Width (m)	Length (ft)	Width (ft)
Bed 1	5.0 (max)	4.2 (max)	16'4"	13'9"
Ensuite	1.8	2.4	5'11"	7'10"
Bed 2	3.8	3.5	12'5"	11'5"
Ensuite	1.2	2.6	8'6"	8'6"
Bed 3	3.0	3.7	9'10"	12'2"
Bath	2.6	2.4	8'6"	7'10"
Bed 4	3.1	3.5	10'2"	11'5"
Bed 5	2.8	3.7	9'2"	12'2"

# The Chartwell



## Key Features

- Open plan kitchen/family room
- 3 reception rooms
- Ample storage
- Stunning galleried first floor landing
- 5 bedrooms (2 ensuite)
- Utility room with external access
- External garage

## Ground Floor

Dining  
Utility  
Kitchen/family  
Lounge  
WC

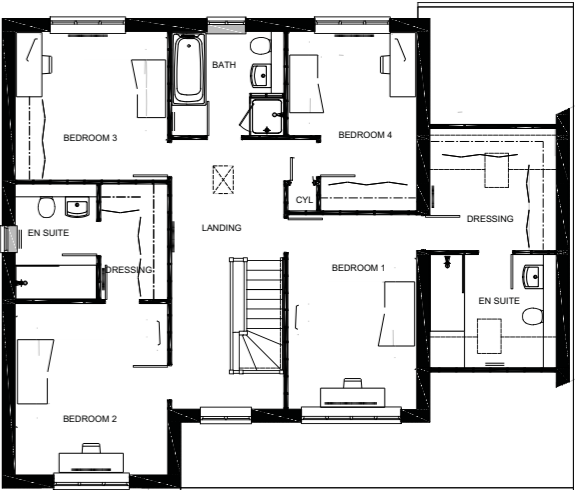
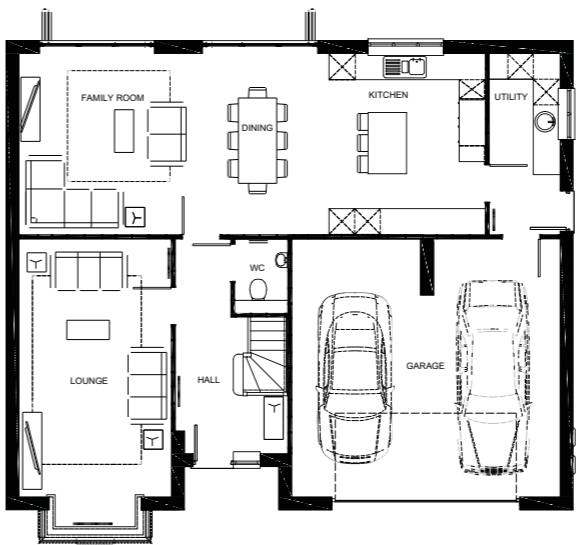
Length (m)	Width (m)	Length (ft)	Width (ft)
4.6 (inc. bay)	4.1	15'1"	13'5"
2.3	2.1	7'7"	6'11"
7.3 (max)	6.0 (max)	23'11"	19'8"
4.8	4.2	15'9"	13'9"
2.8	1.2	9'2"	3'11"

## First Floor

Study  
Bed 1  
Ensuite  
Bed 2  
Ensuite  
Bed 3  
Bath  
Bed 4  
Bed 5

Length (m)	Width (m)	Length (ft)	Width (ft)
3.1 (max)	3.0 (max)	10'2"	9'10"
4.2	3.6	13'9"	11'10"
2.5	1.8	8'2"	5'11"
4.1 (max)	3.6 (max)	13'5"	11'10"
3	1.1	9'10"	3'7"
4.3 (inc bay)	4.1	14'1"	13'5"
3	2	9'10"	6'7"
3.6	3.1	11'10"	10'2"
3.6	3.1	11'10"	10'2"

# The Harewood



## Key Features

- Open plan kitchen/family room
- Bay window to lounge
- Double internal garage
- 4 double bedrooms
- Ensuite master bedroom with dressing room
- Ensuite second bedroom with dressing room
- Utility room with external access

## Ground Floor

Lounge  
Kitchen/family  
Utility  
Garage

Length (m)	Width (m)	Length (ft)	Width (ft)
6.8 (inc. bay)	3.6	22'4"	11'10"
10.9	4.2	35'9"	13'9"
4.2	1.7	13'9"	5'7"
6.3	6	20'8"	19'8"

## First Floor

Bed 1  
Ensuite  
Dressing room  
Bed 2  
Ensuite  
Dressing  
Bed 3  
Bath  
Bed 4

Length (m)	Width (m)	Length (ft)	Width (ft)
4.6	3	15'1"	9'10"
3.0 (max)	2.9 (max)	9'10"	9'6"
3	2.9	9'10"	9'6"
4	3.6	13'1"	11'10"
2.7	1.9	8'10"	6'3"
2.7	1.6	8'10"	5'3"
3.6	3.5	11'10"	11'6"
2.6	2.4	8'6"	7'10"
4.2 (max)	3.0 (max)	13'9"	9'10"



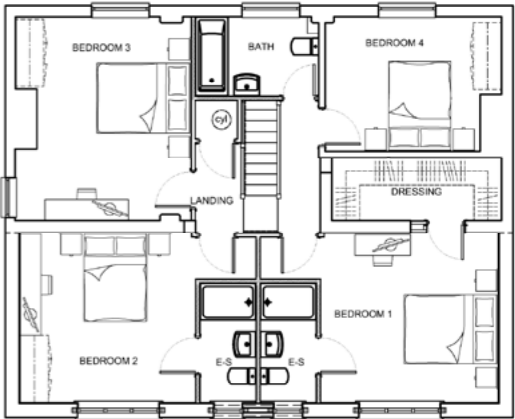
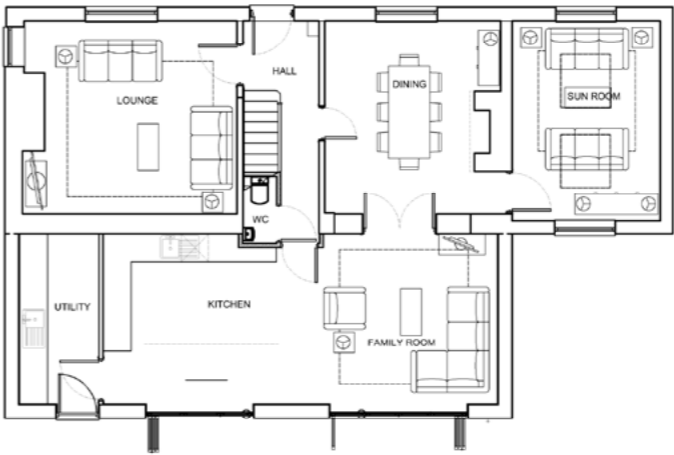
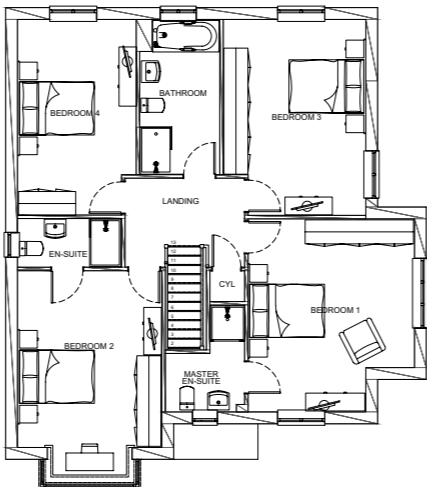
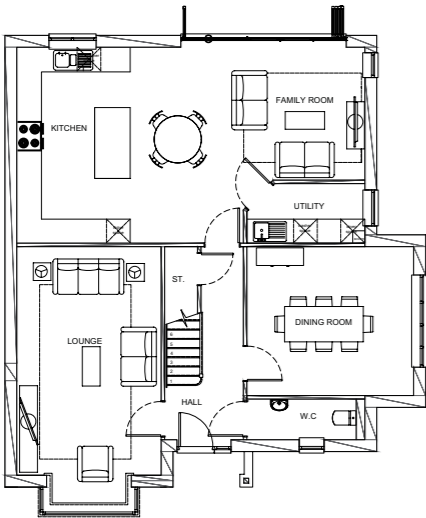
# The Cliveden

# Church Hill Cottage



FRONT ELEVATION (NORTH FACING)

REAR (SOUTH FACING)



### Key Features

- Open plan kitchen/family room
- 4 bedrooms (2 ensuite)
- Separate utility
- Bay window to lounge
- Bi-fold patio doors leading to garden
- External garage

### Ground Floor

	Length (m)	Width (m)	Length (ft)	Width (ft)
Lounge	6.9 (inc. bay)	3.7	22'7"	12'2"
Kitchen/family	5.0 (max)	8.8 (max)	16'4"	28'10"
Utility	3	1.5	9'10"	4'11"
Dining	3.8	4.6	12'6"	15'1"
WC	2.9	1.0	9'6"	3'3"

### First Floor

	Length (m)	Width (m)	Length (ft)	Width (ft)
Bed 1	4.9 (max)	4.2	16'1"	13'9"
Ensuite	2.7 (max)	2.0 (max)	8'10"	6'7"
Bed 2	5.4 (inc. bay)	3.7	17'9"	12'2"
Ensuite	2.7	1.2	8'10"	3'11"
Bed 3	4.8 (max)	3.6 (max)	15'9"	11'9"
Bath	4.0	2.0	13'1"	6'7"
Bed 4	5.0 (max)	3.0 (max)	16'4"	9'10"

### Key Features

- Fully renovated cottage farmhouse
- Large open plan kitchen and family room
- Separate utility with external access
- Four large double bedrooms (2 en-suite)
- 3 reception rooms
- Bi-fold doors to kitchen/family room leading to south facing garden.

### Ground Floor

	Length (m)	Width (m)	Length (ft)	Width (ft)
Lounge	4.2	4.6	13'9"	15'1"
Kitchen/family	8.6	4.0	28'2"	13'1"
Utility	3.7	1.7	12'2"	5'6"
Dining	4.2	3.8	13'9"	12'5"
Sun room	4.3	3.2	14'1"	10'6"

### First Floor

	Length (m)	Width (m)	Length (ft)	Width (ft)
Bed 1	5.2 (max)	3.7 (max)	17'0"	12'1"
Ensuite	2.6	1.2	8'6"	3'11"
Dressing room	3.7	1.4	12'1"	4'7"
Bed 2	5.2 (max)	3.7 (max)	17'0"	12'1"
Ensuite	2.6	1.2	8'6"	3'11"
Bed 3	4.4	3.8	14'5"	12'5"
Bath	1.7	2.7	5'6"	8'10"
Bed 4	3.8	2.9	12'5"	9'6"

# Prime Location

## Church Hill Cottage Farm

D'Urton Lane, Broughton, Preston

### Broughton at a glance

- Preston railway station 4 miles
- Beech Drive Surgery, Fulwood ½ mile
- Preston Primary Care Centre ½ mile
- Royal Preston Hospital 1 mile
- Dentist 1 mile
- Supermarkets ¾ mile
- PO/Cash Machine ½ mile
- Bank Branches 1 mile
- Links to M55 and M6

### Directions:

- From North/South
- Exit M6 at Junction 32 for M55
- Follow signs for Juntion 1 onto slip road for the A6 Garstang.
- At the roundabout continue on the A6 towards Garstang
- At the next roundabout take the second exit right onto D'Urton Lane Link Road
- Take the first right onto D'Urton Lane and Church Hill Cottage Farm entrance is on the left.



Contemporary . Bespoke . Luxury .



[enquiries@westchurchhomes.co.uk](mailto:enquiries@westchurchhomes.co.uk)  
01772 591401  
[www.westchurchhomes.co.uk](http://www.westchurchhomes.co.uk)

**Church Hill Cottage Farm**  
D'Urton Lane, Broughton, PR3 5LD

We operate a policy of continuous product development and for reasons outside our control, certain items may not be available from the manufacturers. Consequently, these particulars should be treated as guidance only and cannot be relied on as accurately describing any of the specific matter prescribed by any order under the Property Misdescriptions Act 1991. Nor do they constitute a contract. Please ensure that you check with the Sales Adviser on the development for specific plot details.