

# SHELBOURNE

— ESTATES —

— Woodbeck —

# How many bedrooms are you looking for?

No doubt you'll know the answer to that. But it's the answers to the questions you may not have even thought about, that make the real difference. At Shelbourne Estates, we go beyond the obvious, reflecting on every last detail to create homes with craft and consideration built into their very fabric.

In the following pages you'll discover our dedication to quality, passion for elegant interiors, and of course what makes Woodbeck your ideal new home. We think you'll love it just as much as we do.







## Introducing Woodbeck

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Tranquillity and connectivity. A sense of community amid conservation. This is what you can look forward to at Woodbeck, where beauty surrounds you, both inside and outdoors. A collection of 23 carefully considered 4 and 5 bedroom homes each offering something unique, it's the perfect size to feel a real belonging among like-minded neighbours.

With vast open spaces and vibrant market towns on your doorstep, you're able to live modern life in perfect balance, while the attention to detail and exacting specification of each home at Woodbeck means you can enjoy all the luxuries that a new home brings.

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## A slice of local life.

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One of the most obvious and attractive features of life at Woodbeck is the spectacular skyline, which is dominated by the historic Peel Monument on Holcombe Moor. It's a constant reminder of the area's rural, stark beauty, while the nearby Irwell Sculpture Trail adds echoes of a more industrial past.

The charming nearby town of Ramsbottom reflects this balance; picturesque and neighbourly, but with a distinct warmth for its roots. The East Lancashire railway goes through the town and typifies a quintessentially English feel – a chance to step back in time in stunning scenery.

That's not to say the area is old-fashioned, with its thriving foodie scene and even two eateries boasting the ultimate culinary accolade; the Michelin Star. You'll also find all the amenities you'd expect from a vibrant modern town. Less than 5 miles away is the busy town of Bury, offering a more active option to complement the idyllic quiet of life at Woodbeck.

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## All the right connections.

While nestled in your own oasis of tranquillity at Woodbeck, you're anything but isolated. The M66 is less than 10 minutes away, giving you direct access to the M62 and M60, bringing the cities of Leeds and Manchester within easy reach. Liverpool is also accessible in little over an hour, meaning your home is the perfect hub for work or pleasure.

### Get out and explore further...



Manchester  
*15 miles*



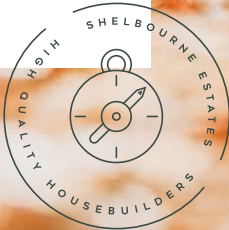
Leeds  
*47 miles*



Liverpool  
*45 miles*



Closer to home, there are all the excellent amenities you would expect for contemporary living; excellent schools and colleges, plus shopping, gyms and leisure facilities. While a host of museums and attractions provide plenty of inspiration, ultimately it's the majestic local countryside that is the undisputed main attraction; one that you'll return to time and again.





Woodbeck. A place to belong.

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Every part of the  
home has a story.

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We regard the people who make our homes as Thoughtful Creators, and they carefully consider every element, right down to the materials we choose and the suppliers we trust. We work with architects, designers and stylists to retain craftsmanship at the heart of everything we do; inside and out, all judged against two criteria – looks and longevity.

It means you can surround yourself with style, in the knowledge that your home will continue to look beautiful for years to come.

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## Exacting standards, as standard.

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The unmistakable excellence of a Shelbourne home is evident everywhere you look, and our attention to detail results in a quality that you'll discover over and over again. A specification that is a cut above comes as standard, with fixtures and fittings from world-renowned brands.

Siemens appliances, plus Franke granite sinks and designer taps are eye-catching kitchen features, while we just love the concealed two-way thermostatic showers with Raindance Head by VADO.

But many find that it's the little touches – like chrome taps or traditional panelling – that go a long way to making their home well beyond the ordinary.

## Our partnered brands

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amtico



PORCELANOSA



SIEMENS

HAMMONDS  
THE FITTED FURNITURE COMPANY







## Every collection, expertly curated.

A Shelbourne home isn't so much a blank canvas; more like perfectly prepped to bring your own style. And we're here to help you express it. You can choose from a curated collection of designs, finishes and flooring to make your mark across kitchen, bathroom and bedroom.

## The Dulux Heritage Collection

We love the character and timeless style of the contemporary classic look. That's why we give customers a choice of six Dulux Heritage colour schemes. Simply choose the one that matches your style, and we'll paint your house from top to bottom.



Chalk White



Flax Seed



China White



Chiltern White



Light French Grey



Quartz Grey





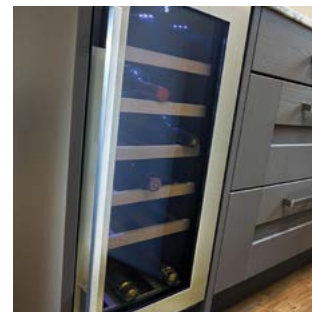
## Make it exceptional.

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We place a lot of time and expert consideration on the interior specification of our homes. But it's not about us; it's all about you. That's why we give you the option to elevate your interiors with a handpicked selection of extra special features.

Perhaps an integrated wine cooler, or granite worktops to complete your look. You can even choose an instant boiling water tap or filter tap that offers the ultimate in kitchen convenience.

To discover the options you have to further personalise your home, speak to one of our experts at Woodbeck.



A new home for your  
wine collection?



Choose an even more  
sublime surface.



Even the water  
can be upgraded.





## Discover Woodbeck












Every care is taken to ensure the development complements the surrounding area, and so Woodbeck is perfectly at home in the village surroundings of Holcombe Brook, on the outskirts of Ramsbottom. A small, intimate collection of just 23 houses, each home has its own driveway to keep roads clear, an effect further enhanced by the fact that the road is fully enclosed.

We also seek to be sympathetic to the natural environment, particularly important as Woodbeck lies within Holcombe Conservation Area, with local nature reserve Redisher Wood accessible by a footpath adjacent to the development.



At Shelbourne Estates we build with every resident in mind, even the hedgehogs. We created special hedgehog highways so they could toddle about more safely.



|  |            |  |            |   |            |
|--|------------|--|------------|---|------------|
|  The Alnwick    | 4 Bedrooms |  The Melksham   | 4 Bedrooms |  The Sunningdale | 5 Bedrooms |
|  The Addlestone | 4 Bedrooms |  The Napsbury   | 4 Bedrooms |  The Willingham  | 4 Bedrooms |
|  The Beckington | 5 Bedrooms |  The Oxhill     | 4 Bedrooms |  The Wimborne    | 4 Bedrooms |
|  The Cadley     | 4 Bedrooms |  The Shaftsbury | 5 Bedrooms |   |            |

Details correct at time of going to print. This plan is not to scale. It is a two dimensional drawing and does not show land contours or gradients, boundary treatments, landscaping or Local Authority street lighting. Highway details are subject to Local Authority approval. Shelbourne Estates reserve the right to change the layout of the development and housetypes without prior notice.





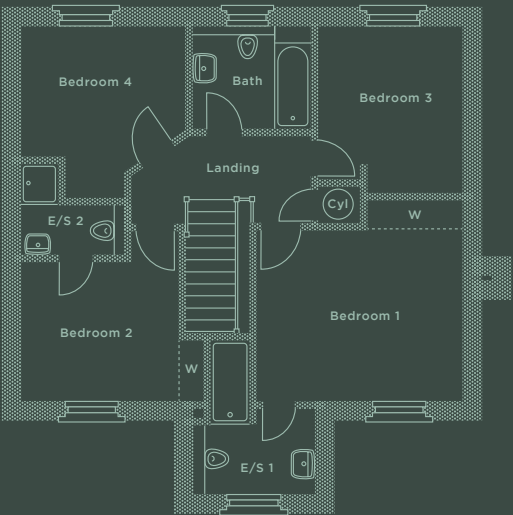
## The Addlestone

Offering superior design with an impressive, imposing double fronted elevation and integral garage, The Addlestone is a stunning four bedroom family home that combines both superior design and an excellent interior layout including a large open plan kitchen area complimented by excellent storage space, generous living areas, and large bi-fold doors leading out into the garden.

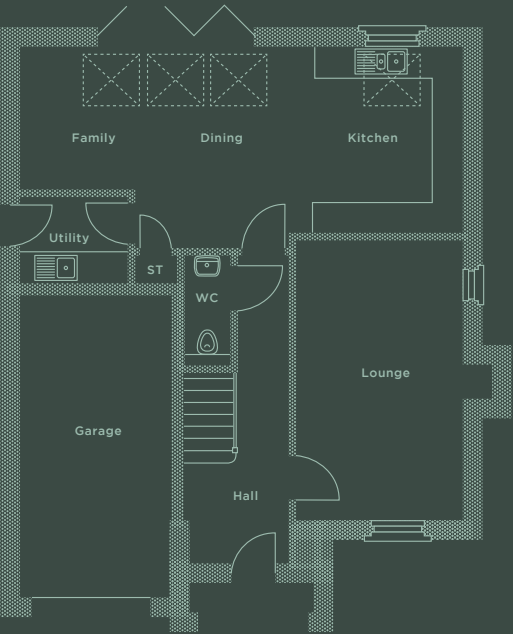
### 4 Bedrooms

1,469 total sq ft

### Upstairs



### Downstairs



|               |             |                |           |              |                 |
|---------------|-------------|----------------|-----------|--------------|-----------------|
| Lounge        | 3250 x 5450 | 10'8" x 17'11" | Bedroom 1 | 3965* x 4075 | 13'0"* x 13'4"  |
| Kitchen/      |             |                | Ensuite 1 | 2400 x 3000* | 7'10" x 9'10"*  |
| Dining/Family | 3915 x 8650 | 12'10" x 28'5" | Bedroom 2 | 3645 x 3365* | 11'11" x 11'0"* |
| Utility       | 1685 x 2150 | 5'6" x 7'1"    | Ensuite 2 | 2065 x 1815  | 6'9" x 5'11"    |
| Cloaks/WC     | 990 x 2165  | 3'3" x 7'1"    | Bedroom 3 | 2880 x 3270* | 9'5" x 10'9"*   |
| Garage        | 3050 x 6000 | 10'0" x 19'8"  | Bedroom 4 | 3220 x 3370* | 10'7" x 11'1"   |
|               |             |                | Bathroom  | 2375 x 2035* | 7'10" x 6'8"*   |

\*Denotes maximum room dimensions.





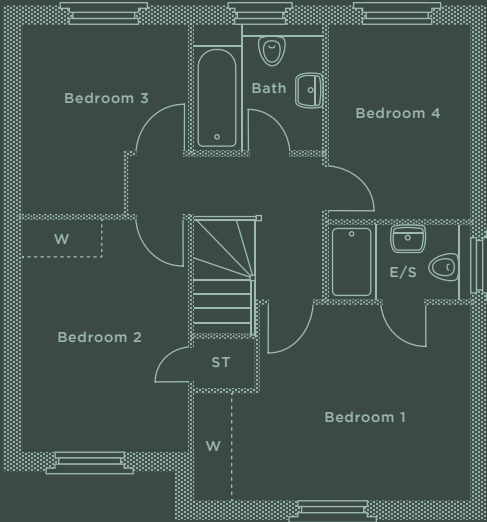
## The Alnwick

A substantial family home with luxurious master bedroom, featuring an arched cathedral window and en suite shower room. Downstairs there is a separate dining room and cloakroom/wc.

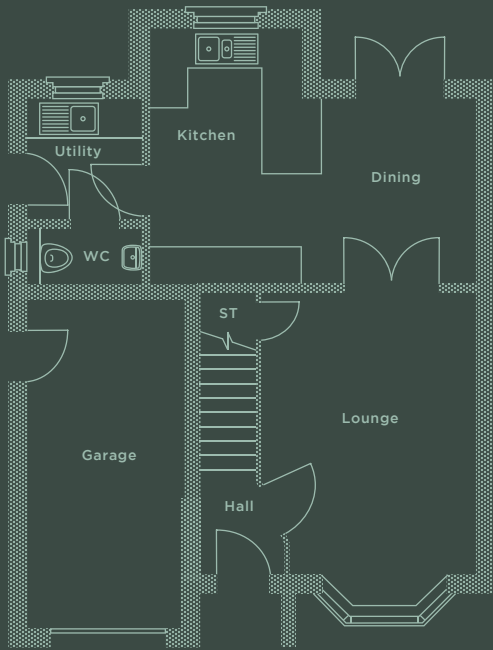
### 4 Bedrooms

1,062 total sq ft

### Upstairs



### Downstairs



|                                   |               |                 |           |               |                 |
|-----------------------------------|---------------|-----------------|-----------|---------------|-----------------|
| Lounge                            | 3425* x 5000* | 11'3"* x 16'5"* | Bedroom 1 | 4390* x 3130* | 14'5"* x 10'3"* |
| Kitchen/Dining                    | 5200* x 4065* | 17'1"* x 13'4"* | Ensuite   | 2260 x 1200   | 7'5" x 3'11"    |
| Utility                           | 1920 x 1800   | 6'4" x 5'11"    | Bedroom 2 | 2670 x 3715   | 8'9" x 12'2"    |
| Cloaks/WC                         | 1800 x 880    | 5'11" x 2'11"   | Bedroom 3 | 2660* x 3020* | 8'9"* x 9'11"*  |
| Garage                            | 2510* x 5290* | 8'3"* x 17'4"*  | Bedroom 4 | 2260* x 3095* | 7'5"* x 10'2"*  |
|                                   |               |                 | Bathroom  | 2055 x 2010   | 6'9" x 6'7"     |
| *Denotes maximum room dimensions. |               |                 |           |               |                 |





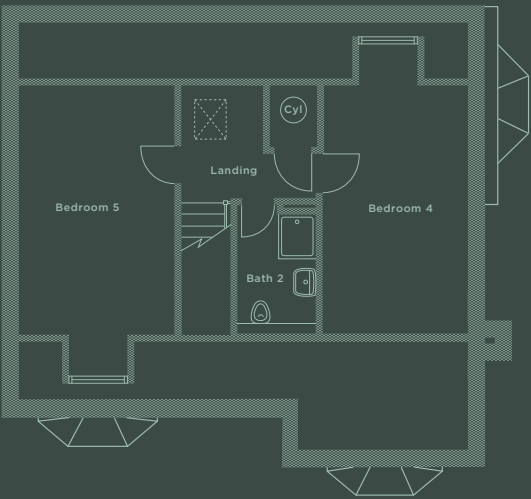
The Beckington

Enjoy a little luxury in this magnificent 5 bedroom detached house. With high quality specification, space in abundance and a traditional design, the Beckington is the perfect home for your family.

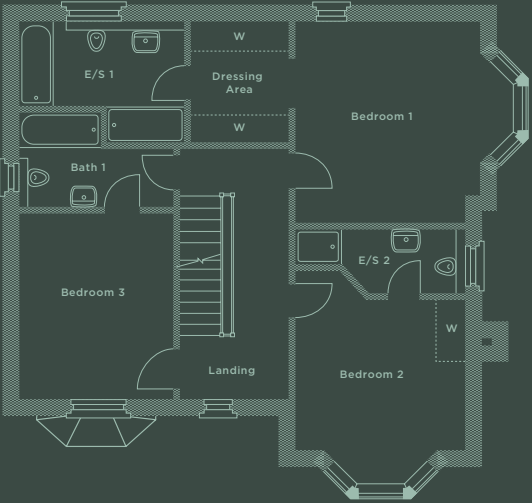
5 Bedrooms

2,172 total sq ft

Second Floor



First Floor



Ground Floor

|                          |               |                  |                                   |               |                  |
|--------------------------|---------------|------------------|-----------------------------------|---------------|------------------|
| Lounge                   | 5660* x 3380* | 18'7"* x 11'1"*  | Bedroom 2                         | 3670* x 3390* | 12'1"* x 11'2"*  |
| Family/Kitchen/Breakfast | 9885* x 4675* | 32'5"* x 15'4"*  | Ensuite 2                         | 1325* x 3395* | 4'4"* x 11'2"*   |
| Study                    | 3100* x 3320* | 10'2"* x 10'11"* | Bedroom 3                         | 3725 x 3150   | 12'3" x 10'4"    |
| Utility                  | 1760 x 2050   | 5'9" x 6'9"      | Bathroom 1                        | 1920* x 3135* | 6'4"* x 10'4"*   |
| Cloaks/WC                | 975 x 1765    | 3'2" x 5'9"      | Bedroom 4                         | 5750* x 2930* | 18'10"* x 9'7"*  |
| Bedroom 1                | 4330* x 4035* | 14'2"* x 13'3"*  | Bedroom 5                         | 5750* x 3160* | 18'10"* x 10'4"* |
| Ensuite 1                | 3370* x 2460* | 11'1"* x 8'1"*   | Bathroom 2                        | 2620* x 1590* | 8'7"* x 5'3"*    |
| Dressing Area            | 2010 x 2460   | 6'7" x 8'1"      | *Denotes maximum room dimensions. |               |                  |





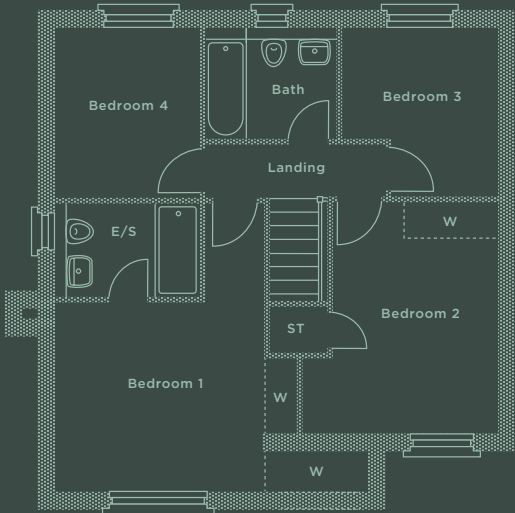
## The Cadley

The standout appearance of The Cadley is matched only by its superb interior, boasting all the space, style and thoughtful features required for harmonious, modern family living.

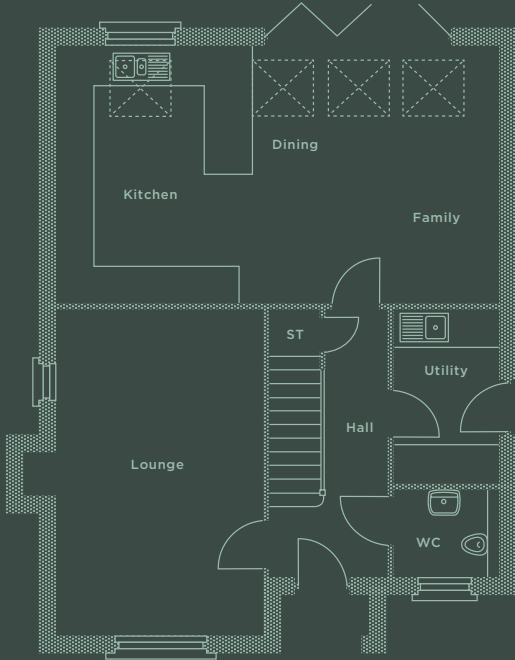
### 4 Bedrooms

1,358 total sq ft

### Upstairs



### Downstairs



|               |             |                |           |               |                 |
|---------------|-------------|----------------|-----------|---------------|-----------------|
| Lounge        | 5450 x 3450 | 17'11" x 11'4" | Bedroom 1 | 4110 x 4860*  | 13'6" x 15'11"* |
| Kitchen/      |             |                | Ensuite   | 2425 x 1595   | 7'11" x 5'3"    |
| Family/Dining | 7430 x 4275 | 24'5" x 14'0"  | Bedroom 2 | 3235* x 3860  | 10'7"* x 12'8"  |
| Utility       | 2875 x 1750 | 9'5" x 5'9"    | Bedroom 3 | 2605* x 2825* | 8'7"* x 9'3"*   |
| Cloaks/WC     | 1750 x 1425 | 5'9" x 4'8"    | Bedroom 4 | 2425 x 2860   | 7'11" x 9'5"    |
|               |             |                | Bathroom  | 2225 x 1850   | 7'4" x 6'1"     |

\*Denotes maximum room dimensions.





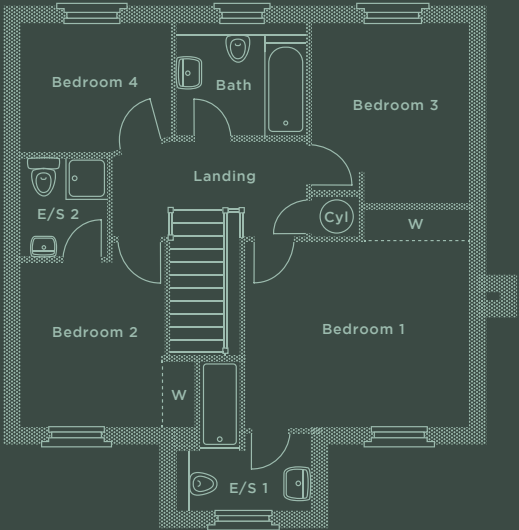
## The Melksham

Offering superior design with an impressive, imposing double fronted elevation and integral garage, The Melksham is a stunning four bedroom family home that combines both superior design and an excellent interior layout including a large open plan kitchen area complimented by excellent storage space, generous living areas, and large bi-fold doors leading out into the garden.

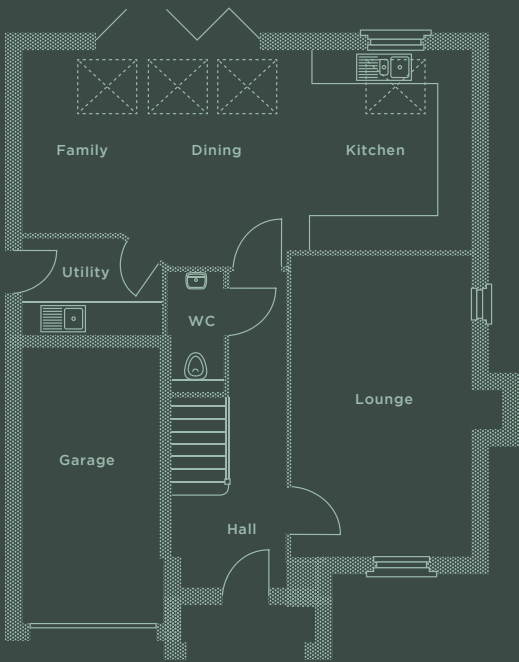
### 4 Bedrooms

1,407 total sq ft

### Upstairs



### Downstairs



|               |               |                  |           |               |                 |
|---------------|---------------|------------------|-----------|---------------|-----------------|
| Lounge        | 3250 x 5450   | 10'8" x 17'11"   | Bedroom 1 | 3965* x 4075* | 13'0"* x 13'4"* |
| Kitchen/      |               |                  | Ensuite 1 | 2400* x 2720* | 7'10"* x 8'11"* |
| Dining/Family | 3915* x 8150* | 12'10"* x 26'9"* | Bedroom 2 | 3145* x 3365* | 10'4"* x 11'0"* |
| Utility       | 1750* x 2500* | 5'9"* x 8'2"*    | Ensuite 2 | 1815 x 1565   | 5'11" x 5'2"    |
| Cloaks/WC     | 990 x 2160    | 3'3" x 7'1"      | Bedroom 3 | 2880 x 3270*  | 9'5"* x 10'9"*  |
| Garage        | 2550* x 5110  | 8'4" x 16'9"     | Bedroom 4 | 2715* x 2340* | 8'11"* x 7'8"*  |
|               |               |                  | Bathroom  | 2045 x 2375   | 6'9" x 7'10"    |

\*Denotes maximum room dimensions.





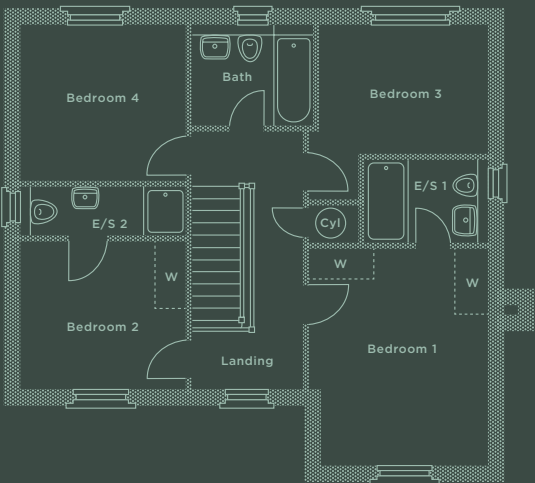
## The Napsbury

The Napsbury is a truly spacious family home, the ground floor has a sizeable lounge and separate open plan kitchen/dining and family room with large bi-fold doors leading to the garden, as well as under stair storage space. A first floor master bedroom has an en-suite bathroom, while three additional bedrooms and a shared bathroom help to complete the feel of a comfortable and roomy home.

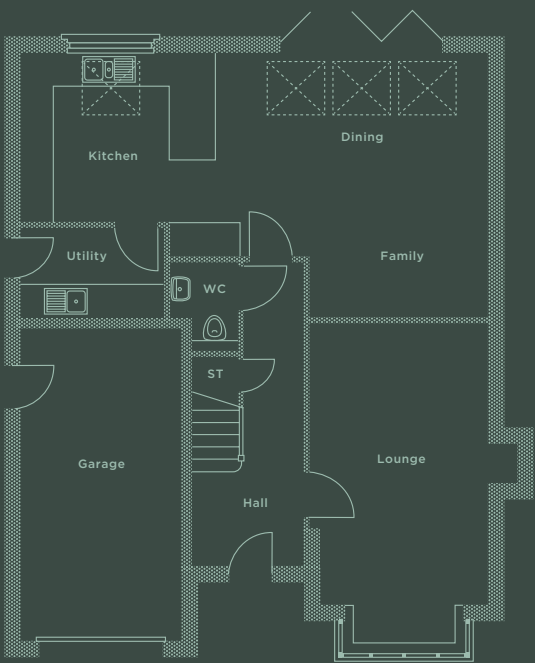
### 4 Bedrooms

1,502 total sq ft

### Upstairs



### Downstairs



|               |              |                 |           |              |                |
|---------------|--------------|-----------------|-----------|--------------|----------------|
| Lounge        | 3325 x 5990* | 10'11" x 19'8"* | Bedroom 1 | 3375 x 4085* | 11'1" x 13'5"* |
| Kitchen/      |              |                 | Ensuite 1 | 2260 x 1590  | 7'5" x 5'3"    |
| Dining/Family | 8790 x 4950* | 28'10" x 16'3"* | Bedroom 2 | 3115 x 2790  | 10'3" x 9'2"   |
| Utility       | 2670 x 1650* | 8'9" x 5'5"*    | Ensuite 2 | 3115 x 975   | 10'3" x 3'2"   |
| Cloaks/WC     | 1275 x 1660* | 4'2" x 5'5"*    | Bedroom 3 | 3160 x 3275* | 10'5" x 10'9"* |
| Garage        | 3015 x 6000* | 9'11" x 19'8"*  | Bedroom 4 | 3120 x 2890* | 10'3" x 9'6"*  |
|               |              |                 | Bathroom  | 2335 x 1880* | 7'8" x 6'2"*   |

\*Denotes maximum room dimensions.





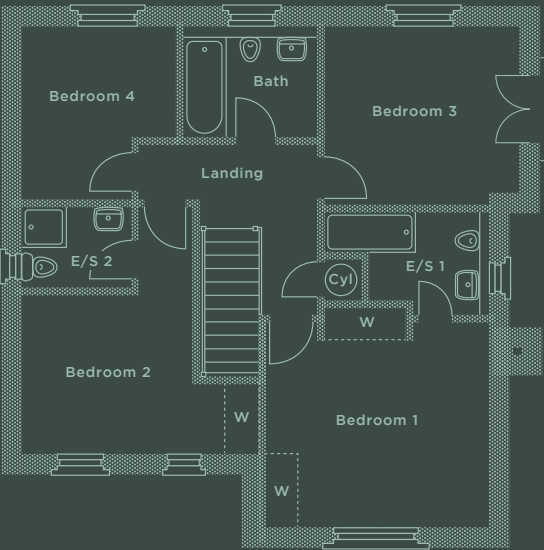
## The Oxhill

The Oxhill stands tall and proud as a fantastic family home. Complementing its fine architecture is a modern and spacious interior that is carefully designed around today’s lifestyle, with an open plan kitchen area and grand bi-fold doors leading to the garden and creating a light and spacious environment.

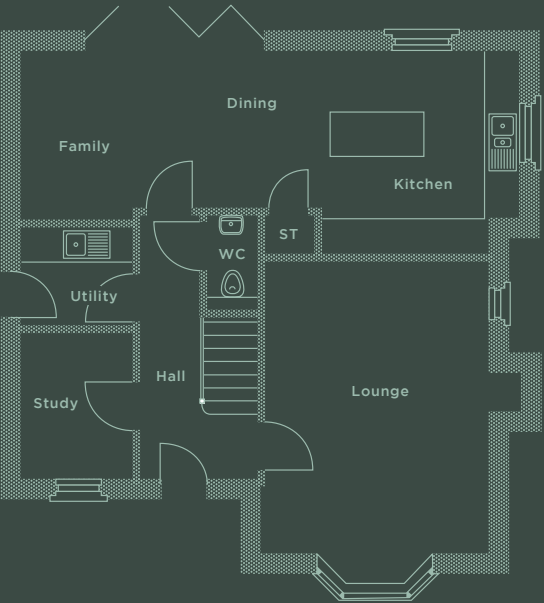
### 4 Bedrooms

1,498 total sq ft

### Upstairs



### Downstairs



|               |               |                  |           |               |                 |
|---------------|---------------|------------------|-----------|---------------|-----------------|
| Lounge        | 4000* x 5625* | 13'11"* x 18'5"* | Bedroom 1 | 3970 x 3850*  | 13'0" x 12'8"*  |
| Kitchen/      |               |                  | Ensuite 1 | 2910* x 1925* | 9'7"* x 6'4"*   |
| Dining/Family | 8755 x 3550*  | 28'9" x 11'8"*   | Bedroom 2 | 4155* x 4350* | 13'7"* x 14'3"* |
| Study         | 1950 x 2550   | 6'5" x 8'4"      | Ensuite 2 | 1915 x 1475   | 6'3" x 4'10"    |
| Utility       | 1950 x 1700   | 6'5" x 5'7"      | Bedroom 3 | 3465* x 3165* | 11'4"* x 10'5"* |
| Cloaks/WC     | 890 x 1710    | 2'11" x 5'7"     | Bedroom 4 | 2735* x 3065* | 9'0"* x 10'1"*  |
|               |               |                  | Bathroom  | 2375 x 1960   | 7'10" x 6'5"    |

\*Denotes maximum room dimensions.





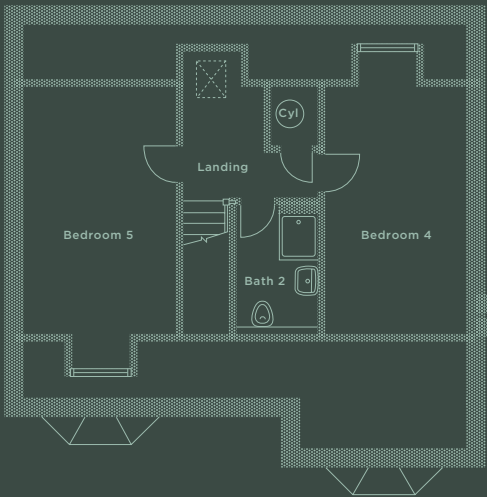
## The Shaftsbury

Enjoy a little luxury in this magnificent 5 bedroom detached house. With high quality specification, space in abundance and a traditional design, the Shaftsbury is the perfect home for your family.

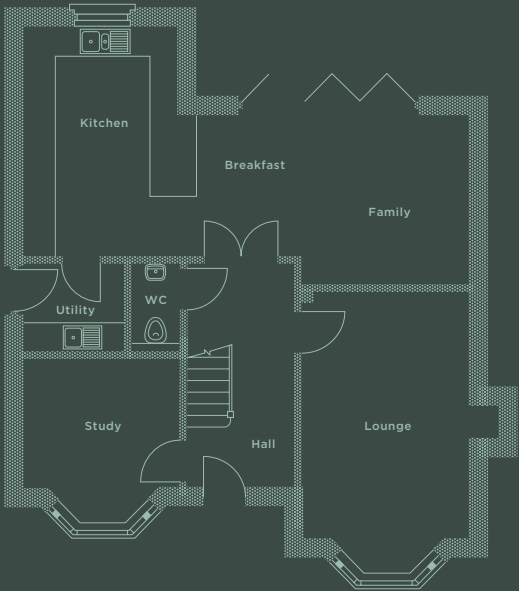
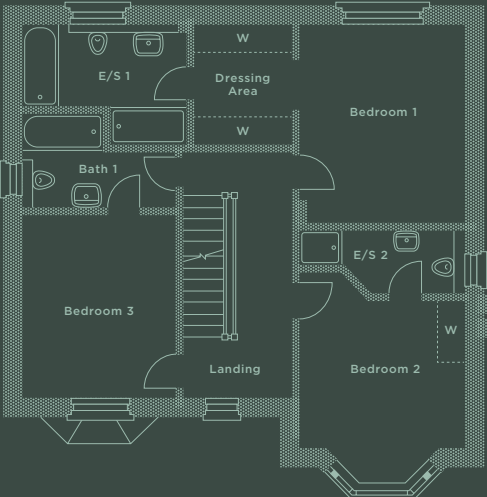
### 5 Bedrooms

2,152 total sq ft

Second Floor



First Floor



Ground Floor

|                 |               |                  |                                   |               |                 |
|-----------------|---------------|------------------|-----------------------------------|---------------|-----------------|
| Lounge          | 5660* x 3380* | 18'7"* x 11'1"*  | Bedroom 2                         | 3395* x 3670* | 11'2"* x 12'1"* |
| Study           | 3100* x 3320* | 10'2"* x 10'11"* | Ensuite 2                         | 3395* x 1325* | 11'2"* x 4'4"*  |
| Kitchen/Family/ |               |                  | Bedroom 3                         | 3725 x 3150   | 12'3" x 10'4"   |
| Breakfast       | 8950* x 4675* | 29'4"* x 15'4"*  | Bathroom 1                        | 3150* x 1945* | 10'4"* x 6'5"*  |
| Utility         | 2050 x 1760   | 6'9" x 5'9"      | Bedroom 4                         | 5675* x 2930* | 18'7"* x 9'7"*  |
| Cloaks/WC       | 1765 x 975    | 5'9" x 3'2"      | Bedroom 5                         | 5675* x 3160* | 18'7"* x 10'4"* |
| Bedroom 1       | 4035 x 3395   | 13'3" x 11'2"    | Bathroom 2                        | 2635* x 1590* | 8'8"* x 5'3"*   |
| Dressing Area   | 2010 x 2460   | 6'7" x 8'1"      | *Denotes maximum room dimensions. |               |                 |
| Ensuite 1       | 3370* x 2460* | 11'1"* x 8'1"*   |                                   |               |                 |





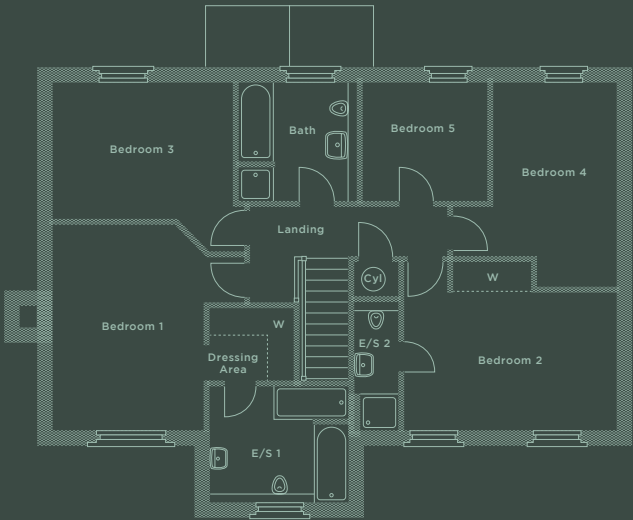
# The Sunningdale

Standing tall and proud as a beacon of modern family living, The Sunningdale balances classic architecture with contemporary interiors, offering the very best of both worlds.

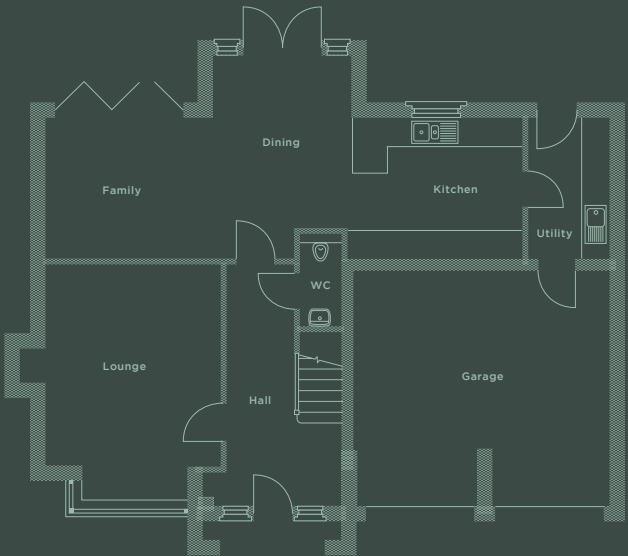
## 5 Bedrooms

1,867 total sq ft

### Upstairs



### Downstairs



|           |              |                |               |               |                  |
|-----------|--------------|----------------|---------------|---------------|------------------|
| Lounge    | 3750 x 5020* | 12'4" x 16'6"* | Bedroom 1     | 4115* x 4420* | 13'6"* x 14'6"*  |
| Family    | 3600 x 3000  | 11'10" x 9'10" | Ensuite 1     | 2930 x 2540   | 9'7" x 8'4"      |
| Kitchen   | 3590 x 3000  | 11'9" x 9'10"  | Dressing Area | 1805 x 1565   | 5'11" x 5'2"     |
| Dining    | 3050 x 4375* | 10'0" x 14'4"* | Bedroom 2     | 4530 x 3625*  | 14'10" x 11'11"* |
| Utility   | 1760 x 3000  | 5'9" x 9'10"   | Ensuite 2     | 1055 x 2765   | 3'6" x 9'1"      |
| Cloaks/WC | 910 x 2025   | 3'0" x 6'8"    | Bedroom 3     | 3890 x 3630*  | 12'9" x 11'11"*  |
| Garage    | 5525 x 5050  | 18'1" x 16'7"  | Bedroom 4     | 3530* x 4400* | 11'7"* x 14'5"*  |
|           |              |                | Bedroom 5     | 2715 x 2565   | 8'11" x 8'5"     |
|           |              |                | Bathroom      | 2580 x 2560   | 8'6" x 8'5"      |

\*Denotes maximum room dimensions.





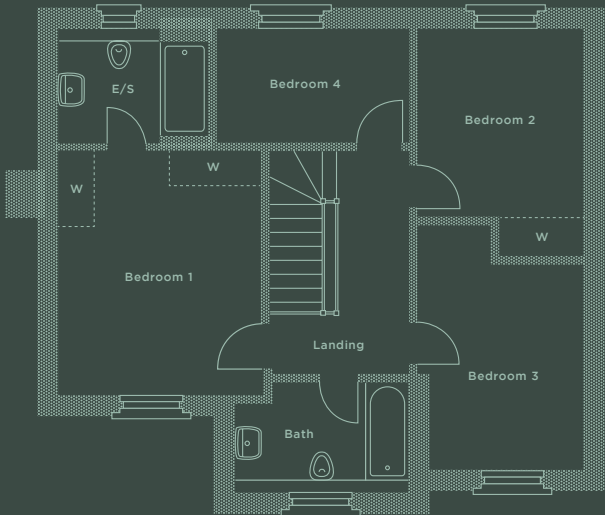
## The Willingham

Blending traditional charm and architecture with an impressive entrance hall and a generous open plan kitchen area, spacious, contemporary interior, combined with living areas that flow seamlessly throughout creating wonderful entertaining spaces and everything you look for in the family home of today, and more.

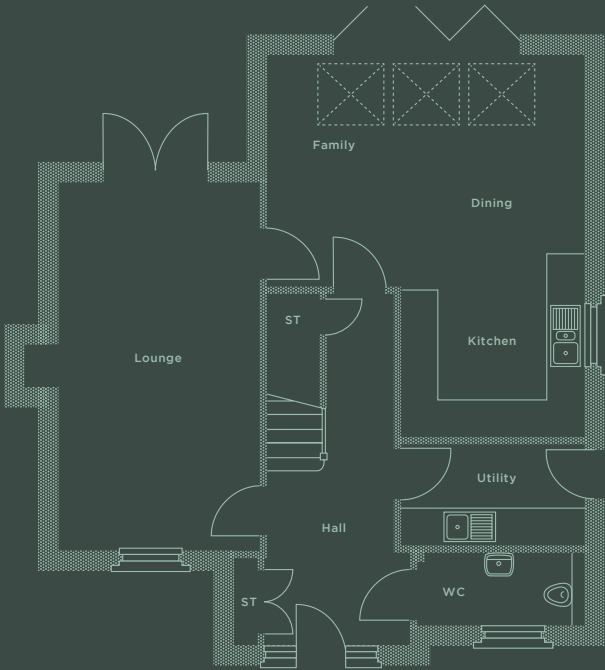
### 4 Bedrooms

1,424 total sq ft

### Upstairs



### Downstairs



|               |               |                 |           |               |                |
|---------------|---------------|-----------------|-----------|---------------|----------------|
| Lounge        | 3300 x 6025   | 10'10" x 19'9"  | Bedroom 1 | 3350 x 4025   | 11'0" x 13'2"  |
| Kitchen/      |               |                 | Ensuite   | 2390 x 1915   | 7'10" x 6'3"   |
| Dining/Family | 5175* x 6265* | 17'0"* x 20'7"* | Bedroom 2 | 2775 x 3760*  | 9'1" x 12'4"*  |
| Utility       | 3000 x 1625   | 9'10" x 5'4"    | Bedroom 3 | 2775* x 4010* | 9'1"* x 13'2"* |
| Cloaks/WC     | 2725 x 1170   | 8'11" x 3'10"   | Bedroom 4 | 3285 x 1910   | 10'9" x 6'3"   |
|               |               |                 | Bathroom  | 2890 x 1860*  | 9'6" x 6'1"*   |

\*Denotes maximum room dimensions.





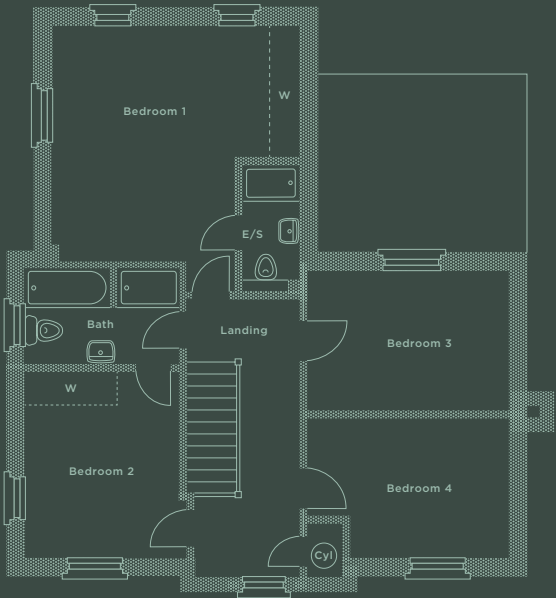
## The Wimborne

The Wimborne rises above other family homes to offer unrivalled space and style. The innovative layout of this four bedroom home gives the whole family the flexibility to live life just how they choose.

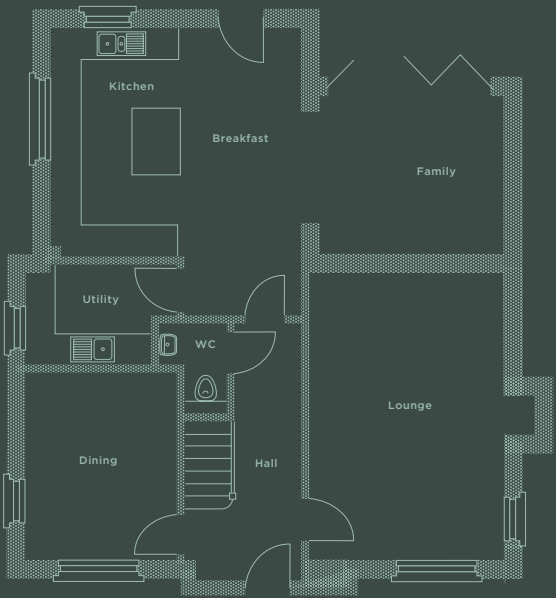
### 4 Bedrooms

1,796 total sq ft

### Upstairs



### Downstairs



|                       |               |                |           |               |                  |
|-----------------------|---------------|----------------|-----------|---------------|------------------|
| Lounge                | 5650 x 3770   | 18'6" x 12'4"  | Bedroom 1 | 5265* x 4905* | 17'3"* x 16'1"*  |
| Kitchen/<br>Breakfast | 5595* x 4905  | 18'4"* x 16'1" | Ensuite   | 2615 x 1185   | 8'7" x 3'11"     |
| Utility               | 2950* x 1950* | 9'8"* x 6'5"*  | Bedroom 2 | 3600* x 3240* | 11'10"* x 10'8"* |
| Dining Room           | 3650 x 2950   | 12'0" x 9'8"   | Bedroom 3 | 3820 x 2780   | 12'6" x 9'1"     |
| Cloaks/WC             | 1780* x 1380* | 5'10"* x 4'6"* | Bedroom 4 | 3820* x 2780* | 12'6"* x 9'1"*   |
| Family Room           | 3125 x 3570   | 10'3" x 11'9"  | Bathroom  | 3025 x 1965   | 9'11" x 6'5"     |

\*Denotes maximum room dimensions.





## What next?

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If you can picture life at Woodbeck, it's time to start making it happen. We'd love to get to know you and help you find exactly what you're looking for. It all starts with a meeting with one of our experts to curate an experience just for you; from viewing, to loving, to living.

Find out more at [shelbourneestates.co.uk](https://shelbourneestates.co.uk)



Notes.



