

RIVERSIDE WALK

GARSTANG

Riverside Walk is our stunning new development in Garstang. A collection of exquisite 3 & 4 bedroom luxury homes.





Welcome to Riverside Walk in
Garstang, Villafont's latest luxury
residential development located
in the heart of Lancashire..

The perfect place to be...







Riverside Walk is a highly desirable new development in Garstang, offering an aspirational lifestyle that combines convenience and tranquillity. Walking distance to Garstang town centre, everything you need is on your doorstep. Surrounded by luscious Lancashire landscape, the development also offers outdoor living at its very best.

Taking into consideration the local heritage, the design of each property at Riverside Walk has been carefully considered to perfectly complement the locality.

Enriching lives, Riverside Walk ensures everyone who moves to the development has the opportunity to do what they love locally, making it the perfect place to be.

The perfect place to call home,
the properties at Riverside
Walk perfectly complement
the local heritage and the
Lancashire landscape.

Garstang is the perfect place to live with an array of shops, restaurants, cafes as well as both traditional and gastro pubs.

WELCOME TO GARSTANG

Garstang is an attractive market town of equal distance (approx. 16km) between Preston and Lancaster. It is the perfect place to live with an array of shops, restaurants, cafes as well as both traditional and gastro pubs, providing everything you need for everyday life and leisure time.

The vibrant and bustling high street forms the hub of the town, which is both supported and complemented by Garstang's market, which has existed for over 300 years. Together, Garstang's special character has been shaped, with history and culture enriching the town.

An 'Area of Outstanding Natural Beauty', Garstang is surrounded by fells, roaming valleys, moorland, expansive meadows and pockets of woodland. A region rich in beauty, the breathtaking Forest of Bowland is on the doorstep, as well as the ruins of Greenhalgh Castle. With its picturesque landscape dotted with trail routes, Garstang is a haven for walkers and cyclists, and is perfect for picnics and leisurely strolls, with several famous routes taking in the local Lancashire heritage and wonderful beauty of the River Wyre.

With Garstang Country Hotel & Golf Club close by, as well as local cricket, rugby and football clubs, plus the Arts Centre and Theatre Group, and several well-known parks, such as Millenium Green and Hudson Park, there really is something for everyone.





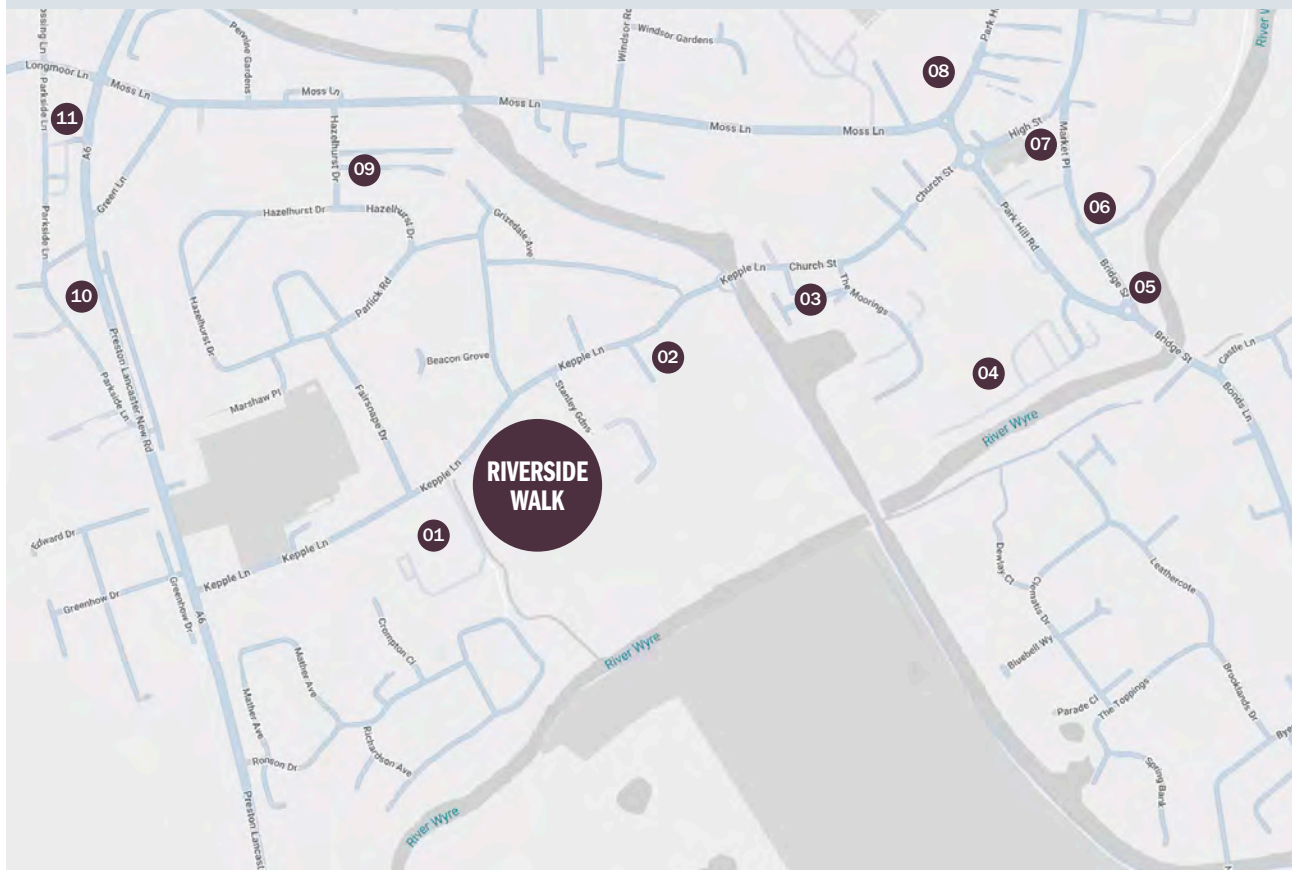
LOCATION

Garstang, the world's first Fairtrade Town, benefits from a superb setting in the heart of Lancashire, equal distance from Preston and Lancaster. The River Wyre runs through the ancient market town, providing plenty of picturesque places for walks, picnics and barbeques, with an abundance of wildlife to see and boat watching. Garstang & Catterall Train Station is nearby, and the town enjoys easy access to the A6.

- 01 Garstang Medical Centre
- 02 St Thomas Primary School
- 03 Th'Owd Tithe Barn Pub
- 04 Sainsburys

- 05 Hugo's Cafe, Bar & Bistro
- 06 East & Spice Indian Restaurant
- 07 Royal Oak Hotel
- 08 Wheatsheaf Pub

- 09 The Fish & Chip Plaice
- 10 The Great Season Restaurant
- 11 The Bellflower Pub



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The North West

Making the most of its location, Garstang offers homebuyers the exciting opportunity to explore the whole of the North West, with cities such as Liverpool and Manchester within a reasonable distance, and the delightful Lake District a short journey away. The Lytham St Annes, Blackpool and Fleetwood coastline is not too far, whilst the diverse city of Preston is quite quick and easy to get to on the M6.

Further afield, both London and Glasgow are accessible by train in just over two hours.

SITE PLAN & AVAILABILITY





Inspiring House Types

Inspired by the banks of the River Wyre, nature and mature greenery is evident at Riverside Walk, with Villafont focusing on its responsibility to deliver sustainable and environmentally friendly new build homes. By combining careful design, pioneering planning, a superb specification and thoughtful attention to detail, Villafont's ability to create homes where people really want to live is epitomised at Riverside Walk.

With a collection of five different house types available, **The Nightingale**, **The Austen**, **The Elgar**, **The Bronte** and **The Cromwell**, Riverside Walk will offer charm and character, with Villafont creating a bespoke and truly luxurious development.



The Nightingale

Four Bedroom Detached
HOMES 03 & 19

The Austen

Three Bedroom Detached
HOMES 23, 25, 30, 39, 70

The Elgar

Three Bedroom Detached
HOMES 16, 18

The Bronte

Four Bedroom Detached
HOMES 15 & 17

The Cromwell

Four Bedroom Detached
HOMES 24, 31, 40

KEY

Available



Sold



Sales Office





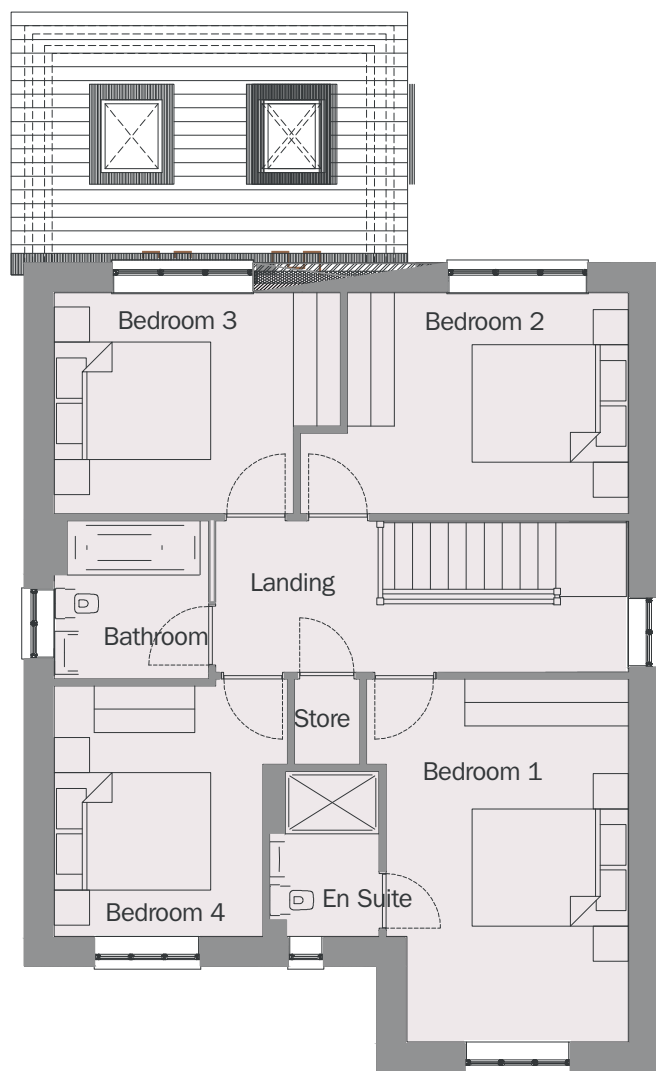
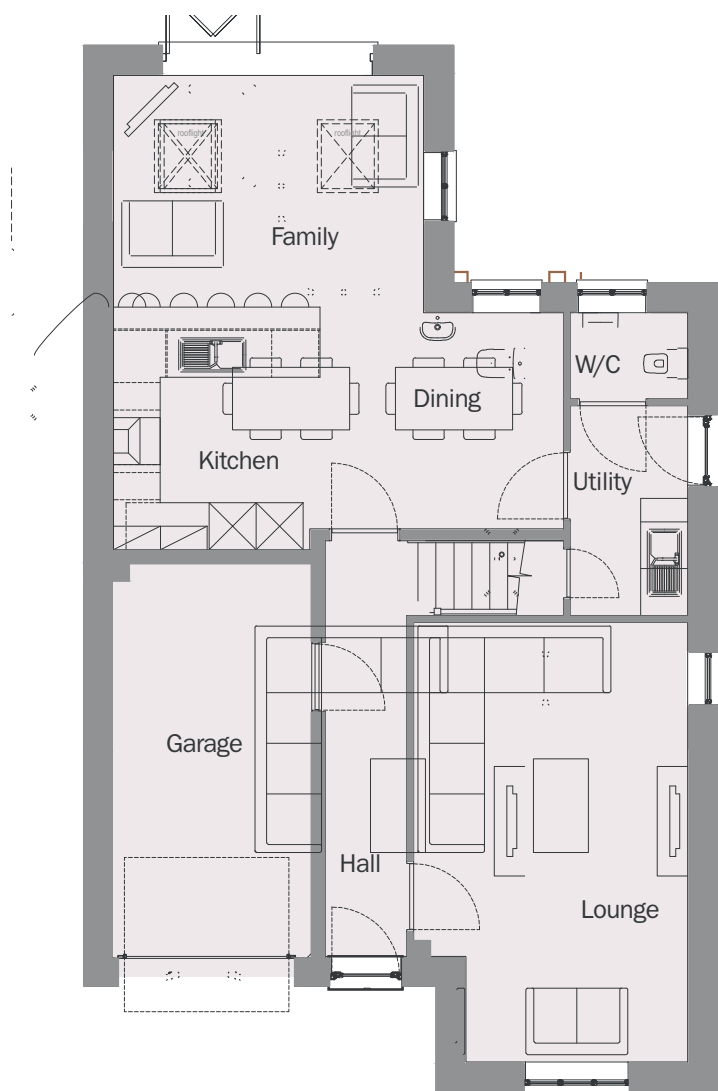
The Nightingale

The Nightingale

Four bedroom detached
Homes 03 & 19

The downstairs of the property features a spacious living room to the front plus a fantastic contemporary socialising space at the rear, with bi-fold doors leading to the rear garden, bringing the outdoors indoors.

The socialising space adjoins the modern kitchen, dining space and family area, boasting a breakfast bar plus space for a family dining table. The ground floor is completed with a utility room, storage space, cloakroom and integral garage. A spacious landing opens up the first floor of the property, featuring four double bedrooms, one with en-suite, and a separate family bathroom.



GROUND FLOOR	METRIC	IMPERIAL
Lounge	3.4 x 5.6	11'1" x 18'3"
Kitchen / Dining / Family	5.7 x 6.1	18'7" x 20'0"

FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	3.3 x 4.6	10'8" x 15'2"
Bedroom 2	4.1 x 2.8	13'4" x 9'1"
Bedroom 3	3.6 x 2.8	11'8" x 9'1"
Bedroom 4	2.9 x 3.2	9'1" x 10'4"
Overall	138.0 m²	1485 ft²

The Austen

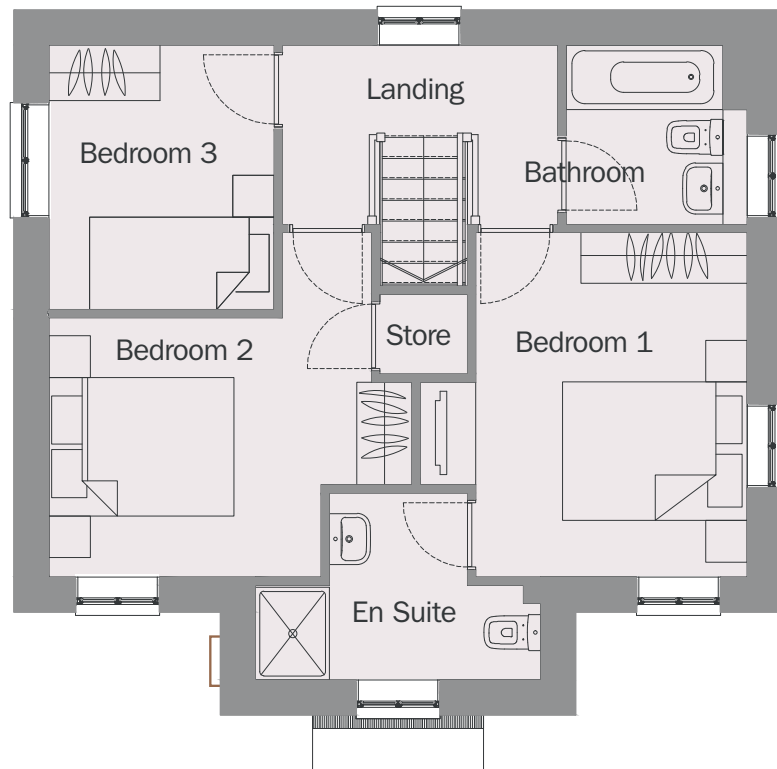
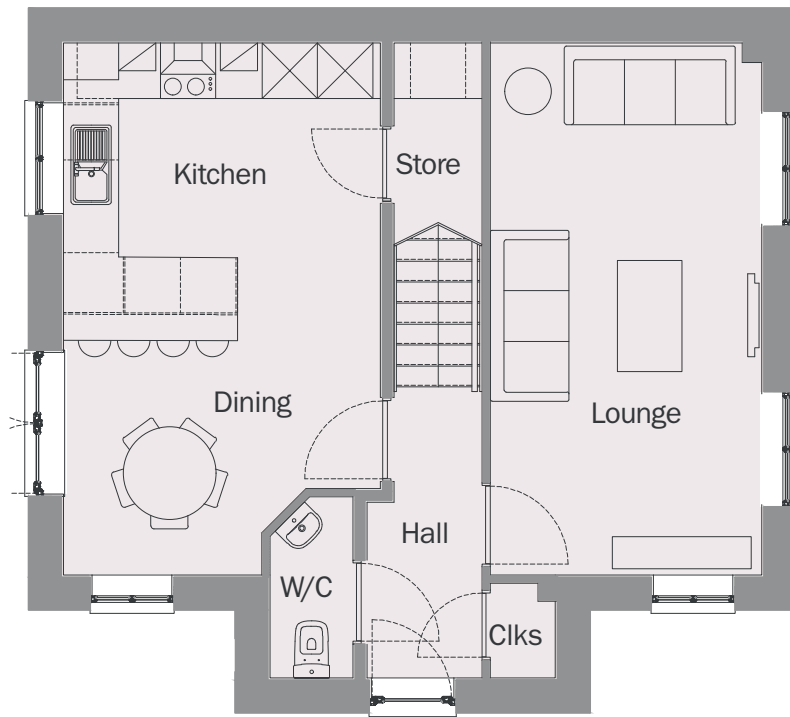


The Austen

Three bedroom detached
Homes 23, 25, 30, 66 & 70

The ground floor of this carefully-styled property boasts a spacious dining area and kitchen with a generous lounge for family relaxing. There is also a cloakroom off the hall.

Upstairs there is a master double bedroom featuring a generous en-suite. A further double bedroom with a built-in storage cupboard. The upstairs is finished off with a single bedroom and family bathroom.



GROUND FLOOR	METRIC	IMPERIAL
Lounge	2.9 x 5.7	9'5" x 18'7"
Kitchen / Dining / Family Room	3.4 x 5.8	11'1" x 19'0"

FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	3.5 x 3.7	11'4" x 12'1"
Bedroom 2	3.9 x 3.7	12'1" x 12'7"
Bedroom 3	2.4 x 2.8	7'8" x 9'1"
Overall	95.3 m²	1026 ft²

The Elgar

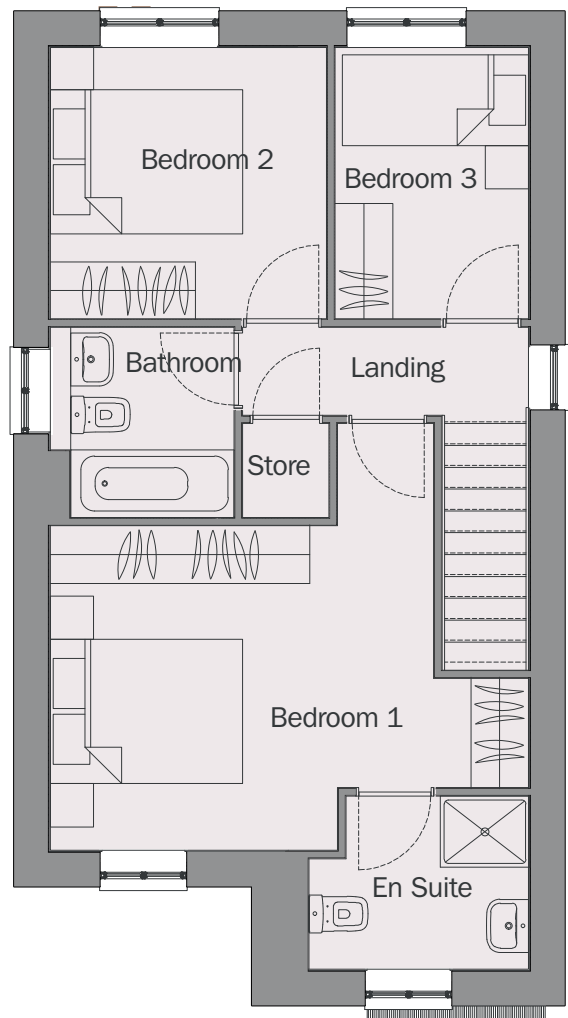
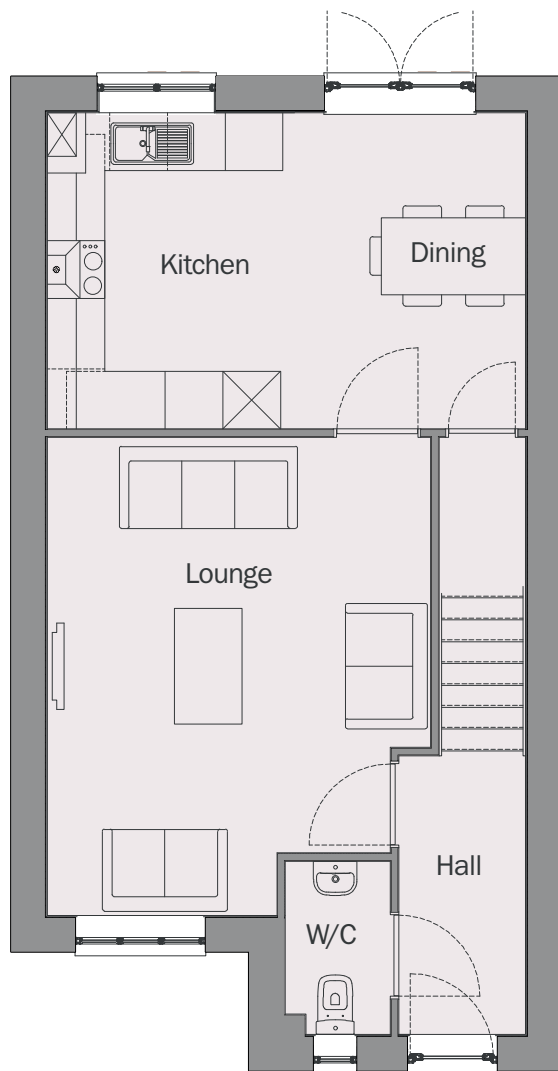


The Elgar

Three bedroom detached
Homes 16 & 18

The ground floor of this carefully styled property, boasts a spacious dining area and kitchen with a generous lounge for family relaxing. There is also a cloakroom off the hall.

Upstairs there is a master double bedroom, featuring an en-suite, a further double bedroom, a single bedroom and a family bathroom.



GROUND FLOOR	METRIC	IMPERIAL
Lounge	3.9 x 4.6	12'7" x 15'0"
Kitchen / Dining / Family	4.9 x 3.2	16'0" x 10'4"

FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	4.9 x 3.3	16'0" x 10'8"
Bedroom 2	2.8 x 2.8	12'7" x 10'1"
Bedroom 3	2.0 x 2.8	10'1" x 11'4"
Overall	90.1 m ²	970 ft ²

The Bronte

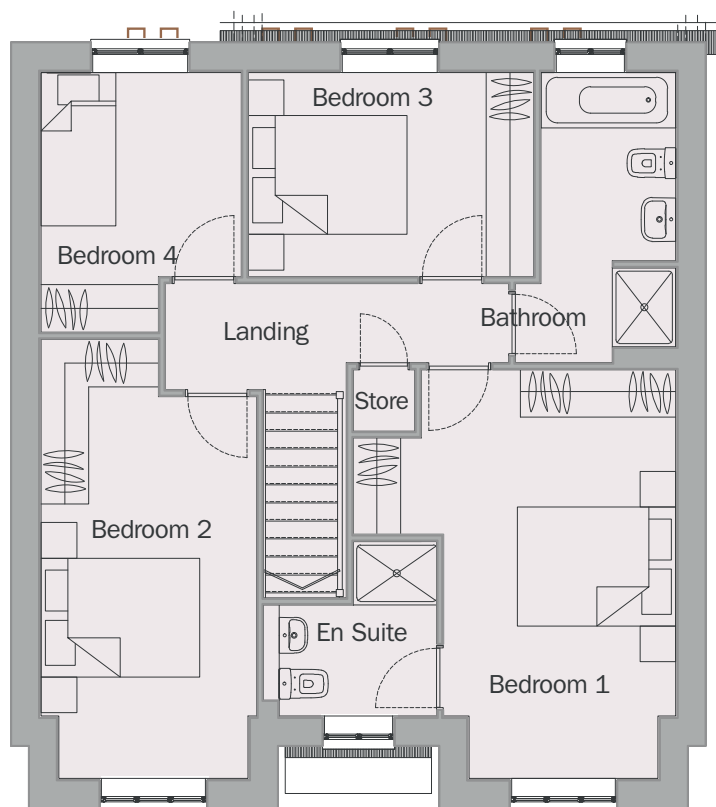
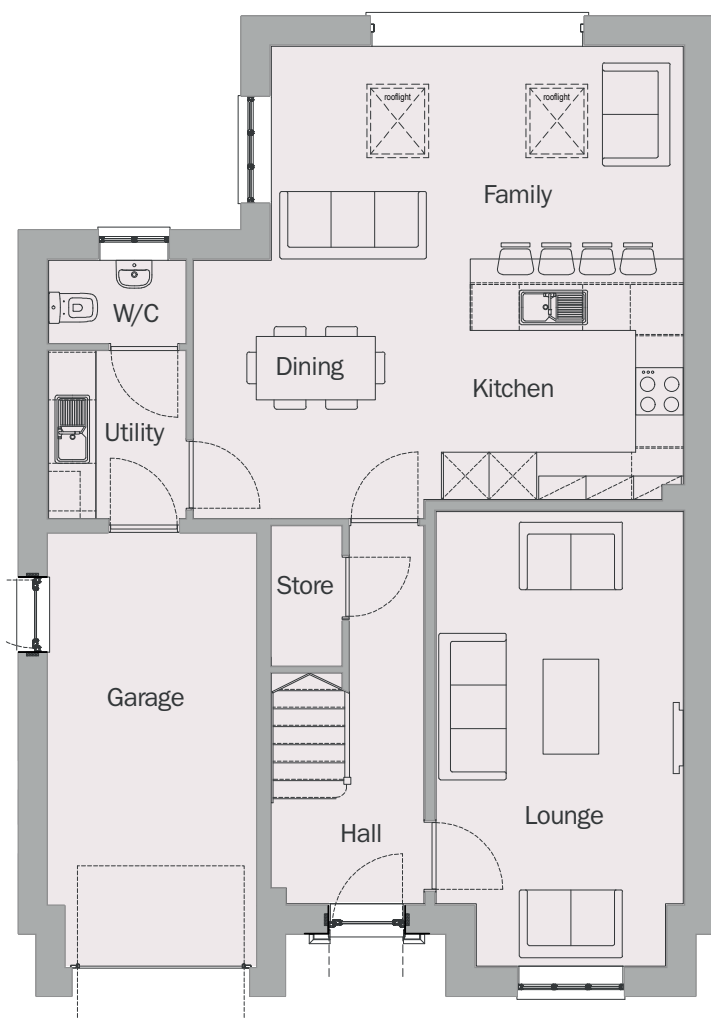


The Bronte

Four bedroom detached
Homes 15 & 17

The ground floor of this stunning property comprises a spacious living room and a fantastic large open plan space including a modern kitchen, contemporary breakfast bar, plus dining and family areas, with bi-fold doors leading to the rear garden. This versatile room is perfect for family entertaining, socialising, and relaxing. The ground floor is completed with a utility room, plenty of storage, cloakroom and integral garage.

A central landing opens up the first floor, leading to four bedrooms, including one spacious master bedroom with en-suite, two further doubles and a single bedroom, plus a large family bathroom.



GROUND FLOOR	METRIC	IMPERIAL
Lounge	3.1 x 5.7	10'1" x 18'7"
Kitchen / Dining / Family	6.0 x 6.1	19'6" x 20'0"

FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	3.3 x 4.0	13'1" x 16'7"
Bedroom 2	2.7 x 5.5	8'8" x 18'0"
Bedroom 3	3.6 x 2.5	11'8" x 8'2"
Bedroom 4	2.5 x 3.2	8'2" x 10'4"
Overall	138.0 m ²	1485 ft ²



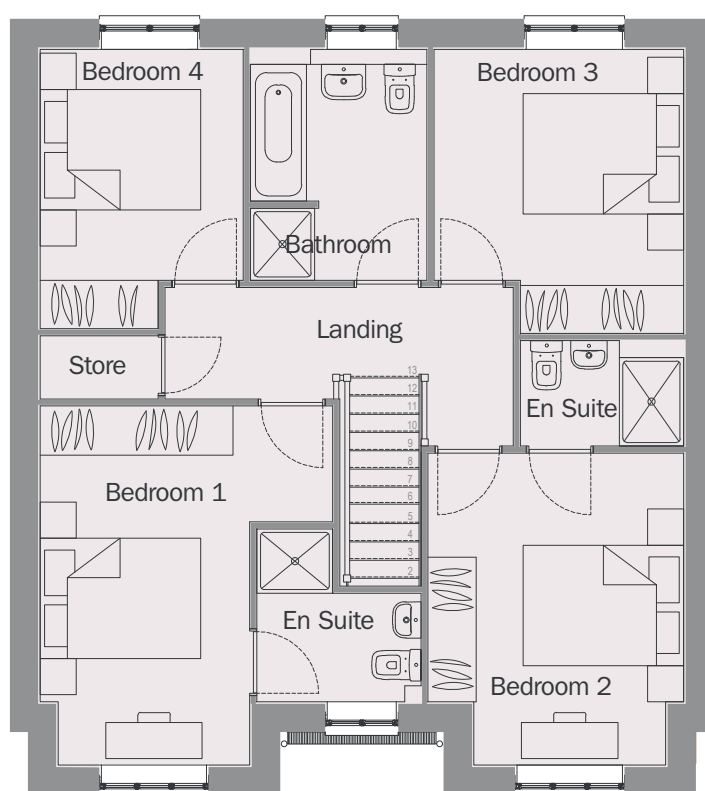
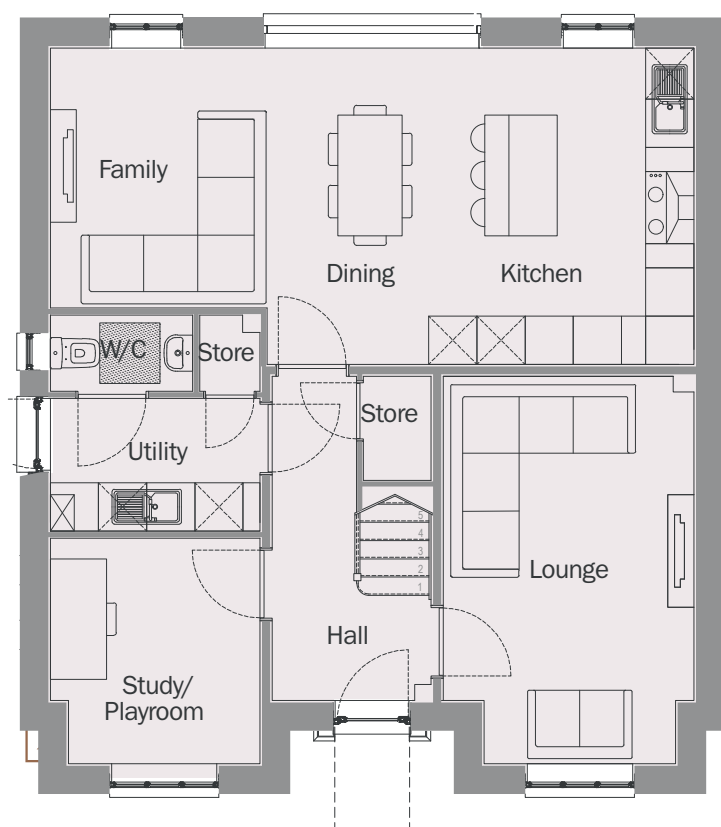
The Cromwell

The Cromwell

Four bedroom Detached
Homes 24, 31 & 40

A central hallway opens up this double fronted property leading immediately into the spacious living room, study, and cloakroom. At the rear of the property is a large open plan space including a modern kitchen, breakfast bar, plus dining and family area, with bifold doors leading to the rear garden.

The ground floor is completed with a utility room and storage cupboard. The first floor comprises of four double bedrooms, two of which include en-suite facilities, and a family bathroom.



GROUND FLOOR	METRIC	IMPERIAL
Lounge	3.1 x 4.8	10'7" x 15'7"
Study	2.6 x 2.8	8'5" x 9'2"
Kitchen / Dining / Family	8.0 x 3.9	26'2" x 12'7"

FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	3.6 x 4.7	11'8" x 15'4"
Bedroom 2	3.9 x 3.1	12'7" x 10'1"
Bedroom 3	3.1 x 3.5	10'1" x 11'4"
Bedroom 4	2.5 x 4.0	8'2" x 13'1"
Overall	139.4 m ²	1500 ft ²



SPECIFICATIONS

All Villafont homes come with a 10-year guarantee, an assurance that we are committed to your satisfaction. This means that it is protected by a highly regulated independent provider to guarantee your home, for up to 10 years, in the unlikely event of major structural defect.

The build of your new Villafont home is overseen by site inspectors at various key stages throughout its construction to confirm that it meets the required standards and quality.

Every aspect of your new home will be rigorously assessed to ensure that it surpasses industry standards. We are proud to specify sustainable materials and technologies to ensure that your new home is ahead of the curve for sustainable design and build. From fascias and finishes to fixtures and fittings - our quality ensures you receive the highest standard. Every house has a written specification and detailed set of designs that are essential to building your home.





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ABOUT VILLAFONT

Villafont Homes is a privately-owned housebuilder, building prestigious homes in desirable locations across the UK. The developer delivers a wide range of stunning properties, from apartments and duplexes to townhouses, detached family homes and bespoke mansions.

Renowned for its impeccable design, high quality build, superior specification and attention to detail, Villafont 'homes' are exceptional; immaculately finished and truly special properties.

Established in 2000, Villafont has an enviable reputation within the residential property market, priding itself on pushing the boundaries of new build design and the expectations of its clients by delivering sophisticated homes in low volumes with luxurious touches and larger than conventional footprints.





For further information please contact us by email at sales@farrellheyworth.co.uk or phone **01995 600666**.