

GP
GRIMSARGH
PARK





Holden Homes is a family-run business which has been building more beautiful homes for buyers across the North West of England for over 30 years.

Our locations are specially selected to capture the essence of everything great about living in a rural location with that special touch that makes a house a home.

All developments by Holden Homes are bespoke and unique to our Company, We design and produce homes that are truly beautiful inside and out.





- Plot 1 The Cedar** - 4 Bedroom Home - 178M²
- Plot 2 The Cedar** - 4 Bedroom Home - 178M²
- Plot 3 Mulberry** - 5 Bedroom Home 242M²
- Plot 4 Mulberry** - 5 Bedroom Home 242M²
- Plot 5 Grimsargh House** - 5 Bedroom Home - 313M²

GRIMASRGH PARK

Introducing an exclusive development of just five luxury executive detached homes, nestled within a serene and private cul-de-sac in the highly sought-after village of Grimsargh. A charming semi-rural village with a strong sense of community, excellent local amenities, and easy access to Preston city.

Set behind a long, tree-lined driveway, these premium residences offer a rare blend of seclusion, space, and sophistication. Each home is generously proportioned, thoughtfully designed, and surrounded by mature trees, creating a peaceful woodland setting that's both elegant and inviting.



*Illustration of
Grimsargh House*

THE MULBERRY

Modern meets traditional
5 BED



The Mulberry is an impressive and substantial family home, instantly recognisable by its striking square bay windows and confident architectural presence. Thoughtfully designed to complement contemporary family living, the interior offers both flexibility and generous proportions throughout.

At the heart of the home lies the expansive kitchen, dining and family room - a beautifully light-filled space created for modern life. Wide sliding and bi-folding doors open onto the patio and garden, allowing the outdoors to become a natural extension of the living space. Whether cooking, dining, entertaining, relaxing or spending time together as a family, this room effortlessly accommodates every aspect of daily life. A well-appointed pantry and separate utility room are conveniently located just off the kitchen.

The ground floor also offers a generously sized separate lounge and separate study, which could equally serve as a cosy snug or additional living space to suit individual needs.

Upstairs, a bright and welcoming galleried landing leads to five generously sized bedrooms. The luxurious principal suite features a separate dressing room and an elegant en-suite bathroom with double wash basins and walk-in shower. Bedroom two also benefits from its own en-suite, while a beautifully designed family bathroom serves the remaining bedrooms.



5 BED DETACHED HOME

242m² / 2604ft²

Kitchen: 5.1m x 4.4m (16'9" x 14'5")

Pantry: 1.9m x 1.5m (6'3" x 4'11")

Utility: 4.0m x 1.9m (13'1" x 6'3")

Living / Dining: 6.0m x 5.9m (19'8" x 19'4")

Lounge: 4.6m x 4.5m (15'1" x 14'9")

Snug: 4.6m x 3.3m (15'1" x 10'10")

W/C: 1.9m x 1.3m (6'3" x 4'3")

Double Garage: 6.0m x 6.0m (19'8" x 19'8")

Master Bedroom: 4.9m x 4.0m (16'1" x 13'1")

En-suite: 3.3m x 1.8m (10'10" x 5'11")

Dressing Room: 4.5m x 2.0m (14'9" x 6'6")

Bedroom 2: 4.6m x 3.0m (15'1" x 9'10")

Bedroom 3: 4.6m x 3.3m (15'1" x 10'10")

Bedroom 4: 3.8m x 3.0m (12'5" x 9'10")

Bedroom 5: 3.0m x 2.1m (9'10" x 6'11")

Family Bathroom: 3.5m x 2.5m (11'6" x 8'2")

THE MULBERRY

THE CEDAR

A perfect combination
4 BED



This beautiful detached home combines great looks with fantastic living space, allowing families to have the contemporary home they have always dreamed of. A stunning front feature window floods the hallway and first-floor landing with natural light, showcasing the elegant oak handrail and contemporary glass staircase.

From the hallway, you enter the impressive open-plan kitchen, dining and living space, featuring 5 meter sliding doors. With seamless access to the garden, this expansive living area extends outdoors to a paved patio and turfed garden, offering the perfect setting for relaxing, dining and entertaining.

The first floor offers four spacious double bedrooms. The exceptional master bedroom features a vaulted ceiling, bi-fold doors, a dedicated dressing room and a stylish en-suite. Completing the accommodation is a beautifully appointed family bathroom, fitted with a generous walk-in shower and a luxurious double-ended bath to serve the remaining three bedrooms.



4 BED DETACHED HOME
178m² / 1915ft²

- Lounge:** 4.8m x 4.0m (15'9" x 13'1")
- Kitchen:** 4.5m x 3.6m (14'9" x 11'10")
- Living / Dining:** 6.4m x 5.3m (21'0" x 17'5")
- Utility:** 2.6m x 2.2m (8'6" x 7'3")
- W/C:** 2.6m x 1.0m (8'6" x 3'3")
- Double Garage:** 6.0m x 6.0m (19'8" x 19'8")

- Master Bedroom:** 4.3m x 4.2m (14'1" x 13'9")
- En-suite:** 2.6m x 1.8m (8'6" x 5'11")
- Dressing Room:** 2.3m x 2.1m (7'6" x 6'11")
- Bedroom 2:** 4.2m x 3.1m (13'9" x 10'2")
- Bedroom 3:** 4.2m x 3.2m (13'9" x 10'6")
- Bedroom 4:** 3.2m x 3.0m (10'6" x 9'10")
- Family Bathroom:** 3.2m x 2.4m (10'6" x 7'10")

THE CEDAR

GENERAL

All houses constructed to latest building regulations.

All homes freehold.

10 year structural warranty.

Longridge quarry random stone feature wall, stone quoins, jambs, and cills.

White K-rend externally.

Communal landscaped areas, drainage and roads are managed by a Management Company that residents will contribute to for ongoing upkeep and maintenance.

Double glazed windows and external doors.

Aluminium front door, uPVC back door.

A-rated anthracite sliding doors to living room/dining (CEDAR).

A-rated anthracite sliding and bifolding doors to living room and kitchen (MULBERRY).

A-rated anthracite bifolding doors to master bedroom with glass balustrade.

Fascia and soffits colour black PVC.

KITCHEN & UTILITY

Stuart Frazer Siematic handleless kitchen in a choice of colours with 20mm quartz work surfaces and upstands.

Neff integrated appliances 2x oven slide and hide.

Dishwasher.

Tall larder fridge.

Tall larder freezer.

Fridge/freezer (CEDAR).

Argo 750mm Induction/Extraction Hob.

Neff black microwave oven (Inside Larder).

Led Strip Lights.

Utility -Duropal laminate worktops to compliment kitchen style, with space for washing machine & dryer and Stainless-steel sink with draining area and mixer tap to utility room.

BATHROOMS AND EN-SUITE

Main bathrooms and en-suite tiled.

All shower trays low profile, en-suites fixed shower screens, main bathroom sliding screens.

Wall-hung vanity unit in all bathrooms, double sink in Mulberry master en-suite.

Wall hung toilets in all Mulberry bathrooms, plus Cedar en-suite.

All showers in Mulberry include concealed shower valves, fixed shower head and secondary handheld shower head. Also Cedar ensuite.

Mulberry en-suite bronzed bathroom taps and shower fittings, all other bathrooms brushed nickel.

Cedar all bathroom fittings brushed nickel.

En-suite and main bathroom to include electric mirror and demister.

Freestanding bath with floor standing bath tap in Mulberry main bathroom.

HEATING

Air source heating system with hot water cylinder.

Underfloor heating to ground floor and first floor with individually zoned heating controls.

Electric heated towel rails to all main bathrooms and en-suites.

Solar panels 3kw.

ELECTRICAL

Energy efficient downlights Mulberry - kitchen/dining/living, utility, pantry, downstairs hallway, master bedroom, dressing room, en-suite, en-suite 2, main bathroom.

Cedar - kitchen/dining/living, master bedroom, en-suite, dressing room, main bathroom.

Remote controlled electrically operated double garage doors.

BT, TV and CAT6 Data points
Fibre broadband to the property for fast connectivity.

Wired security alarm.

Aerials and satellite dishes not included.

INTERNAL & EXTERNAL

Carpet to lounge, stairs, landings, bedrooms and dressing room.

Tiles to kitchen/family-room, utility, WC, hallway, ensuite and bathroom.

All ceilings and walls finished in white matt emulsion.

Turfed front and rear gardens
Feather board fence along boundaries and gates both sides of house.

Porcelain patio and single flag around perimeter of house.

External lighting including soffit lights at the front, two external lights either side of the front door, and either side of rear sliding door and one at the back door.

Resin driveway with blocked pave border.

Outside tap included.

Entrance road to development tarmac.



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