

*Making your home
at Blundell Hamlet*

A prestigious private
development of just thirteen
4, 5 or 6-bedroomed residences
in the coastal heritage village
of Hightown.

**Building the bespoke house
you'll be proud to call home**

With thirty years' experience behind us, Chelmere Homes occupy a unique niche in the house-building industry. We are a family-run company, finding smaller plots of land in the most prestigious Northern beauty spots, where we can build just a select number of distinctive homes with every detail cared about. It's our pleasure to offer you the perfect lifestyle choice of a prime location, a fine quality build and bespoke options to make your home uniquely your own.

With Chelmere Homes, our Managing Director, Ian Wilkinson is personally involved with every new site, from first choosing the land to the final handover of each bespoke home to its new owner. Ian's background as a quantity surveyor for the larger builders gives him a sound practical

understanding of every stage in the development process and ensures a level of integrity and professionalism that is evident throughout.

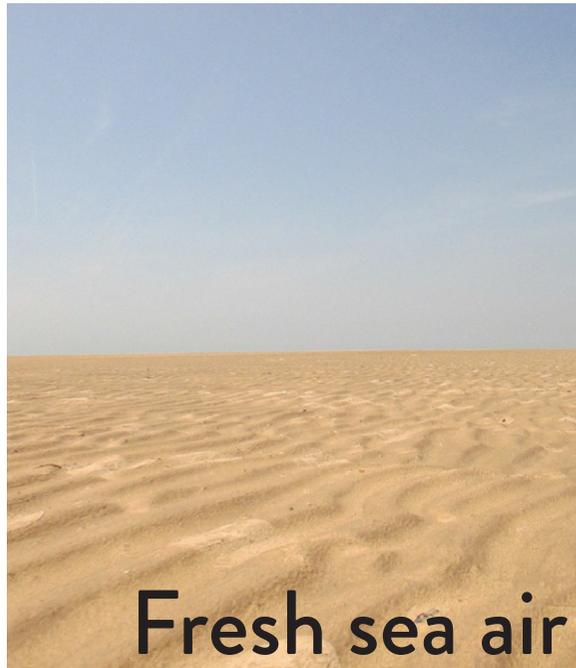
Everything falls under Ian's watchful 'Chelmere eye,' particularly that your personal aims are met and that the house you want is built to an exacting standard.

Blundell Hamlet is our tenth exclusive development to date, solidly backed by the NHBC ten year guarantee. Walk around and you'll see unsurpassed standards of craftsmanship and finish, both inside and out, with a respectful diligence of build, followed by artistic landscaping.

A Coastal Location for Family Living

Blundell Hamlet is in the prestigious location of Hightown, served by the Metropolitan Borough of Sefton. This small rural village is only minutes from the coast, and may be accessed via meandering lanes through open fields or along the A565 coast road. Yet, only minutes away, the M58 links you to the M6, M60 and M62 for quick and easy commutes in every direction.

For all Hightown's tranquillity, fresh sea air and pastoral peace, you're still only eight miles from the City of Liverpool, and within easy reach of Formby, Ainsdale and the fashionable resort town of Southport.



**Fresh sea air and
pastoral peace**

A Nature Lover's Paradise

The River Alt joins the sea at Hightown, as recorded in Nicholas Blundell's Diaries (Volume 3, 1720) with the Northern part of Crosby Coastal Park touching the area at 'Hightown Dunes and Meadows'

With a submerged ancient forest, some 4,000 years old, revealed by the ebb tide, this is a nature lover's paradise. Locally, moves are afoot to acquire nature reserve status for the myriad species you will encounter up close: from wading birds, peregrines, cormorants and merlins, to oystercatchers, knots and sanderlings, as well as myriad butterflies among the naturally occurring dune grasses and colourful wildflowers.

The local village green which is unusually triangular has its own colourful story to tell as local life congregates there.

It is part of the Chelmere commitment to build with respect for all the local heritage and wildlife, we've even rehomed sand lizards to ensure them a new safe natural habitat.



**This is a nature
lovers paradise**

Local Living

The Hightown district is served by three primary schools, three high schools and two academies. In Crosby, you also have the prestigious choice of Merchant Taylor's Boys and Girls Schools and St. Mary's Preparatory School and College, choices that rank among the top educational establishments in the country. Ormskirk's Edge Hill University and Liverpool University also serve the area superbly.

All the essential amenities are here, such as a village doctor's surgery, libraries, leisure centres and a local swimming pool. A quiet rural village with just one pub, Hightown has its own railway station, opposite Blundell Hamlet, and links

into the Northern Line serving Southport, Hunts Cross and Liverpool City Centre for the easiest commute.

As part of the estate of the Blundell family of Little Crosby, Hightown boasts several listed buildings including the monumental Cross, a local landmark. You have easy access to Blundellsands Sailing Club which celebrated its Centenary in 2007 and to lawn bowls, cricket, squash, tennis and junior football. Family walks are accessible in every direction, following the coast and River Alt estuary or into open fields and meadows. The National Trust also features a wonderful Red Squirrel nature walk to

encounter this beautiful and rare species, and discover more about the coastal pinewoods and spectacular sea views of the area.

The private road leading from Lower Alt Road into Blundell Hamlet will be adopted as part of the woodland development for improved access befitting the site's prestige. We have also gained special permission to construct a public footpath and cycle way linking Sefton coast to Hightown, enhancing your enjoyment of this special location.

Select developments on prime land

The Chelmere difference is obvious right from the start, purely by the prestigious location and the size of this discreet hamlet development. You find yourself choosing from just thirteen plots, with an excellent degree of privacy, rather than a large meandering estate of houses in facing rows. Positioning is key to make the most of the natural light, to give your garden a sunny aspect and to provide the space you need to spread out comfortably without encroaching.

Our homes at Blundell Hamlet offer you a flexible choice of room configurations within our bespoke options (available when a plot is reserved early). This includes styling a spacious loft in the Marram house style, to create one large en suite bedroom or two separate rooms, making six bedrooms in all. The development appeals to every modern lifestyle, designing itself around the spacious way you would love to live.



The development appeals to every modern lifestyle

Stand back to appreciate your new home

Before you come inside, it's worth spending a little time getting a clear perspective on why a Chelmere Home looks so different. Starting with the roof, all our properties here have a steeper pitch which creates an air of substance and grandeur. Some of the houses have a double hipped roof, some have lowered eaves, all helping to style the development with unique finesse.

Sculptured stone sills lend classic character to the double glazed windows, even the detached double garage with a pyramid roof is thoughtfully designed for wide access without central pillars.

The house has none of the boxed-off looks you'll often see these days. Instead you'll notice we include a chimney so you can enjoy the comfort of a fireplace. There's also the natural charm of a clay tiled roof and dry ridges, verges and valleys for exceptionally low maintenance. We choose richly coloured, ornamental bricks that give each home a natural maturity. And you can enjoy lush landscaping that ties the whole development together with warmth, character and colour.



Come inside and tell us what you want

It is our pleasure to create the individual, bespoke home you have in mind. Feel free to talk to us about our Interior Design service so that, instead of acquiring a blank canvas, you can move into a home already decorated in your chosen signature style.

We will happily discuss with you such details as installing a grand oak staircase, positioning radiators to fit with your furniture plans or placing extra electrical sockets for your audio visual equipment.

Our showhome is expertly designed to spark your imagination but you can have your pick of prestigious kitchen units, Villeroy & Boch bathrooms, elegant Porcelanosa tiles, you can even decide on the room layout that will suit you best. To move a wall or change the room sizes may help make your dream home take shape. Talk to your Sales Consultant to see what's possible but please remember we need to know early, as changes may be subject to planning permission, building regulations and price adjustment.

Enjoy landscaping with warmth, character and colour



**The Chelmere standard
of refinement**

If you're happy to leave all the design and detailing to us, look out for all the ways we build in refinements you may not have thought of. A kite-winder staircase here, carved spindles there, decorative glazed doors, skimmed ceilings, sculptured coving and extra windows on the sunniest aspect to flood light into your home. Easy disabled access is of course a must, with wider doors, lower light switches and raised wall sockets that just feel more comfortable for everyone to use.

You don't have to ask for any of these features, they're already there. You also won't see any mass production techniques, rather a home that is as individual as you are; not a builder's specification but your home, built for you uniquely.



**Built for you,
uniquely.**

Kitchen/Dining/Family Room

- Open plan family space with fitted kitchen and dining area.
- Quality kitchen units and worktops (choose from a select range) with breakfast bar peninsula.
- Kitchen pelmet lighting.
- One and a half bowl stainless steel sink.
- Gas or electric hob.
- Extractor hood.
- Built in electric oven.
- Built in microwave oven.
- Integrated fridge and freezer.
- Integrated dishwasher.

As part of our bespoke service, we can offer you exclusive kitchen upgrades to include the finest Italian or German designs. If you prefer granite worktops, the latest designer taps or advanced Miele appliances, please just ask us and we will create and quote for the unique kitchen configuration you have in mind.

Bathroom/Ensuite & Cloaks

- Villeroy & Boch white sanitary ware with quality Hansgrohe chrome fittings.
- Choice of Porcelanosa wall tiles. All walls to be half tiled to bathroom and en suite with fully tiled shower enclosure with, splash back above basin to cloak room.
- Thermostatic Aqualisa shower to en suite.

Utility Room

- Choice of units.
- Single bowl sink in stainless steel.
- Plumbing for a washing machine and dryer.
- Energy-efficient boiler.

Internal Finishings

- 6-panel moulded internal doors or glazed doors painted white with satin chrome furniture.
- Timber moulded skirting board and architraves.
- Quality turned balustrading and hand rails.
- Smooth skimmed ceilings with coving to sitting room, dining room, hall and landing.

- Walls and ceilings with emulsion paint.
- Internal woodwork with white gloss paint.

For bespoke options such as a choice of paint colours, styles of doors or woodwork, please let us know early and we will endeavour to finish your home exactly to your specification.

Electrical

- Ample supply of power points throughout the house.
- TV points to sitting room and master bedroom.
- External light to front and rear.
- Light point to loft.
- Light and power to garage.

Extra electrical sockets may be installed on request to accommodate sound systems, computers or equipment you may wish to bring to your home.

Security & Safety

- Smoke detectors to all floors.
- Double glazed, security-locked windows.
- Five lever locks and bolts to front and rear doors.
- Burglar alarm system.
- Extra security measures are available on request, including the addition of a 24/7 monitored alarm.

Heating & Hot Water

- Full gas central heating.
- Aqualisa showers.
- Traditional class one chimney with gas and electricity supply.

Insulation & Energy

Efficiency

- Double glazed uPVC windows and French doors.
- Insulation to loft and ground floors.
- Fully insulated, energy-efficient timber frame.
- Electronic water and heating control system.
- Thermostatic radiator valves.

We are happy to fit radiators to suit your floor plan for furniture and fittings. Please tell us early if you wish to reserve this option.

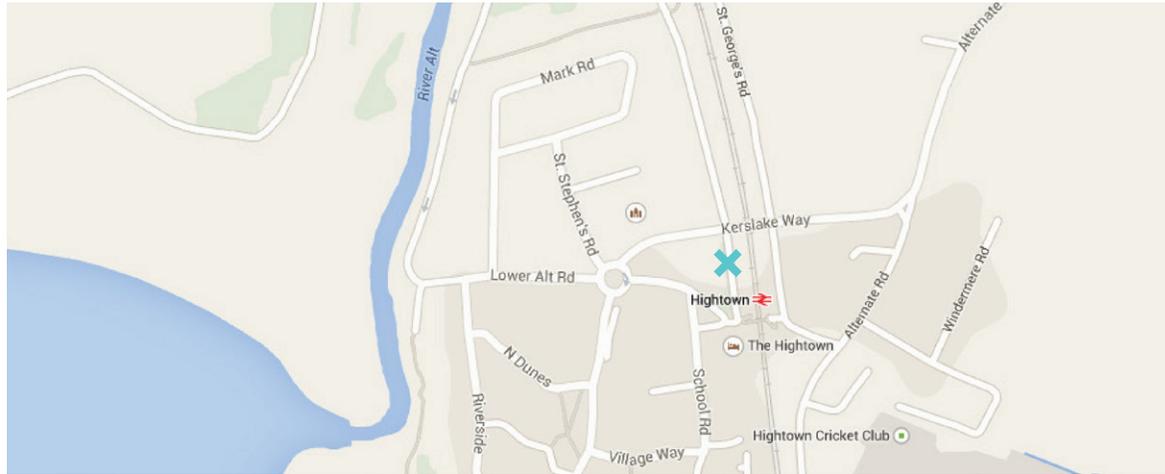
External

- Featuring facing bricks and stone sills with flat profile clay roof tiles.
- Quality uPVC windows and French doors.
- Low maintenance gutters and fascias.
- Double garage with GRP maintenance-free, up and over doors or remote opening option (price on application).
- 1.8m high close boarded perimeter fencing.
- Fully turfed and landscaped front gardens with topsoiled, rotivated and lawned rear gardens.
- Tarmacadam driveways.
- External tap.

General

- Roads and street lighting to local authority adoptable standard.
- All properties are sold with the benefit of the NHBC build mark 10-year structural warranty.
- Subject to the stage of build, a bespoke service may be available.

Getting Here



Blundell Hamlet is easy to find, off Lower Alt Road in Hightown

From the M6, join the M58 and exit at junction 26 for Liverpool and Southport

Join the A59 and then follow the country roads: Copy Lane A5207, Park View A565, Orrell Hill Lane B5193 and Moss Lane to reach Alt Road.

Alternatively follow the scenic coast road A565 from Southport skirting Ainsdale and Formby to reach the hamlet of Hightown, distinguished by its large listed Cross on the village green.

www.chelmerhomes.com

Whilst every care is taken in the preparation of these details and descriptions, they are for guidance only. Local requirements may cause details to vary. All dimensions are approximate. These details do not constitute any part of an offer or contract.



MARRAM

A prestigious residence of sophisticated lines and imaginative architecture. This flexible design offers three reception rooms plus a ground floor study, up to six bedrooms and a detached double garage with pitched roof.

Beautifully flexible to build space into family life and to accommodate time spent working from home, the Marram presents an impressive choice, evidenced from outside in the steep gables and lowered eaves that lend the property a refined air of distinction.

Marram



Three open plan reception rooms include a large sitting room, separate dining room and a friendly family room separated from the kitchen by a breakfast bar which all helps to keep the conversation flowing and the family together.

Off the kitchen is a utility room and adjacent is a private study. Glass doors bring sunlight into the entire ground floor with French doors leading to the garden and a large bay window expanding the airiness of the sitting room. Downstairs also

boasts a cloakroom and understairs storage plus the warming addition of a class one fire with a brick built chimney – such a rare but wonderfully welcome sight these days.

Via the first, straight staircase and an expansively airy landing, you are led to the master en suite bedroom and three further bedrooms. A distinguishing feature are stylish sloping ceilings afforded by the lowered eaves of this house style. The family bathroom is a gleaming spa arrangement of Villeroy & Boch sanitary ware with Hansgrohe designer fittings.

A second kite-winder style staircase leads up to a beautiful loft, lit by Velux roof lights. This is presented in the standard Marram as bedroom 5 with a separate dressing room and en-suite with corner shower. Bespoke options are also available, when you reserve your plot early, to turn the loft into two bedrooms with a shower room or to create a single space perhaps for a home gym, games room, music room or au pair studio. Quotations are offered for your bespoke space, subject to planning consent and building regulations.

- 4 double bedrooms, 1 single bedroom.
- Bespoke loft space with bedroom(s) shower & dressing room.
- Master bedroom with en-suite shower room.
- Separate living room and dining room.
- Family room and kitchen with peninsula breakfast bar.
- Separate ground floor study.
- Detached double garage with pyramid roof and remote opening option.

Detached luxury residence with a 4, 5 or 6 bedroom layout utilising a fashionable loft

Chelmere Homes
Distinguished by Design and Detail

GROUND FLOOR



1ST FLOOR



SPECIFICATIONS

Ground Floor	Dimensions (metric, mm)	Dimensions (imperial, feet)
Lounge	5153 x 3691	16' 10" x 12' 1"
Study	2504 x 2804	8' 2" x 9' 2"
Utility	2504 x 1620	8' 2" x 5' 3"
WC	985 x 1900	3' 2" x 6' 2"
Kitchen/Dining *	9429 x 4130	30' 11" x 13' 6"

1 st Floor	Dimensions (metric, mm)	Dimensions (imperial, feet)
Bed 1 *	4790 x 4422	15' 8" x 14' 6"
Ensuite *	2523 x 2332	8' 3" x 7' 7"
Bed 2 *	3700 x 3901	12' 1" x 12' 9"
Bathroom *	2903 x 2423	9' 6" x 7' 11"
Bed 3	4205 x 2538	13' 9" x 8' 3"
Bed 4	2700 x 2423	8' 10" x 7' 11"

2ND FLOOR, OPTION 1



2ND FLOOR, OPTION 2



2 nd floor	Dimensions (metric, mm)	Dimensions (imperial, feet)
Dressing Area	2428 x 2800	7' 11" x 9' 2"
Bed 5	4391 x 2903	14' 4" x 9' 6"
Ensuite	1900 x 1900	6' 2" x 6' 2"
Study *	2600 x 2700	8' 6" x 8' 10"

* Sizes displayed are at maximum

Thistlemere



Detached luxury residence with a 4, 5 or 6 bedroom layout utilising a fashionable loft

Chelmere Homes
Distinguished by Design and Detail

THISTLEMERE

With the prettiest architectural features in its distinctive design, this is a home to fall in love with at first sight. There's something so gentle in the appeal, so spacious in the layout, that beckons with a natural come-hither warmth and charm.

The ground floor presents an impressively large hallway with double glass doors sweeping open onto the spacious sitting room, to create quite the spectacular entrance. A formal dining room faces the kitchen with a utility room and downstairs cloakroom tucked between. A private study nestles between the kitchen and sitting room to provide a quiet retreat for concentrated work and leisure activities. Also built in is understairs storage, helping to use all the available space with a natural flow that is not just beautiful on the eye but effortlessly practical in use.

Upstairs under the hipped roof and chimney stack, are four bedrooms – the master with en-suite shower room, one further double and two singles. The family bathroom offers the elegant sparkle of Villeroy & Boch sanitary ware complemented by Hansgrohe designer fittings.

- 2 double bedrooms, 2 single bedrooms.
- 3 reception rooms – one an ideal private study or computer room.
- Master bedroom with en-suite shower room.
- Double French doors in the sitting room lead onto the garden patio.
- Spacious dining room, kitchen and utility room.
- Detached double garage with pyramid roof and remote opening option.

1ST FLOOR



2ND FLOOR



SPECIFICATIONS

Ground Floor	Dimensions (metric, mm)	Dimensions (imperial, feet)
Lounge	7166 x 3400	23' 6" x 11' 1"
Study *	4037 x 1973	13' 2" x 6' 5"
Kitchen *	3856 x 5053	12' 7" x 16' 6"
Utility *	1700 x 1900	5' 6" x 6' 2"
Cloaks	1700 x 1013	5' 6" x 3' 3"
Dining	4463 x 3354	14' 7" x 11' 0"

1 st Floor	Dimensions (metric, mm)	Dimensions (imperial, feet)
Bed 1	4603 x 3437	15' 1" x 11' 3"
Ensuite *	2500 x 1281	8' 2" x 4' 2"
Bed 2 *	3903 x 3940	12' 9" x 12' 11"
Bed 3	3903 x 3163	12' 9" x 10' 4"
Bed 4 *	2443 x 2500	8' 0" x 8' 2"

* Sizes displayed are at maximum