

A serene sunset over a body of water. The sky is filled with soft, golden light, reflecting on the calm water. In the foreground, a white swan swims gracefully, its reflection visible in the water. In the distance, a wind turbine is visible on the left side of the horizon. The overall mood is peaceful and tranquil.

FOUNTAIN
FOLD

INGBIRCHWORTH

CONROY BROOK



MAKE MORE OF

life

at Fountain Fold

An exclusive development of
just nine 4 & 5 bedroom homes

THE GREAT OUTDOORS

on your doorstep

Ingbirchworth is a location which offers so much for all the family. Whilst peace and quiet is in abundance with the area surrounded by rolling fields and reservoirs, the local transport links put Sheffield, Barnsley, Huddersfield and Leeds all within easy reach.

The collection of 4 & 5 bedroom homes available, which are all built to our exacting standards and including fabulous internal specification levels, make Fountain Fold the ideal location for your perfect new home.



AWARD WINNING

quality

With over 40 years' experience building award-winning family homes, Conroy Brook knows a thing or two about making your life just that little bit better.

There is not a single detail which is overlooked when we design your new home. Starting with the standard of materials we use in its construction, to the quality of the natural light that fills its spaces. Or the luxurious touch of the ceramics in your bathrooms, the solid feel to the doors and precision with which we finish our homes.

Conroy Brook is a family-owned business that has won over 60 awards for design and construction excellence. Our bespoke attention to detail ensures that we deliver unrivalled quality and superb craftsmanship every time, with each property finished to exacting standards of design, architecture and interior specification.



Key

The Brackendale
4 bedroom detached home
1379 sq.ft.



The Stanbury
4 bedroom detached home
1517 sq.ft.



The Ingham
5 bedroom detached home
2317 sq.ft.



The Halstead
5 bedroom detached home
2453 sq.ft.



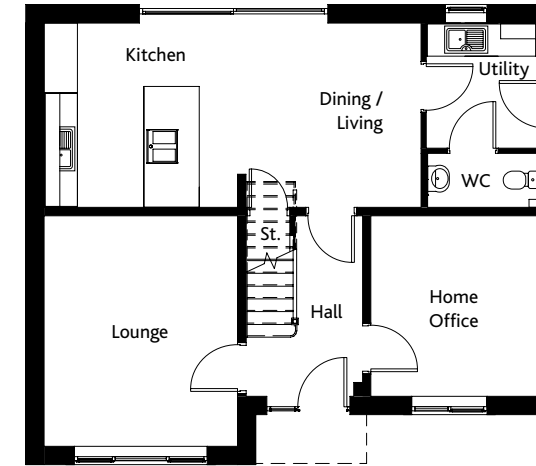
The Mannington
5 bedroom detached home
2534 sq.ft.





THE Brackendale

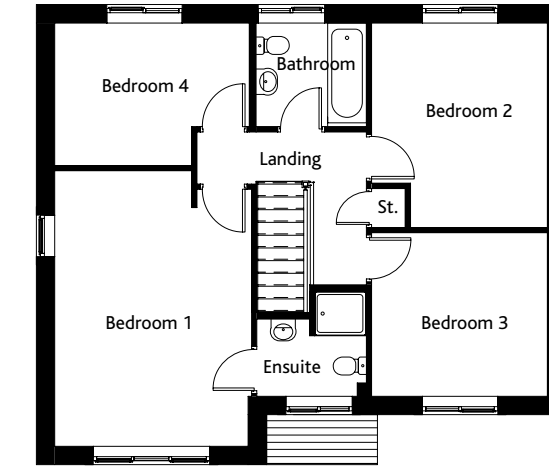
4 bedroom detached home



Ground Floor

| | |
|-----------------------|-----------------|
| Lounge | 4.2 x 3.5 |
| Kitchen/Living/Dining | 6.8 x 3.4 (max) |
| Utility | 2.3 x 2.0 |
| Hall | 2.3 x 2.1 (max) |
| Home Office | 3.3 x 3.0 |
| WC | 2.0 x 1.0 |

Measurements in metres

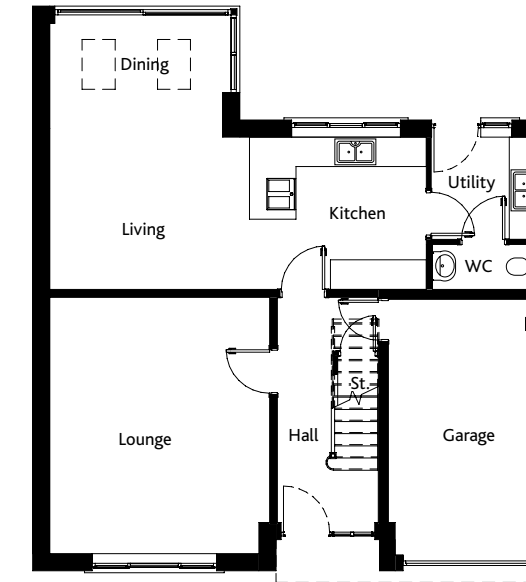


First Floor

| | |
|-----------|-----------------------|
| Bedroom 1 | 5.0 (max) x 3.5 (max) |
| Ensuite | 2.0 (max) x 2.0 |
| Bedroom 2 | 3.7 x 3.2 |
| Bedroom 3 | 3.2 x 3.0 |
| Bedroom 4 | 3.5 x 2.6 |
| Bathroom | 1.9 x 2.0 |



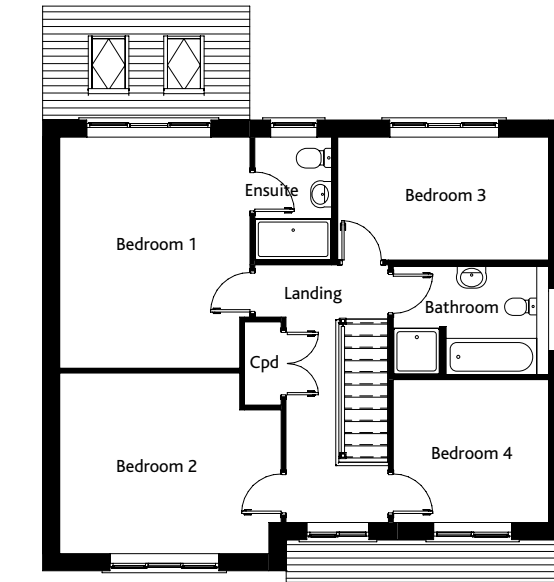
THE
Stanbury
 4 bedroom detached home



Ground Floor

| | |
|-----------------------|-----------------------|
| Lounge | 5.0 x 4.3 |
| Kitchen/Dining/Living | 5.2 (max) x 7.3 (max) |
| Utility | 2.1 x 2.0 |
| Hall | 4.4 x 2.0 |
| WC | 2.1 x 0.9 |
| Garage | 5.0 x 3.0 |

Measurements in metres

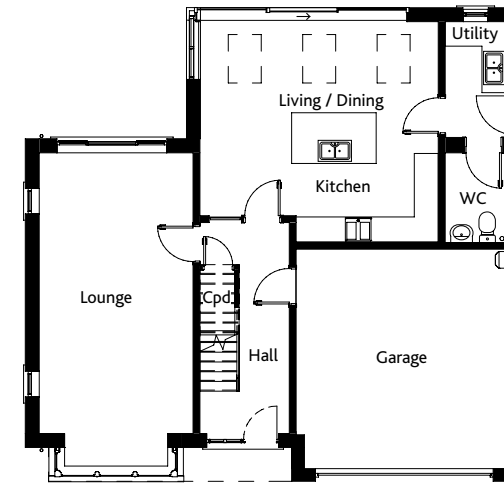


First Floor

| | |
|-----------|-----------|
| Bedroom 1 | 4.5 x 3.7 |
| Ensuite | 2.4 x 1.5 |
| Bedroom 2 | 4.1 x 3.5 |
| Bedroom 3 | 4.1 x 2.4 |
| Bedroom 4 | 3.0 x 2.8 |
| Bathroom | 3.0 x 2.1 |



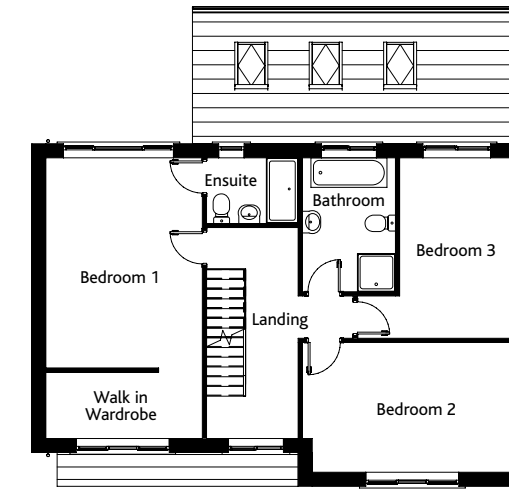
THE
Ingham
 5 bedroom detached home



Ground Floor

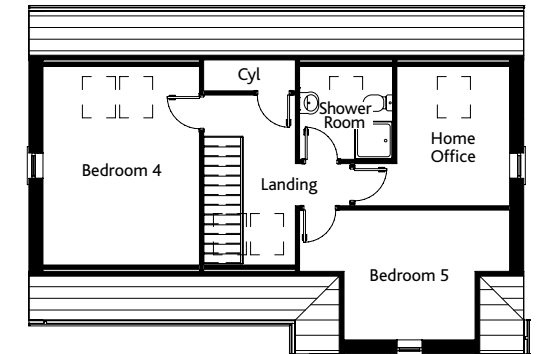
| | |
|-----------------------|-----------------------|
| Lounge | 6.7 x 3.7 |
| Kitchen/Living/Dining | 5.2 (max) x 5.2 (max) |
| Utility | 2.7 x 1.5 |
| Hall | 5.0 (max) x 2.2 |
| WC | 2.2 x 1.5 |
| Garage | 5.1 (max) x 4.9 |

Measurements in metres



First Floor

| | |
|------------------|-----------|
| Bedroom 1 | 5.0 x 3.7 |
| Walk in Wardrobe | 3.7 x 1.6 |
| Ensuite | 2.1 x 1.5 |
| Bedroom 2 | 5.0 x 3.1 |
| Bedroom 3 | 4.3 x 3.7 |
| Bathroom | 3.2 x 2.2 |

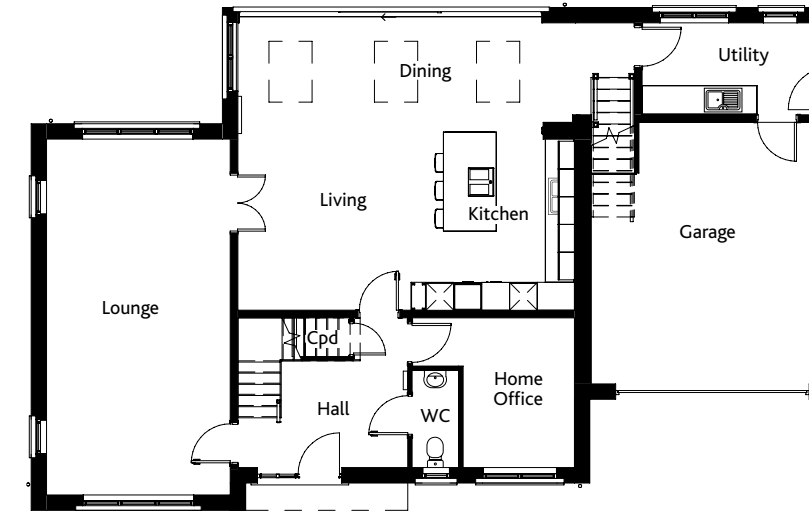


Second Floor

| | |
|-------------|-----------|
| Bedroom 4 | 3.7 x 4.7 |
| Bedroom 5 | 4.1 x 3.1 |
| Home Office | 3.3 x 2.7 |
| Shower Room | 2.2 x 2.2 |



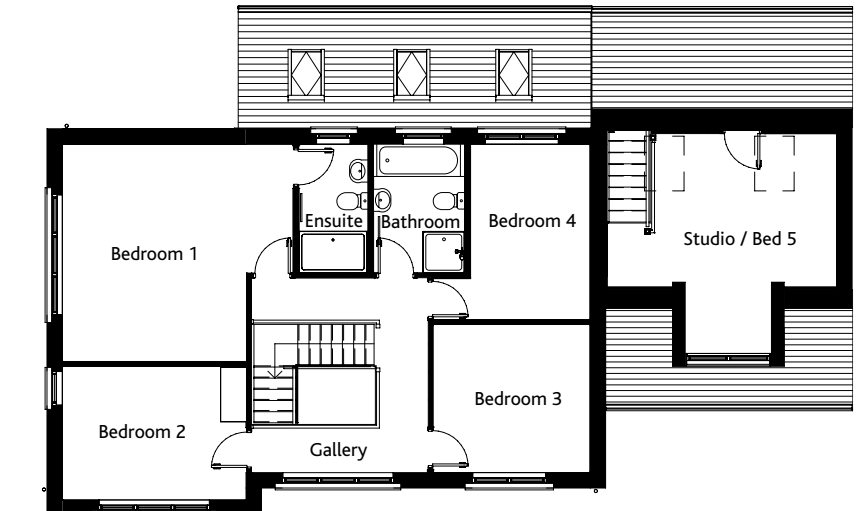
THE
Halstead
 5 bedroom detached home



Ground Floor

| | |
|-----------------------|-----------------|
| Kitchen/Living/Dining | 6.6 x 6.5 (max) |
| Utility | 3.9 x 2.2 |
| Lounge | 7.7 x 4.0 |
| Home Office | 3.2 x 2.4 |
| WC | 2.1 x 1.0 |
| Garage | 5.5 (max) x 5.0 |

Measurements in metres



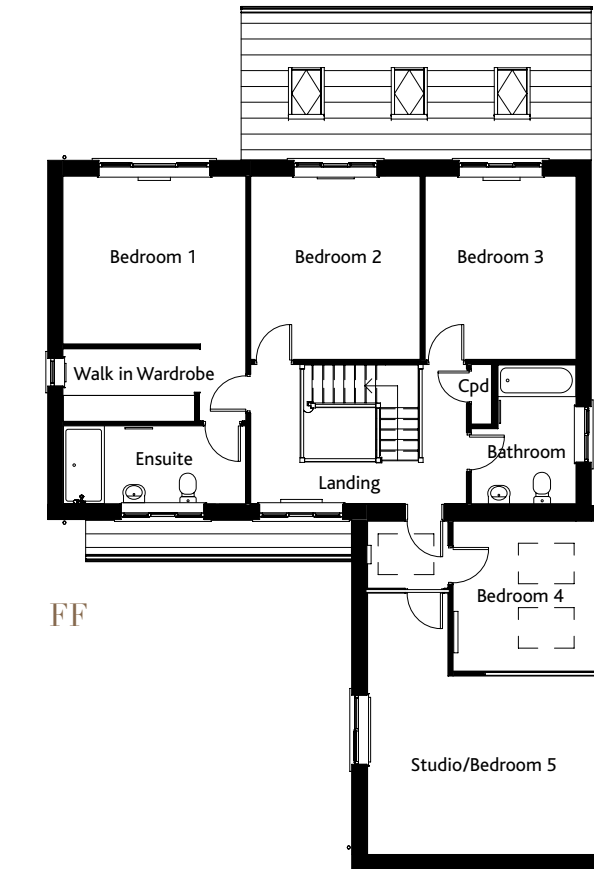
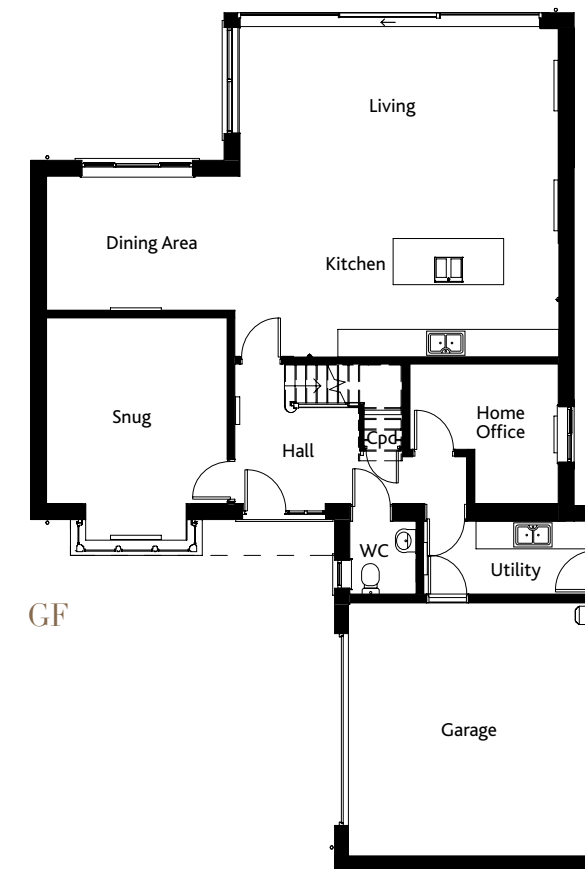
First Floor

| | |
|--------------|-----------|
| Bedroom 1 | 5.0 x 4.7 |
| Ensuite | 2.8 x 1.5 |
| Bedroom 2 | 4.0 x 2.9 |
| Bedroom 3 | 3.4 x 3.2 |
| Bedroom 4 | 3.8 x 2.6 |
| Studio/Bed 5 | 5.5 x 5.5 |
| Bathroom | 2.8 x 2.0 |



THE Mannington

5 bedroom detached home



Ground Floor

| | |
|----------------|-----------------------|
| Kitchen/Living | 7.2 x 6.0 |
| Utility | 3.6 x 1.7 |
| Dining Area | 4.1 x 3.0 |
| Snug | 4.1 x 4.0 |
| Hall | 3.1 (max) x 2.7 |
| Home Office | 3.3 (max) x 3.1 (max) |
| WC | 1.7 x 1.5 |
| Garage | 5.5 x 5.1 |

First Floor

| | |
|------------------|-----------------|
| Bedroom 1 | 4.0 x 3.7 |
| Walk in Wardrobe | 2.9 x 1.5 |
| Ensuite | 4.0 x 1.7 |
| Bedroom 2 | 4.0 x 3.7 |
| Bedroom 3 | 4.0 x 3.3 |
| Bedroom 4 | 3.3 x 3.3 |
| Studio/Bed 5 | 5.7 (max) x 3.9 |
| Bathroom | 3.0 x 2.2 (max) |



HOMES YOU'LL
be proud
to call your own

SieMatic[®]
SIEMENS

Specification

All homes at Fountain Fold include a stunning range of specification as standard.

Our full specification leaflet shows all the details, but here are some of the highlights.
We also have a range of upgrades available to further personalise your new home.

Underfloor heating (kitchen/dining/living areas)

German made Siematic kitchens with the latest Quartz worktops and soft close door drawer system

Siemens induction hob and oven, Zanussi fridge freezer and dishwasher

Insinkerator boiling 3 in 1 tap

Caple wine cooler

Carpets and tiling to all floor surfaces

Security alarm, security lighting and sensors to house

Chrome heated towel rails to all bathrooms and en-suites

LED downlights to bathrooms, en-suites and kitchen/dining/living areas

Turfed gardens



FOUNTAIN FOLD

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CONROY BROOK

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