

**Southworth House
Whitaker Gardens**



**Larmenier
Village**

Welcome to life at Larmenier Village

Named after the foundress of the Sisters of Nazareth, Larmenier Village is the first of the new-style Nazareth Retirement Villages that will take retirement living to a new level.

The Sisters, an international congregation, have 150 years' experience of caring for older people and are renowned for the high quality of their services. Through Nazareth Retirement Villages, the Sisters are offering retired people a model of independent living that reflects their core values of dignity, respect, patience, justice, hospitality and love.

Located on the site of the former Nazareth House in leafy Beardwood on the edge of the beautiful Ribble Valley, the site has undergone a transformation to become a bright, attractive retirement village where comfort and security go hand in hand.

Set in over 4 acres of grounds, Larmenier Village stands at the end of a private driveway amongst mature trees and gardens which provide a haven of peace and tranquillity for wildlife. Here, one and two-bedroom apartments and bungalows specifically designed to enhance the quality of life are available for purchase.

New residents will soon discover that the Village, with its enviable range of social and leisure facilities and support services, has many of the attributes of a country house hotel, combined with a friendly atmosphere.

The following pages tell you in more detail what Larmenier Village has to offer.



*Soak up the scenery and experience
the freedom of living on the edge
of the beautiful Ribble Valley*

Larmenier Village

Relax in country house style



Village Restaurant

Think of relaxation and stylish, comfortable living and you'll immediately have a flavour of our approach to the design of Larmenier Village. Cosy lounges, garden terraces and patios, leisure areas, high quality furnishings and first-class services are all part of the daily experience.

The Village offers a superb range of facilities, equipped to high standards all conveniently located and designed to make life effortless.

On the ground floor of the main building, Southworth House, the elegant restaurant provides attractive surroundings in which to enjoy delicious meals. For those looking to entertain, the private dining room can be booked to host family

celebrations. Our daily 3-course lunch menus are extensive and varied. The well-stocked Thwaites Bar (named after a member of the famous local brewing family who once lived on the site), and the stylish coffee shop are just two of the places where friendships can flourish. The spacious lounge, games room and library are also ideal places for getting to know new neighbours.

In addition, a unisex hairdressing salon provides easy access to pampering.



Hairdressing and Beauty Salon



Coffee Shop



The Chapel

A lift provides easy access to the lower ground floor. Here you will find an activities room with ample space for any number of hobbies and pastimes, as well as a private cinema complete with armchairs for comfortable viewing.

The air of tranquillity engendered by the Sisters of Nazareth, who have owned the property since 1917, continues and a special feature of Larmenier Villlage is the beautifully designed octagonal chapel where daily services are held.

The Village Manager is at hand to ensure the smooth day-to-day running of all aspects of the Village and to see that the facilities and services offered meet with your requirements.



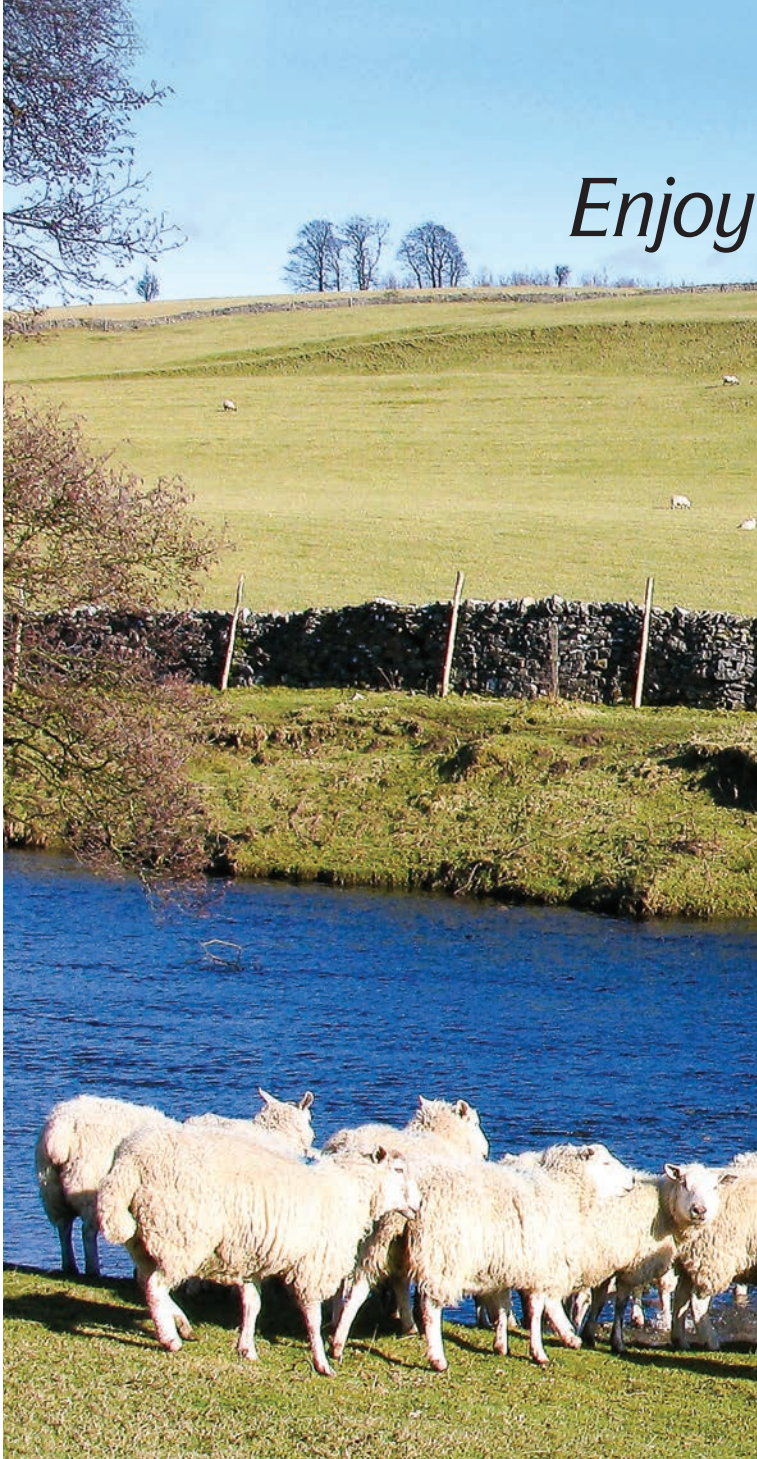
Enjoy

There is no lack of destinations for outings from the Village which is situated at the edge of some of the loveliest countryside in England. These include Clitheroe's Norman castle and historic Whalley Abbey, whilst close by stands Samlesbury Hall, a black and white 14th-century manor house renowned for its resident ghost. Even closer at hand for special evenings out are the nearby Thwaites Empire Theatre and King George's Hall, both offering a wide variety of arts and entertainment

The area surrounding Larmenier Village provides many opportunities for sporting enthusiasts to follow games of their choice. A variety of golf courses lie within easy reach including Pleasington, Wilpshire, Blackburn, Whalley and Clitheroe. Followers of Association Football are also spoilt for choice: there are several famous clubs with a rich history nearby including Blackburn Rovers, Bolton Wanderers, Burnley and Preston North End. Lancashire is also famous for its cricketing traditions and a number of clubs play in the local leagues. In addition the area is well served with bowls clubs.

If fine food interests you then the Ribble Valley Food Trail is a good place to start. It is home to some of the North West's most dedicated food producers and inspirational chefs. There is a superb choice of shops, restaurants, cafés and pubs in the valley's historic towns and villages.

As well as having its own minibus, the Village enjoys excellent transport services and links. There are bus stops at the bottom of the drive which provide access to the Ribble Valley, Preston and Blackburn and train stations at both Wilpshire and Blackburn.



River Hodder near Little Dunnow – photograph by Graham Cooper



the local area



Village Minibus



Whalley Abbey



Relish the variety of village life

Larmenier Village offers an extensive range of social and leisure facilities including:

- Restaurant
- Private Dining Room
- Coffee Shop
- Bar
- Lounge areas
- Library and Reading Area
- Cinema
- Minibus
- Meeting and Activities Room
- Chapel
- Games Room
- Hairdressing and Beauty Salon
- Laundry areas
- Guest Suite
- 4 acres of landscaped grounds and woodland



Be as busy



Library

as you want to be

Living at Larmenier Village offers you more choice.

You will have the opportunity to lead a full life at your own pace with time and space to do as much or as little as you please.

Although you live in your own home, you can be free from the responsibility of those time-consuming, home chores. Our domestic staff provide cleaning and laundry services and our own minibus undertakes regular shopping trips.

A handyman is available to carry out household jobs and gardeners tend the Village's extensive grounds.

This means you'll have more time to do exactly as you choose, or to renew old interests and discover new ones.

Larmenier Village has a strong sense of community offering residents the opportunity to participate in a wide variety of social activities and events. You could decide to take up painting or join in

one of the arts or craft groups. Our minibus goes on regular excursions, for example to Blackpool Illuminations, local mills and garden centres. In addition, musical events and theme nights are held regularly and you can also challenge your fellow residents in quizzes and games evenings, take part in exercise classes, attend the regular coffee mornings or watch films in our cinema.

Nature lovers who prefer a more peaceful life can enjoy a quiet stroll in the grounds watching the many birds and other plentiful wildlife. There is a wide variety of mature trees and the grounds are covered with flowers and shrubs.

Alternatively, you may choose simply to relax at home with the daily newspaper or surf the Internet using our own Wi-Fi system. Every day is your day.

Larmenier Village comprises two phases, *Southworth House* and *Whitaker Gardens*, each offering its own distinctive type of accommodation. Both have been designed with security, service and comfort in mind. The following pages detail what each phase has to offer.



Minibus



Southworth House

Imagine choosing to live in comfort in the safe and secure surroundings of a country house hotel but with the independence of your own front door.

Imagine choosing just the amount of support you feel you need and have it provided by friendly staff in a discreet and private manner.

At Southworth House we believe we have succeeded in making life easier for residents in their retirement years. Here accommodation is provided in comfortable one and two bedroom apartments on both ground and first floors with glorious views of the landscaped lawns and grounds. A lift, large enough to accommodate a personal scooter, enables access for all to the upper floor. In addition the Village's impressive range of social and leisure facilities are quite literally on your doorstep, tailored to meet both your present and future needs. Here you can relax in the warm and happy atmosphere, enjoying a stylish way of living and the opportunity to make new friends.

Our approach to offering you an apartment at Southworth House is designed to make your move as uncomplicated and straightforward as possible. We offer a number of options to assist you. For example you can choose to purchase your apartment outright, or you can opt to rent.

We also offer a 'try before you buy' scheme whereby you can rent an apartment for a short period.





Apartment Bedroom

Whitaker Gardens

Situated adjacent to Southworth House is the second phase of the development Whitaker Gardens. Here spacious, stylish new apartments and bungalows occupy an elevated position that offers breathtaking views of the surrounding countryside. All properties offer convenience, privacy, peace and security. They are elegantly designed, generously proportioned and equipped to high standards and there is a wide choice of layouts on offer. Each property has been thoughtfully designed with ease of use and mobility in mind and comes complete with a fully fitted kitchen and walk-in shower room.

Ground-floor apartments and bungalows have French windows opening onto sun terraces. Upper-floor apartments have large picture and bay windows and can be accessed via lifts.

All our properties are constructed to a high specification and come complete with an energy efficient gas heating system and full insulation. For further peace of mind they benefit from a new home warranty provided by Premier Guarantee.

Whitaker Gardens offers more than just somewhere to live. As a resident you will have access to the full range of superb social and leisure facilities and support services at Larmenier Village. If you have friends to stay we can accommodate them in our own guest suite. Whether chatting to a friend in the residents' lounge, relaxing on the garden terrace or simply enjoying the privacy of your own apartment, you will find life at Whitaker Gardens will have a quality and level of comfort all its own.

You can also enjoy the independence and style of your apartment or bungalow safe in the knowledge that should life change then assistance is at hand to meet your varying needs.



Whitaker Gardens with the Ribble Valley beyond



A typical fully fitted kitchen





We are always here



At Larmenier Village you are never alone unless you want to be. For reassurance and peace of mind, all of our properties are equipped with a discreet 24-hour emergency response system which can be used to alert our trained staff in the event of an incident.



for you



The first steps to your new home



Games Room

If you decide to purchase or rent a property at Larmenier Village our Village team will work with you to identify your particular requirements and so establish the type of accommodation that would best suit your needs. Using our bespoke alteration service, your apartment can be adapted to your personal requirements allowing you to create a space that is uniquely yours. In addition, there is a wide range of floor plans for you to choose from. When you first arrive, our friendly staff will be on hand to welcome you and help you settle in and familiarise yourself with your new home.

A welcome pack provides useful information regarding your apartment, the Village and amenities in the local area.

Should you wish to discuss any topics you feel have not been covered in this brochure, then please get in touch with a member of our dedicated team who will be happy to help.

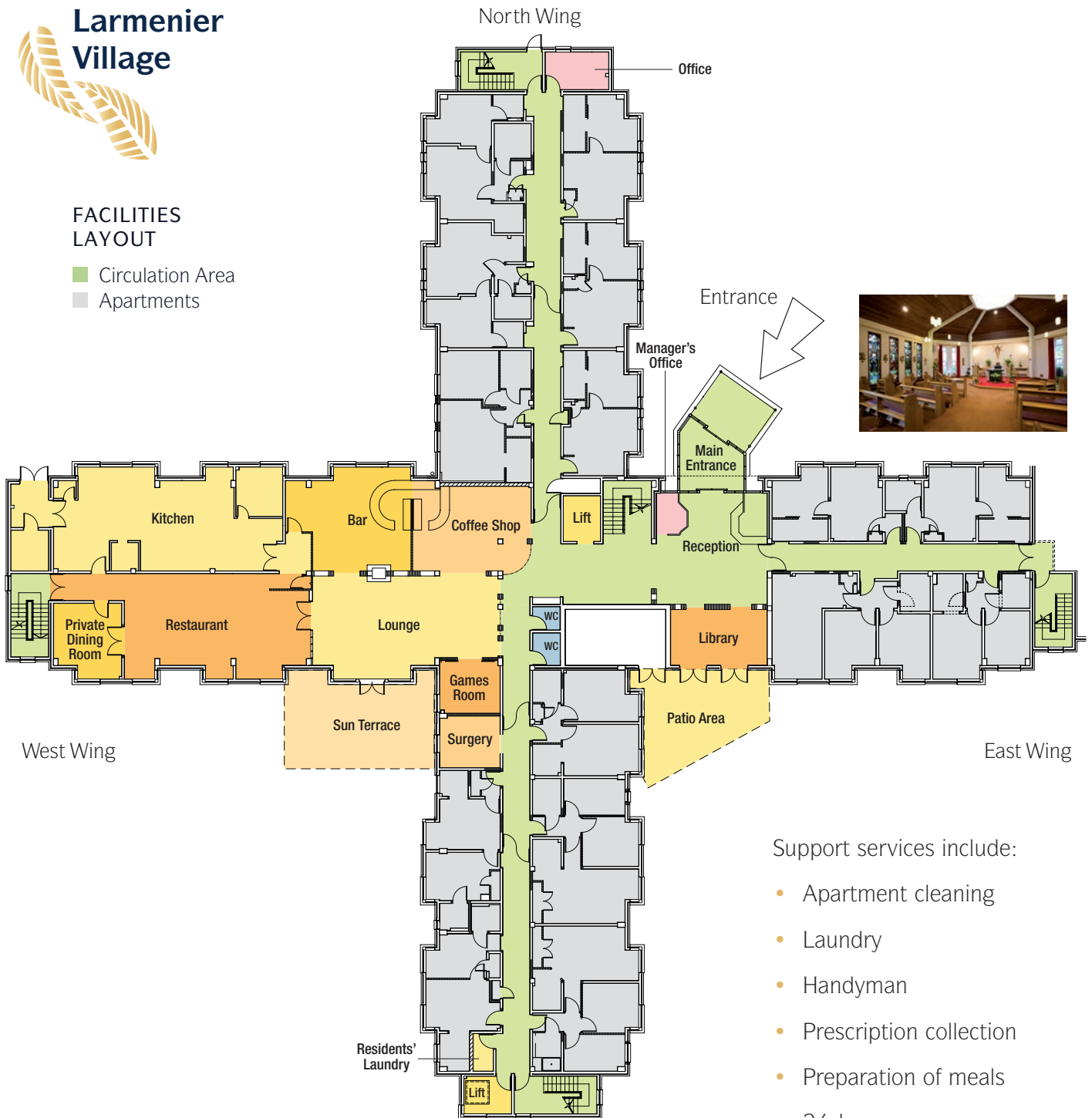
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FACILITIES LAYOUT

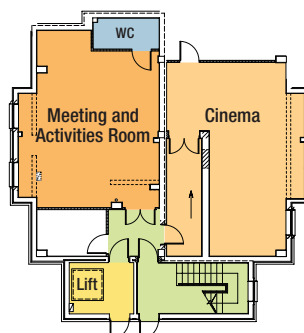
- Circulation Area
- Apartments



Support services include:

- Apartment cleaning
- Laundry
- Handyman
- Prescription collection
- Preparation of meals
- 24-hour emergency response service
- Minibus transport

Lower Ground Floor



An annual service charge is payable by all residents to cover the cost of operating and maintaining Larmerier Village.

For further information on the service charge, please speak to a member of our dedicated team.

Please note, some services are provided at additional cost.



Directions from M6 motorway (Preston)
Leave the M6 at junction 31 (signposted Preston, Blackburn). At the 1st roundabout take the exit onto A59 (signposted Blackburn) and continue straight over 2nd roundabout. After approximately 2 miles, at traffic signals, continue straight ahead on A677 (Preston New Road).

Proceed for approximately 4 miles on A677 until traffic signals at the junction with A6119. Continue straight ahead towards Blackburn on A677, passing housing estate on left-hand side. Within approximately 400 yards take left turn into Eden Park. Follow the driveway past the private houses on left-hand side and continue to the village car park and main reception.



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NAZARETH RETIREMENT VILLAGES
IN ASSOCIATION WITH



Nazareth Care
Charitable Trust



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