

Redefining co-living

Experience co-living as it truly should be — where contemporary shared spaces create lasting connections. Enjoy the perfect blend of comfort and convenience in stylishly designed environments, equipped with everything you need. Elevate your lifestyle with high-end living without compromise.

At Boutique Homes, co-living is more than just a room; you'll get a sense of home and belonging. All you need to do is move in.



Co-living

Project: The Bawdlands

The Bawdlands — an upcoming, exciting, exceptional co-living project nestled in the picturesque Ribble Valley. Here, in a charming village away from the hustle and bustle of city life, you'll find a beautifully designed living space that blends modern amenities with a warm, community atmosphere.

Perfect for those seeking a serene yet connected lifestyle, The Bawdlands offers a unique opportunity to experience the best of both worlds: tranquil living with all the conveniences of contemporary shared living.

Rooms are available for **single occupancy only**, featuring double luxury beds designed for your ultimate comfort.



The Bawdlands: Spacious 185 m² (2000ft² sq) Floor Plans

Boutique Homes are committed to the well-being of the Ribble Valley. Our focus is on fostering inclusive environments that enhance the lives of all professional individuals within our properties and the surrounding area by revitalising derelict properties.

Ground Floor



Upper Floor



Eco home

Safe and secure on-site bike storage, solar-powered smart heating. Our sustainable designs an eco-home ensure you live in a healthy and thriving environment - at no extra cost!

Social areas

Spacious cafe kitchen/dining room. Quiet and cosy study space. Awesome TV/media centre. Smart TVs with Freeview and Netflix.

Laundry room

Dedicated on-site laundry facilities, double washing machine plus dryer. In each room is a dedicated iron and ironing board for added convenience.

Chef's cafe kitchen/dining room

Fully fitted Chef's Kitchen with all the utensils you need. Double ovens, double hobs, American-style fridge freezer and tons of cupboard space. Each individual bedroom also has its own fridge-freezer.



The Bawdlands : Cafe Kitchen & Dining Room

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Modern comforts

Fully fitted Chef's Kitchen with all the utensils, double ovens, double hobs, media center, American-style fridge freezer and tons of cupboard space designed for socialising and relaxation.



Getting Around

There is a bus stop and train station conveniently located across the road, and we will also provide cycle storage units on the property. For residents with vehicles, a 12-month parking permit will be provided for local long-stay car parks.

Fully furnished

Kitchen, sofas, beds — each co-living space comes fully furnished with stylish, modern decor for your comfort and convenience. Move in with ease and enjoy a thoughtfully designed home that meets all your needs from day one.

Large bedrooms

Boutique Homes understands how important your personal space is to you. That's why all bedrooms have en-suite shower rooms, working desks and a fridge-freezer. With tenancies from 12 months, you choose the room that's right for you.

Security is our priority

Rest easy knowing your home has comprehensive security measures in place. There's no reason to stress in the Ribble Valley — but you'll benefit from secure access, security cameras and dedicated support just in case.

Tons of storage

Each room is equipped with a double storage bed, wardrobe, multiple sets of drawers, tall drawers and cabinets. Move in your personal belongings right away to enjoy your new co-living home from the moment you arrive.

Communal spaces

Connect in the inviting communicable spaces designed for socialising and relaxation. Build relationships that last with fellow residents in our thoughtfully designed cafe kitchen and chillout dining area, all crafted to enhance your experience.

Regular cleaning

We'll keep your co-living space pristine with our high-end cleaning services. All communal areas are maintained to the highest standards, so you can enjoy a comfortable, clean home without the hassle.

All bills inclusive

We make it easy to simplify your finances. All-inclusive billing means you only pay one easy monthly payment, which covers rent, utilities, amenities and everything in-between. You focus on enjoying your co-living areas without stressing about multiple bills.

Technology hub

High-speed business Wi-Fi, hardwired Cat5 cable connection points, USB plug sockets in every room, smart heating systems and app-controlled amenities, we've integrated a tech-forward approach in our co-living spaces to make life easy.

The Bawdlands: Apartment room 1

Boutique Homes are committed to the well-being of the Ribble Valley. Our focus is on fostering inclusive environments that enhance the lives of all professional individuals within our properties and the surrounding area by revitalising derelict properties.



Room 1 sizes

*RVBC HMO Minimum room size: **6.5 m²**

The Bawdlands

Room 1: 16.56 m²

En-suite: 3.38 m²

Total size: 19.94 m²



The Bawdlands: Apartment room 2

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Room 2 sizes

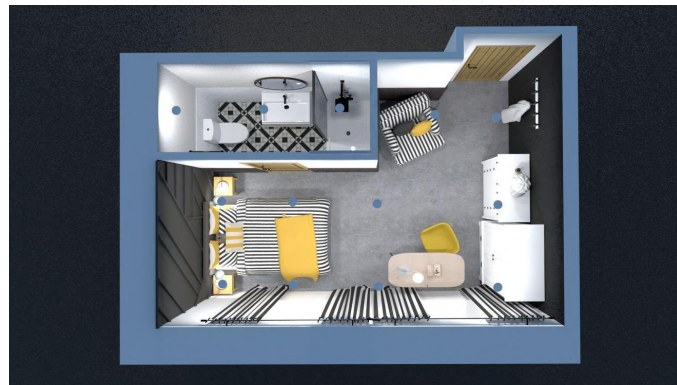
*RVBC HMO Minimum room size: **6.5 m²**

The Bawdlands

Room 1: 17.68 m²

En-suite: 3.38 m²

Total size: 20.02 m²



The Bawdlands: Apartment room 3

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Room 3 sizes

*RVBC HMO Minimum room size: **6.5 m²**

The Bawdlands

Room 1: 13.15 m²

En-suite: 3.38 m²

Total size: 16.53 m²



The Bawdlands: Apartment room 4

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Room 4 sizes

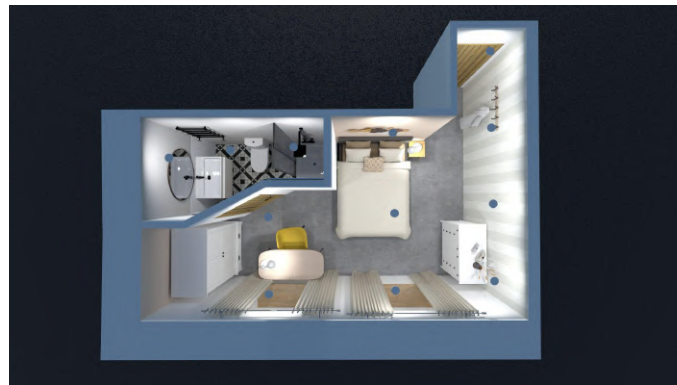
*RVBC HMO Minimum room size: **6.5 m²**

The Bawdlands

Room 1: 14.70 m²

En-suite: 2.70 m²

Total size: 17.40 m²



The Bawdlands: Apartment room 5

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Room 5 sizes

*RVBC HMO Minimum room size: **6.5 m²**

The Bawdlands

Room 1: 14.31 m²

En-suite: 2.70 m²

Total size: 17.01 m²



*Ribble Valley Borough Council document "HOUSES IN MULTIPLE OCCUPATION GUIDANCE AND AMENITY STANDARDS". The room sizes are well in excess of the minimum 6.5m²

The Bawdlands: Apartment room 6

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Room 6 sizes

*RVBC HMO Minimum room size: **6.5 m²**

The Bawdlands

Room 1: 13.38 m²

En-suite: 2.70 m²

Total size: 16.08 m²



The Bawdlands: Apartment room 7

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Room 7 sizes

*RVBC HMO Minimum room size: **6.5 m²**

The Bawdlands

Room 1: 11.07 m²

En-suite: 3.38 m²

Total size: 14.45 m²



The Bawdlands: Apartment room 8

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Room 8 sizes

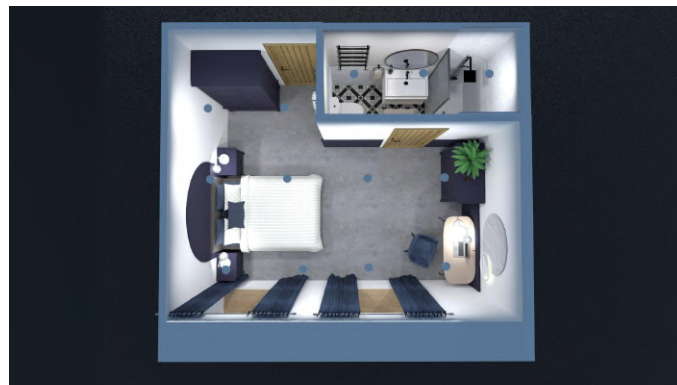
*RVBC HMO Minimum room size: **6.5 m²**

The Bawdlands

Room 1: 18.99 m²

En-suite: 3.38 m²

Total size: 22.37 m²



*Ribble Valley Borough Council document "HOUSES IN MULTIPLE OCCUPATION GUIDANCE AND AMENITY STANDARDS". The room sizes are well in excess of the minimum 6.5m²

The Bawdlands: x8 En-suites

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Luxurious amenities

Boutique Homes understands how important personal space is to our residents.

That's why all fully furnished bedrooms will be fitted with hi-end en-suite shower rooms, working desks, fridge-freezer, High-speed business Wi-Fi, hardwired Cat5 cable connection points, USB plug sockets, smart heating systems and app-controlled amenities.



*Ribble Valley Borough Council document "HOUSES IN MULTIPLE OCCUPATION GUIDANCE AND AMENITY STANDARDS". The room sizes are well in excess of the minimum 6.5m²