



ANVIL  
HOMES

FAIRFIELDS

TINDALE  
GRANGE

*Pleasantly situated adjacent to  
the entrance of the  
development with a south  
facing garden.*

9 NEW HOMES  
FOR 2023

[WWW.ANVILHOMES.COM](http://WWW.ANVILHOMES.COM)



# TINDALE GRANGE

*Completion due early 2023*

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Pleasantly situated adjacent to the entrance of this superb development, a spacious gravel driveway leads towards the integral double garage featuring electric up and over doors. Stone flagged pathways lead you to the entrance and around the property with its stunning landscaped gardens, mainly laid to lawn with natural stone patio seating areas.

The front door opens into the welcoming entrance hallway with staircase featuring an oak balustrade and handrails leading up to the first floor, storage cupboard and cloakroom/WC, along with an internal door into the garage. From the hallway a door takes you into the spacious kitchen/ dining room providing the perfect space for entertaining.

The kitchen exudes quality with bespoke handmade painted furniture and fittings by Mowlem & Co, Siemens and Capel integrated appliances and granite work surfaces as well as brushed chrome sockets and switches. French doors open out onto the landscaped garden and there is also a useful utility room. The hallway, kitchen and utility rooms are tiled throughout, and all internal doors are oak.

Double doors take you into the spacious lounge with French doors leading out to the landscaped gardens. This fabulous room incorporates a truly superb feature fireplace with multi fuel stove, and the sumptuous carpet gives the room an extra cosy feel. Off the hallway is a versatile study/ snug.

The first floor includes a spacious master suite with an en-suite shower room comprising of a walk-in shower and contemporary fittings. There are three further double bedrooms and a spacious and contemporary family bathroom which includes both a free-standing bath and separate walk-in shower.

The property benefits from superfast fibre broad band with network cabling throughout and a dedicated car charging point.





## SITE MAP

1: LANGDALE HOUSE  
2: TINDALE GRANGE  
3: RYDAL LODGE  
4: LONGLANDS  
5: CONISTON GRANGE

6: CODALE LODGE  
7: EASDALE HOUSE  
8: LONGMOSS GRANGE  
9: WHORTON LODGE

*The thriving market town of Brompton offers excellent local amenities with a good range of shops, post office, chemist, doctor's surgery and dentist.*



# TINDALE GRANGE

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## REAR ELEVATION

*The property benefits from  
superfast fibre broad band with  
network cabling throughout and a*



## TINDALE GRANGE FLOOR PLANS

### GROUND FLOOR PLAN

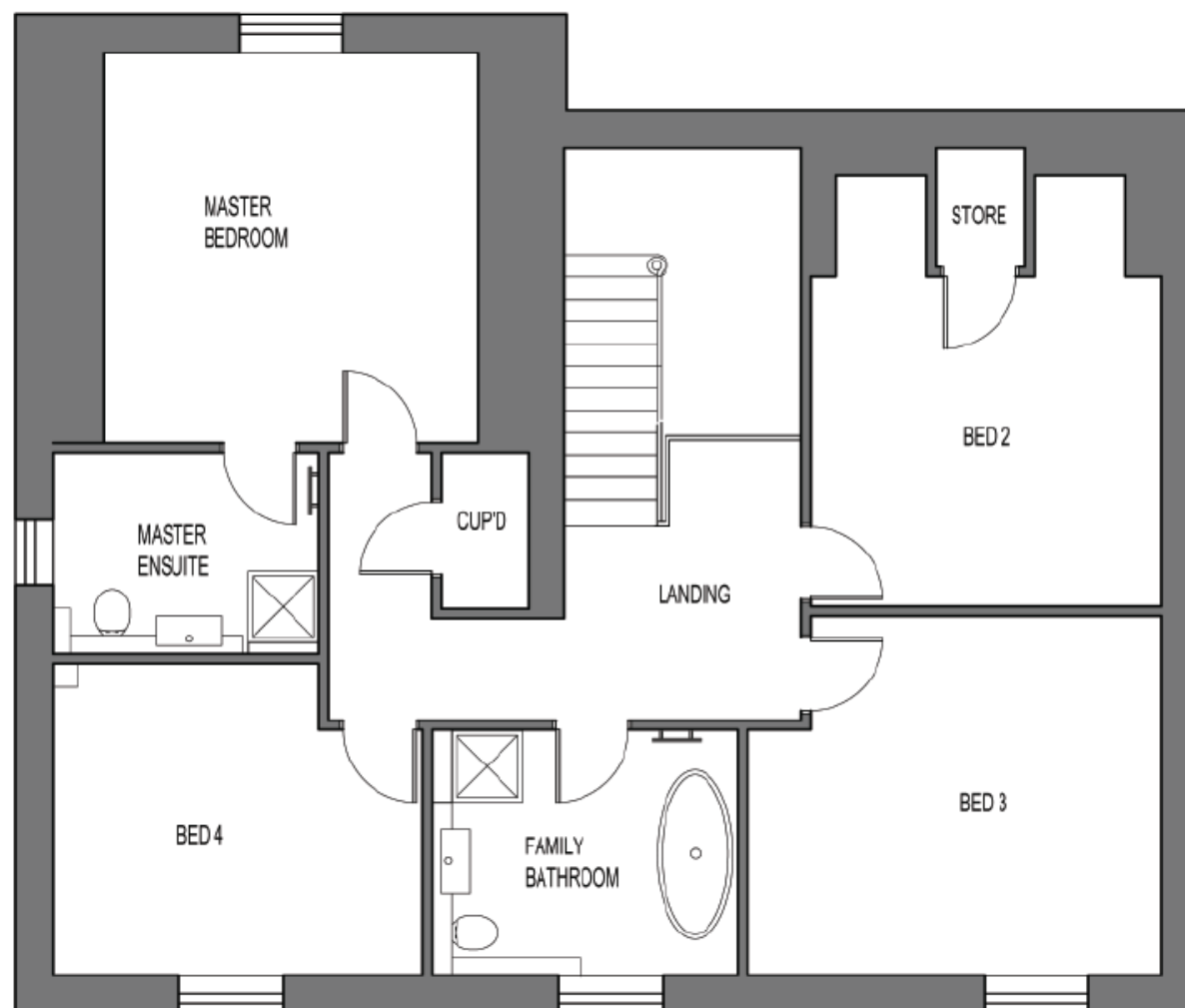
Kitchen	3030 x 4118 – 9'11" x 13'6"
Dining	3030 x 4118 – 9'11" x 13'6"
Lounge	3280 x 4118 – 10'9" x 13'6"
Utility	5022 x 4760 – 16'5" x 15'7"
Study/Snug	2900 x 2867 – 9'6" x 9'4"
Garage	5073 x 6085 – 16'7" x 19'11"



## TINDALE GRANGE FLOOR PLANS

### FIRST FLOOR PLAN

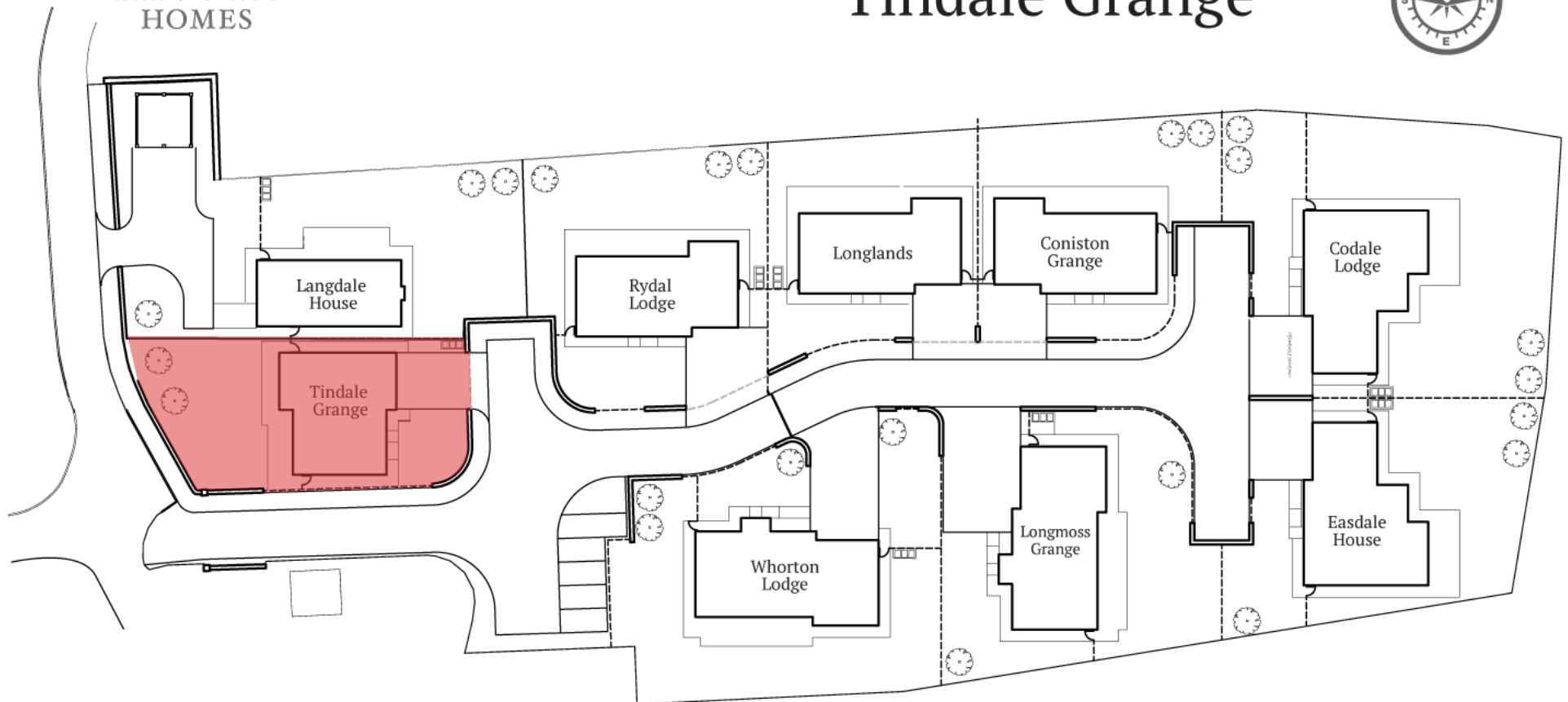
Master Bedroom	3957 x 4115 – 12'11" x 13'6"
Ensuite	2800 x 2125 – 9'2" x 6'11"
Bedroom 2	3700 x 4825 – 12'1" x 11'5"
Bedroom 3	4375 x 3800 – 14'4" x 12'5"
Bedroom 4	3907 x 3300 – 12'9" x 10'9"
Family Bathroom	3225 x 2600 – 10'7" x 8'6"



# PLOT BOUNDARY TINDALE GRANGE



## Tindale Grange







**youngsRPS**   
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For more information  
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**H&H**  
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Any fixtures and fittings shown in the floor plans are for illustration purposes only.*