



ANVIL
HOMES

FAIRFIELDS

CODALE LODGE

*Standing elegantly at the head
of the development, Codale
Lodge sits on a generous plot.*

9 NEW HOMES
FOR 2023

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CODALE LODGE

Completion due early 2023

Pleasantly situated at the head of this superb development, a spacious gravel driveway leads towards the integral double garage with electric up and over doors. Stone flagged pathways take you to the entrance and around the property with its stunning landscaped gardens, mainly laid to lawn with natural stone patio seating areas. This outwardly traditional stone property features high quality timber sliding sash windows and oak internal doors throughout.

The front door opens into the welcoming entrance hallway with staircase featuring an oak balustrade and handrails leading up to the first floor. Double doors open into the impressive lounge with a superb feature fireplace housing a multi fuel stove, and the sumptuous carpet gives the room an extra cosy feel.

A versatile second reception room can also be accessed from the hallway.

A door from the hallway entices you into the stunning kitchen/ family room with bi-fold doors leading out to the landscaped garden where there are panoramic views across open

countryside. The kitchen exudes quality with bespoke hand painted furniture by Mowlem & Co, Siemens and Capel integrated appliances, a central island, granite work surfaces and brushed chrome sockets and switches.

Accessed via the kitchen/ family room is a useful and good-sized utility room/ boot room incorporating a cloakroom with WC. The hallway, kitchen and utility rooms are tiled throughout.

The first floor includes a spacious master suite with bespoke dressing area and an en suite shower room comprising of a walk-in shower and contemporary fittings. There are three further good-sized 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.

CODALE LODGE

REAR ELEVATION

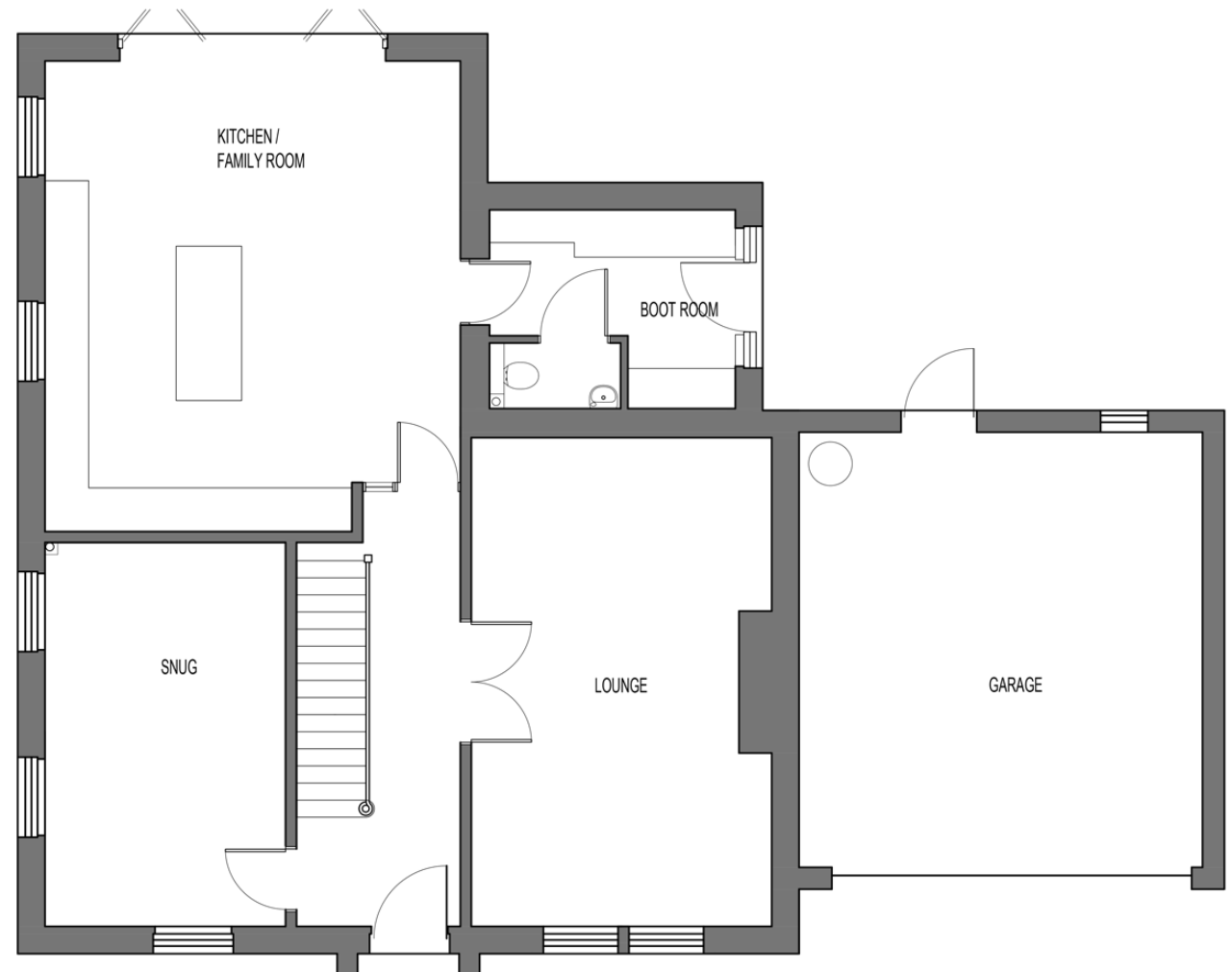
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CODALE LODGE FLOOR PLANS

GROUND FLOOR PLAN

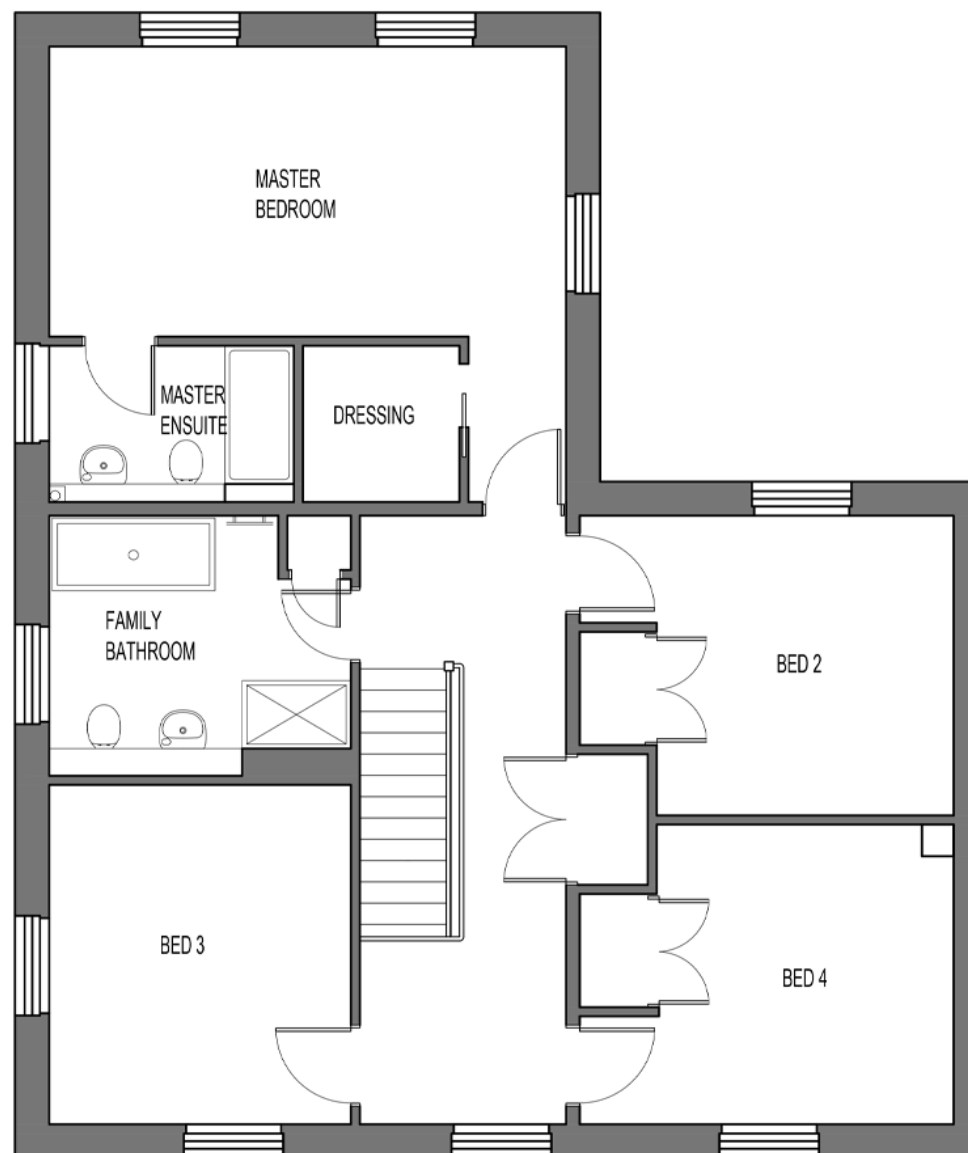
Kitchen / Family Room	5703 x 6465 – 18'8" x 21'2"
Boot Room	3350 x 2705 – 10'11" x 8'10"
Lounge	4125 x 6715 – 13'6" x 22'
Snug	3303 x 5275 – 10'10" x 17'3"
Garage	5.540 x 6.003 18'x2" x 19'9"



CODALE LODGE FLOOR PLANS

FIRST FLOOR PLAN

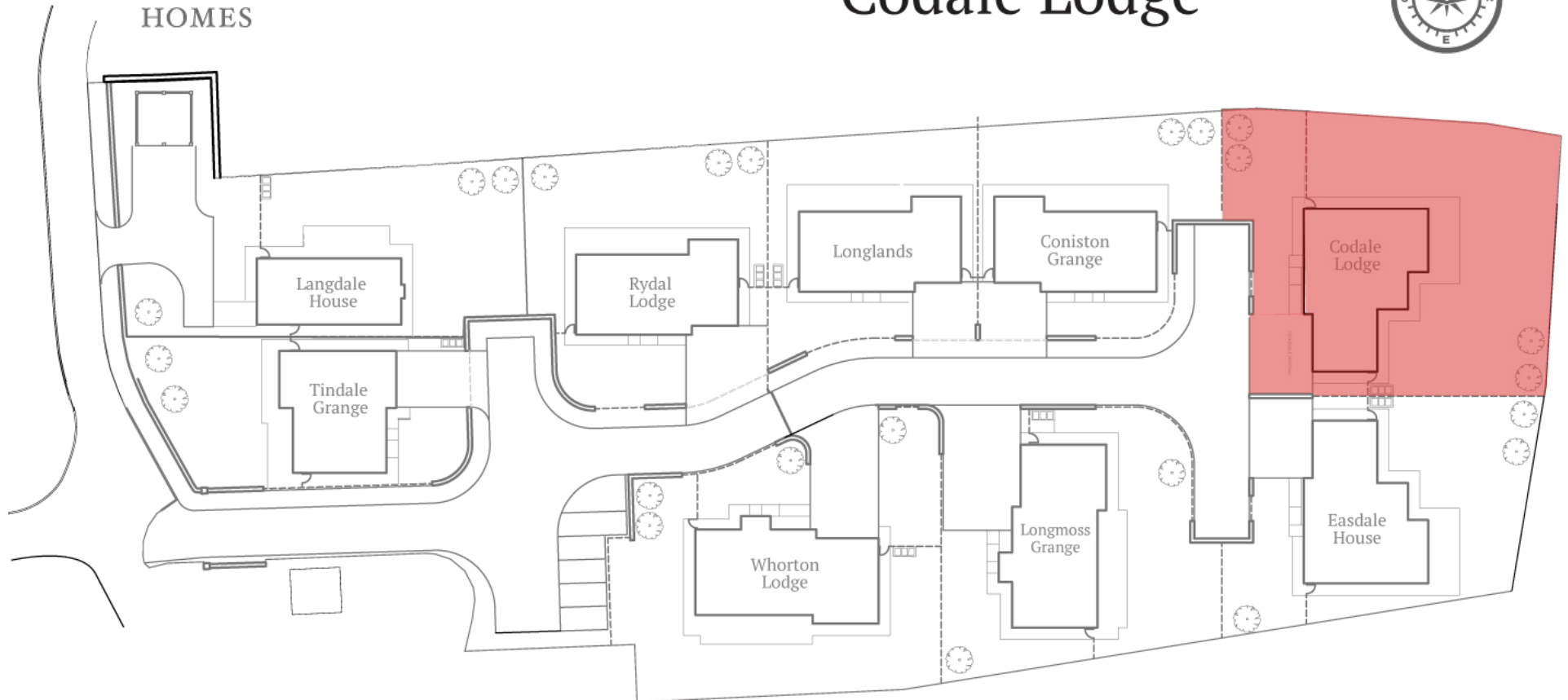
Master Bedroom	5703 x 3201 – 18'8" x 10'6"
Ensuite	2700 x 1724 – 8'10" x 5'7"
Dressing	1725 x 1724 – 5'7" x 5'7"
Bedroom 2	3275 x 3308 – 10'7" x 10'10"
Bedroom 3	3328 x 3745 – 10'11" x 12'3"
Bedroom 4	3275 x 3308 – 10'7" x 10'10"
Family Bathroom	3328 x 2870 – 10'11" x 9'5"



PLOT BOUNDARY CODALE LODGE



Codale Lodge





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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

For more information
please contact - YoungsRPS :
Tel 01434 608980
www.youngsrps.com



H&H
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For more information
please contact - H & H Land Estates :
Tel: 01228 810799
Email: carlisle@hhlandestates.co.uk

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Any fixtures and fittings shown in the floor plans are for illustration purposs only.*