



FAIRFIELDS

LANGDALE HOUSE

*Prominently positioned at the
front of the development,
Langdale House sits on a
generous plot.*

9 NEW HOMES
FOR 2023

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LANGDALE HOUSE

Completion due early 2023

A spacious gravel driveway leads towards the detached oak framed car port. Stone flagged pathways take you to the front 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 staircase featuring an oak balustrade and handrails leading up to the first floor, storage cupboard and cloakroom/WC. 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. There is also a useful utility room.

The hallway, kitchen and utility rooms are tiled throughout, and all internal doors are oak.

The lounge is accessed from the kitchen and enjoys French doors opening out onto the landscaped gardens. This fabulous room incorporates a truly superb feature fireplace housing a multi fuel

stove, and the sumptuous carpet gives the room an extra cosy feel.

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.

LANGDALE HOUSE

REAR ELEVATION

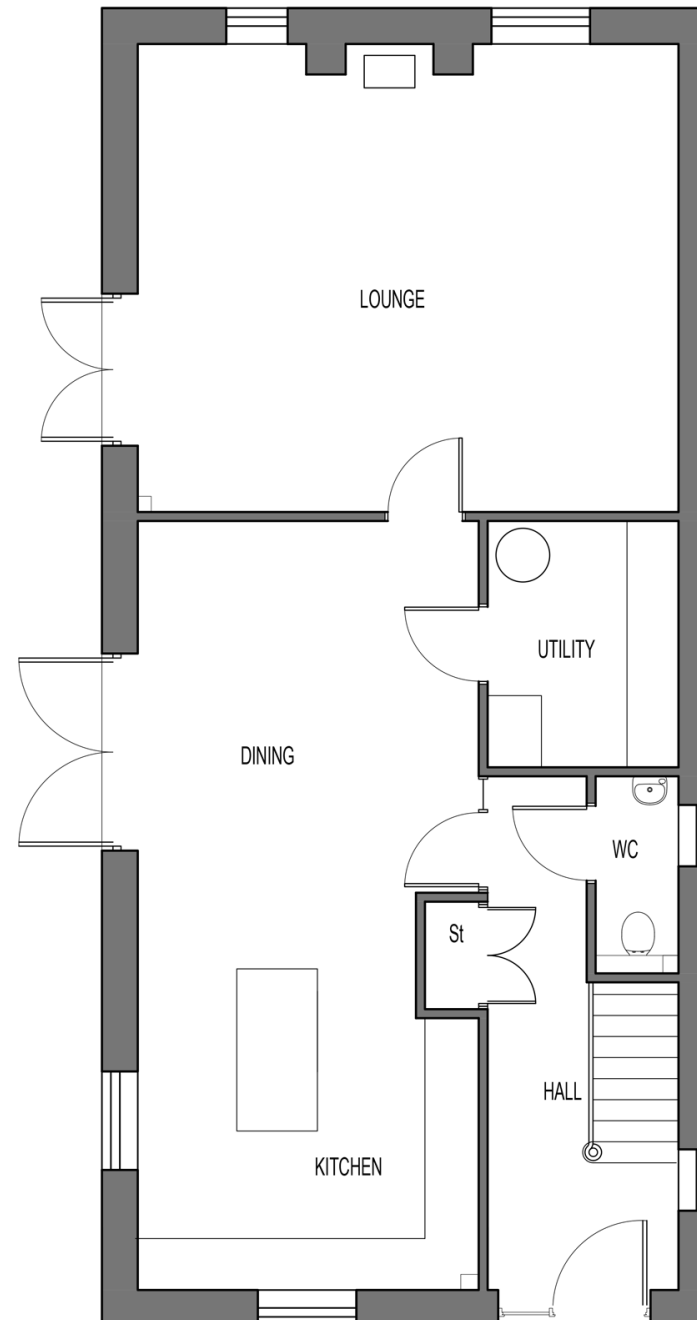
The property benefits from super-fast fibre broad band with network cabling throughout and a dedicated



LANGDALE HOUSE FLOOR PLANS

GROUND FLOOR PLAN

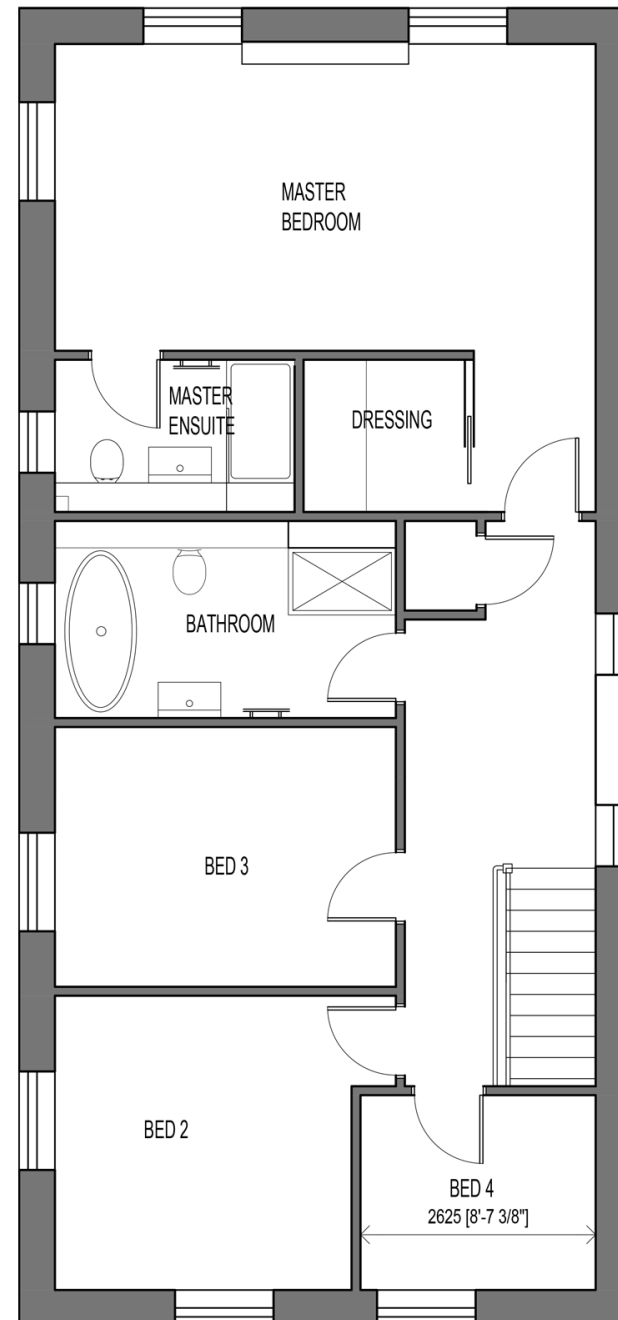
Kitchen	3805 x 3335 – 12'5" x 10'11"
Dining	3805 x 5250 – 12'5' x 17'2"
Lounge	6035 x 5225 – 19'9" x 17'1"
Utility	2130 x 2750 – 6'11" x 9'0"
Detatched Garage	5200 x 4950 – 17'0" x 16'2"



LANGDALE HOUSE FLOOR PLANS

FIRST FLOOR PLAN

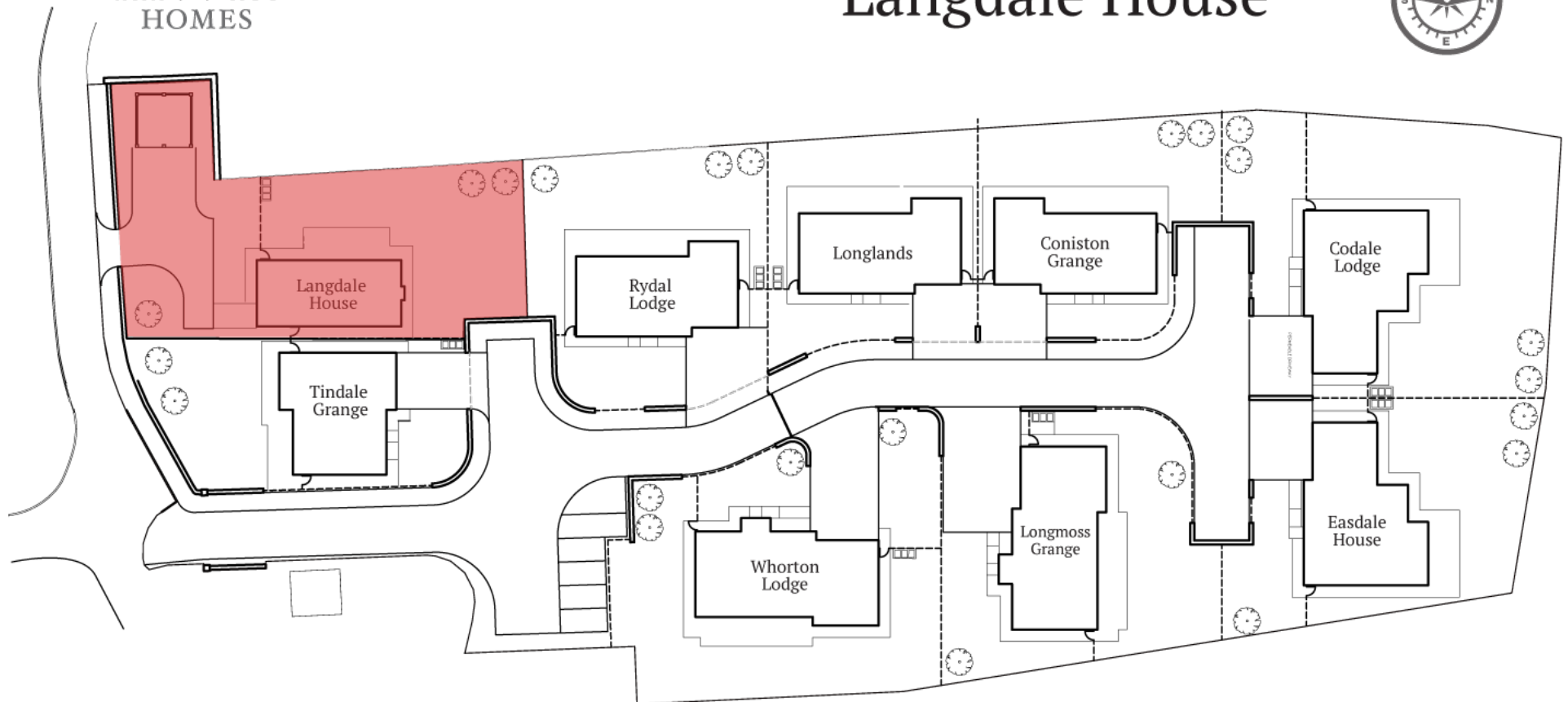
Master Bedroom	6035 x 3425 – 19'9" x 11'2"
Ensuite	2675 x 1700 – 8'9" x 5'6"
Bedroom 2	3310 x 3285 – 10'10" x 10'9"
Bedroom 3	3805 x 2900 – 12'5" x 9'6"
Bedroom 4	2625 x 2175 – 8'7" x 7'1"
Family Bathroom	3805 x 2200 – 12'5" x 7'2"



PLOT BOUNDARY FAIRFIELDS



Langdale House





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