



FAIRFIELDS

WHORTON LODGE

*An imposing property with wrap
around gardens and stunning
views across open countryside.*

9 NEW HOMES
FOR 2023

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WHORTON LODGE

Completion due early 2023

A timber gated entrance leads onto a spacious gravel driveway 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 porch which leads through to the welcoming hallway with staircase featuring an oak balustrade and handrails leading up to the first floor and downstairs WC/cloakroom.

There are two reception rooms including a study and a lounge. The lounge is a fabulous room which incorporates a truly superb feature fireplace housing a multi fuel stove, and the sumptuous carpet gives the room an extra cosy feel. French doors open out onto the landscaped garden where there are pleasant views across open countryside.

A door from the hallway entices you into the stunning kitchen/family room. This delightful room is dual aspect with bi-fold doors

leading out to the landscaped garden. 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 is a useful and good-sized utility room/boot room with a door leading through to the garage. The hallway, kitchen and utility rooms are tiled throughout.

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 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.

WHORTON LODGE

REAR ELEVATION

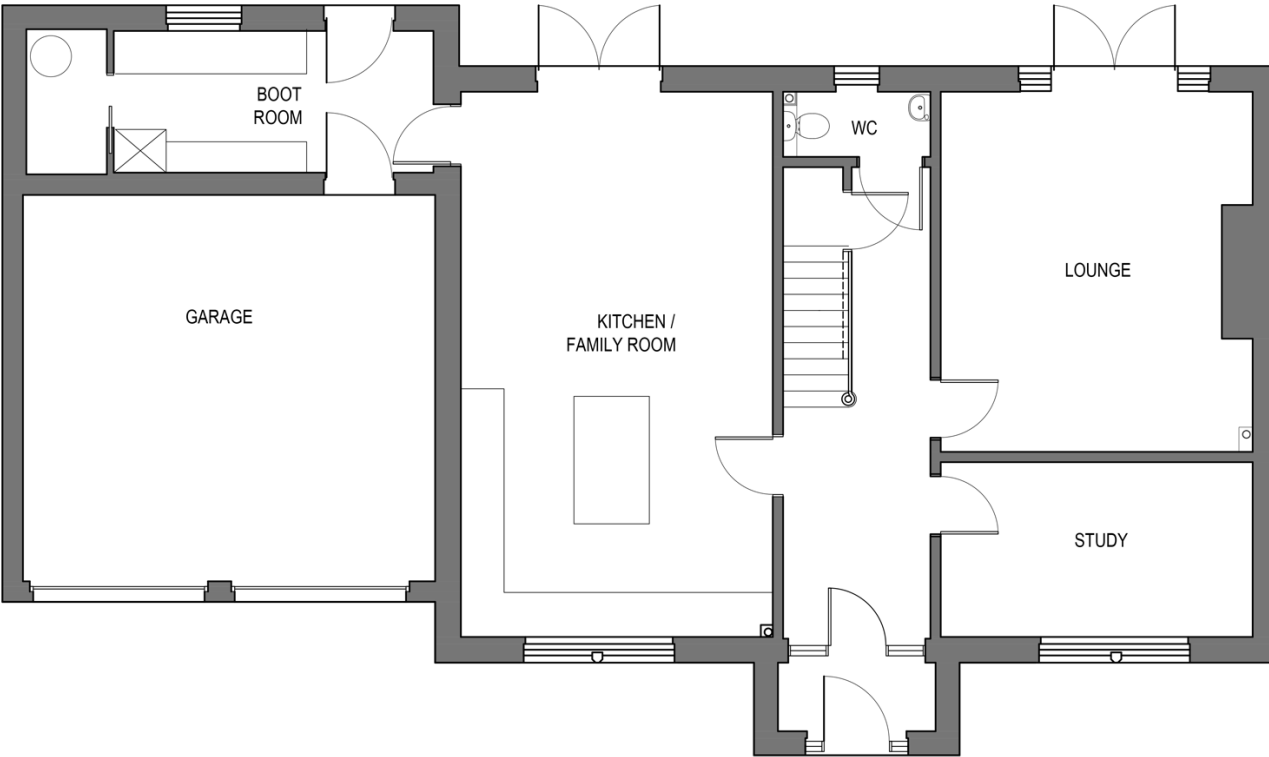
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WHORTON LODGE FLOOR PLANS

GROUND FLOOR PLAN

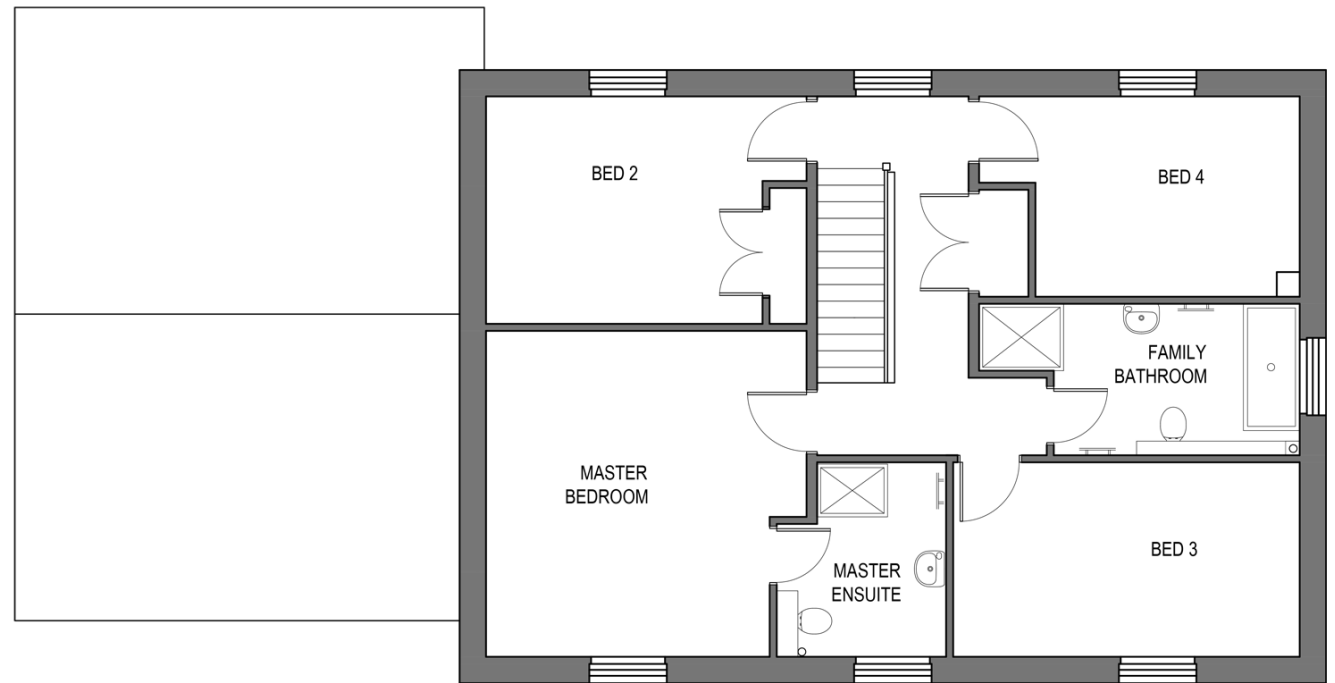
Kitchen/Family	4522 x 7953 – 14’11” x 26’1”
Boot Room	4665 x 2067 – 15’3” x 6’ 9”
Lounge	4552 x 5263 – 14’11” x 17’ 3”
Study	4552 x 2550 – 14’11” x 8’4”
Garage	6.040 x 5.636 19’10” x 18’6”



WHORTON LODGE FLOOR PLANS

FIRST FLOOR PLAN

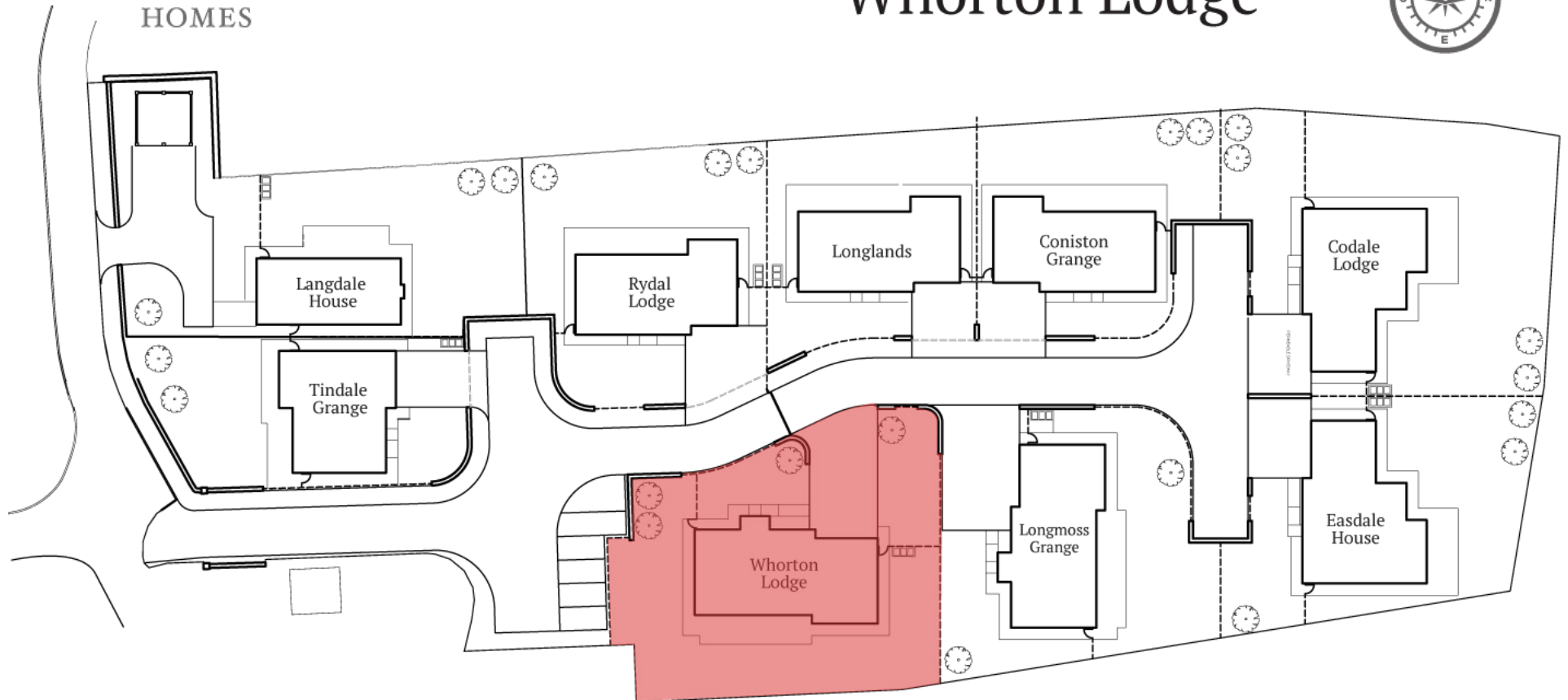
Master Bedroom	4552 x 4625 – 14'11" x 15'2"
Ensuite	2405 x 2760 – 7'10" x 9'
Bedroom 2	3926 x 3228 – 12'8" x 10'5"
Bedroom 3	4920 x 2760 – 16'1" x 9'
Bedroom 4	3777 x 2843 – 12'4" x 9'3"
Family Bathroom	3500 x 2150 – 11'5" x 7'



PLOT BOUNDARY WHORTON LODGE



Whorton Lodge





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