



Langtoft Lakes

LUXURY LAKESIDE LIVING



Langtoft Lakes

Luxury Lodges exclusive living in private tranquillity

Langtoft Lakes offers unrivalled luxury lifestyle living combined with a private tranquillity rarely found in a lodge park. This is an exclusive development of just 37 lodges nestled on a 57 acre site with a further 400 acres on your doorstep to explore. Every lodge is situated on the lake's edge, guaranteeing breathtaking views all year round. Our lodges are built to the highest specification with furnishings, fixtures and fittings of the highest quality.



The Glass House



The Casa Di Lusso



The Keepers Lodge



The Willow Lodge



The Glass House

The Glass House, impresses at first with its sharp exterior and unique elevated roof profile. Skylights and internal glazing combined with the beautifully placed external glazing allow a plethora of light to grace every room.

As soon as you step inside The Glass House you will be in awe of its industrial chic interior. You can only admire the intelligent pairing of aged earthy woods and worn textures with the smooth metallic details. These raw features are greatly contrasted with the softness of the fabrics with the gentle greys and creams ensuring that this timeless lodge is a warm and inviting home away from home.

The Glass House has two double bedrooms. The main bedroom features an en suite shower room and a large walk in wardrobe.

INTERNAL FEATURES

- Fully furnished to the highest standard
- Wooden flooring & and thick grey carpeted bedrooms
- Two Large double bedrooms
- Super King size beds
- Lounge and dining area with stunning lake views
- Raised kitchen with island
- Luxury family bathroom
- Luxury en suite shower room
- Large walk in wardrobe
- Skylights

EXTERNAL FEATURES

- Large decking area with steps leading down to waterfront
- Glass balcony
- Large plot size
- Extremely large spacing between lodges
- Fully lit kerb side lighting
- Hot tub
- Wooden row boat
- Tarmac driveway with space for two cars

CONSTRUCTION

- Architecturally designed
- BS 3632:2015 compliant
- 10-year Gold Shield structural warranty
- Pitched tiled roof (guaranteed for 40 years)
- PVCu double glazing with 10-year frame warranty and 5-year glazing warranty





The Casa Di Lusso

The combination of practical space for the family as well as the charming style and design, makes Casa Di Lusso a popular choice among many, providing practical living with a sense of style and elegance. The home consists of a master bedroom with en-suite, guest rooms, open plan living area, kitchen, bathroom and utility room.

The open plan living area is vast, lined by rustic white, rough sawn timber walls. Communal and inviting, heavy lustrous fabrics in neutral tones warm the space whilst floor to ceiling windows provide an abundance of light. Textures are fabulously contrasting; rough, distressed woods compliment soft gentle green furnishings. You can only marvel at the fully-equipped, country style kitchen, made complete with a feature island breakfast bar.

Wrap yourself in the splendour and opulence of the master bedroom. Children will be wide-eyed and utterly excited at the prospect of staying in the quirky den-like bunk beds in the second bedroom and further that there is a third bedroom with two single beds. Completely unique and truly timeless.



INTERNAL FEATURES

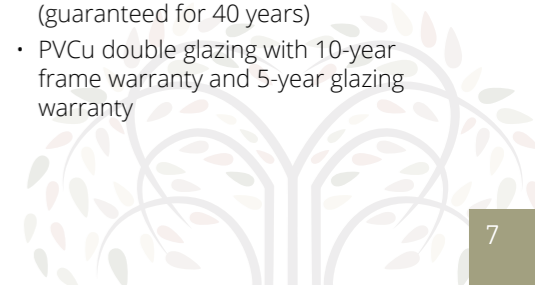
- Fully furnished to the highest standard
- 3 Bedrooms - Sleeps 8
- Feature built in bunk beds
- Wooden flooring throughout
- Lounge and dining area with stunning lake views
- Island breakfast bar
- Floor to ceiling windows
- Luxury family bathroom with roll top bath
- Fully-equipped, country style kitchen
- Porthole windows overlooking lake
- Wood burner

EXTERNAL FEATURES

- Large decking area with steps leading down to waterfront
- Glass balcony
- Large plot size
- Extremely large spacing between lodges
- Fully lit kerb lighting
- Tarmac driveway for two cars
- Hot tub
- Wooden row boat

CONSTRUCTION

- Architecturally designed
- BS 3632:2015 compliant
- 10-year Gold Shield structural warranty
- Pitched tiled split level roof line (guaranteed for 40 years)
- PVCu double glazing with 10-year frame warranty and 5-year glazing warranty





The Keepers Lodge

The Keepers Lodge has an open plan living area, much like the rest of the home it features wooden accents, from the timber clad feature wall to the beautiful oak dining table and chairs. The star of the living room is a wood burning effect log burner, which sits in a huge fireplace. This living space is perfect for cosy nights in front of the fire. The large patio doors open up on to the decking area meaning you can really let the outside in.

Moving on to the stunning open plan country style kitchen, the combination of cream kitchen units and an oak block work-top really bring the kitchen to life. And with an integrated fridge-freezer and dishwasher the kitchen is neat and streamlined. The Keepers Lodge has two large double bedrooms with en suite, one with a large bathroom the other has a large double shower.

The stunning country lodge is aptly named as once you've seen it for yourself it will most certainly be finders keepers!



INTERNAL FEATURES

- Open plan living with stunning lake views
- Timber clad feature wall
- Log stove and huge fireplace
- Floor to ceiling windows
- Large patio doors leading to decking area
- Fully furnished to the highest standard
- Country style kitchen with combination of cream units and an oak block work-top
- Integrated fridge-freezer and dishwasher
- Two double bedrooms one with large bathroom and one with separate shower room
- Wooden flooring & thick carpeted bedrooms

EXTERNAL FEATURES

- Large decking area with steps leading down to waterfront
- Glass balcony
- Large plot size
- Extremely large spacing between lodges
- Fully lit kerb side lighting
- Tarmac driveways fitting two cars

CONSTRUCTION

- Architecturally designed
- BS 3632:2015 compliant
- 10-year Gold Shield structural warranty
- Pitched tiled split level roof line (guaranteed for 40 years)
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The Willow Lodge

This brand new design truly is a breath of fresh air. Created to the exemplary Pathfinder Homes standards this home offers all the luxuries you would expect to find in a home at Langtoft Lakes.

Nothing has been overlooked in The Willow Lodge, extreme attention to detail is evident with every step, this is a home to talk about and enjoy your new lakeside lifestyle. Its large impressive living space makes the most of the lake view, whilst still being contemporary and cosy. The vaulted ceiling makes this lodge feel like an incredibly spacious area for the whole family to relax in.

The main bedroom features a free standing bath, with the second equally large bedroom having a Jack and Jill en suite wet room. We know that you will simply love this home, it really is the retreat!



INTERNAL FEATURES

- Genoa solid oak doors
- Feature centre lounge
- Stunning lake views from all rooms
- Luxury wood burner
- Beautifully designed interior with vaulted ceiling
- Wooden flooring throughout
- Floor to ceiling windows
- Luxury en suite bathrooms
- Jack and Jill en suite wet room
- Country style kitchen with combination of cream units and an oak block work-top
- Integrated fridge-freezer and dishwasher
- Furnished to the highest standard

EXTERNAL FEATURES

- Hot tub
- Wooden row boat
- Tarmac driveway for two cars
- Fully lit kerb side lighting
- Large decking area with steps leading down to waterfront
- Glass balcony
- Large plot size
- Extremely large spacing between lodges

CONSTRUCTION

- Architecturally designed
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Langtoft Lakes

Investment

For those considering purchasing a lodge with Langtoft Lakes as an investment we have two options for your consideration, whilst these are negotiable they centre around the main points listed below.

OPTION 1

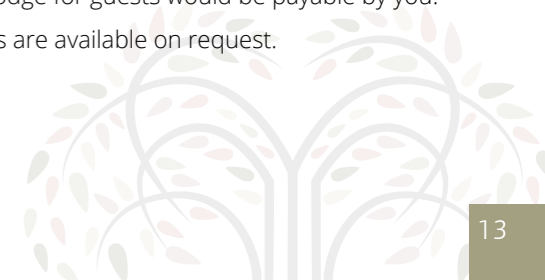
The buyer can choose to receive an 8% return on their purchase in the first 5 years paid quarterly in arrears. The lodge would be rented through us via Hoseasons and would have to be available for rental year round meaning this option is best suited to those who do not wish to stay in their lodge. With this option Langtoft Lakes will cover all the costs of preparing the lodge for guests.

EXAMPLE: If you were to purchase a lodge for £300,000 you would receive £24,000 yearly in the first 5 years. (This may be extended, conditions apply)

OPTION 2

Hoseasons have forecast a great return on our lodges. This option provides you with the flexibility to stay in your lodge at pre-booked times whilst also renting with Hoseasons via Langtoft Lakes. Running costs and fees associated with preparing the lodge for guests would be payable by you.

Rental forecasts are available on request.



The Local Area

LANGTOFT & BASTON

Langtoft is a small village with a thriving community spirit. This pretty village offers a rural way of life within easy access to all the amenities that modern living requires.

Baston plays host to several popular annual events including a Classic Car show, 1940's event and Bonfire Festival. The village boasts two excellent public houses both with enviable reputations for serving top quality food and drink.

The villages are on the A15 road and are about 10 miles from the City of Peterborough and 8 miles from the historic Georgian town of Stamford. Nearby market towns of Bourne and Market Deeping add to the rural feel of the area.

STAMFORD

Voted one of the best places to live in the UK by the Sunday Times, Stamford boasts magnificent Georgian architecture, niche shopping, beautiful riverside meadows, prestigious local food and a vibrant Arts Centre.

Stamford is the most complete stone town in England; whole streets unchanged over the centuries and with 600 listed mellow limestone buildings.

Home to Burghley House and its magnificent

parklands, filled with ancient trees and a fallow deer herd which traces its ancestry right back to the sixteenth century. The grounds of Burghley House are a delight to stroll around and there are regular events held within the grounds.

BOURNE

Renowned for its open spaces, parks and woodland and with 71 listed buildings, Bourne has a charm all of its own.

Bourne's Heritage Museum, Baldocks Mill is the only remaining mill of 3 listed in the Domesday Book and it is well worth a visit. Bourne is steeped in motor racing history with Graham Hill and Jackie Stewart at the wheel of Bourne manufactured race cars for many victories. As an added bonus it is situated on the edge of one of the best walking areas in the district, Bourne Wood.

MARKET DEEPING

This thriving market town nestles beside the River Welland, alongside the villages of Deeping St James and West Deeping. Collectively known as The Deepings there is a wealth of local history, scenic walks and country pubs to discover. The town hosts popular annual events such as The Deepings Raft Race and annual Duck Race.

RUTLAND

Just a short drive from Langtoft you will find England's smallest county, which offers charming market towns and delightful villages. Rutland's many attractive villages, set in the wonderful English countryside, are home to picture postcard cottages and traditional country pubs.

At its heart is Rutland Water one of the largest man-made lakes in Europe. Rutland Water is a great place for relaxation, recreation and conservation and has a range of activities, suitable for all ages, being run all year round. Rutland Water offers a multitude of leisure pursuits including water sports, cycling, fishing and bird watching.



Normanton Church, Rutland Water



Langtoft Lakes

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