



Langtoft Lakes



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BESPOKE LUXURY LODGES

Our bespoke service allows you to create your new lodge tailored around your individual lifestyle and needs.

We strive to build lodges that will exceed your expectations; this is why all of our bespoke lodges are fully flexible in design.

Our manufacturers design team will work with you to create your dream layout, incorporate features and specifications to make your new lodge as individual as you are.

You may wish to have a bigger living room, separate dining room, office or even two en-suite bathrooms. Externally you may prefer Georgian windows, more windows, a higher pitched roof or even natural wood cladding - the choices are limitless.

We can even help you create a large decking area and grass area and plan where you will enjoy the best view from your hot tub.

Our manufacturers will work with you to create the lodge of your dreams, handling the build and construction, making the process as easy and straightforward as possible.

All our bespoke lodges are built to the highest specifications and incorporate high quality materials, fixtures and fittings which not only provide warmth and comfort, but also built-in quality to give that added touch of luxury.

CONFIGURE TO YOUR REQUIREMENTS

- Pick a lodge from the range nearest to your needs / design preferences
- Change walls or any internal specification
- Add bedrooms / walk in wardrobes etc to fit your lifestyle and needs
- Remove furniture packs or keep interior designed furniture choices
- Configure the lodge to add more windows and bifold doors to make the most of the view
- External cladding can be swapped for natural wood, cedar or a choice of CanExel in various colours
- The park will help design a large bespoke decking to fit your lodge and needs, with gate if needed and glass balustrade, creating the perfect space to enjoy your hot tub
- It's like building a house but we deal with the stress
- Only takes a few hours of planning with the specialised design team, we handle the rest





THE GLASS HOUSE

Our most spectacularly innovative lodge yet: 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, you will be in awe of this 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 holiday lodge is a warm and inviting home away from home.





KEY FEATURES

- Architecturally inspired roof design
- Vaulted ceiling throughout
- Five sky lights and two exterior French doors
- Colour co-ordinated sofa, curtains, laminate flooring and carpets
- Dining table including four chairs and bench seat, coffee table, entertainment unit, sideboard and lamp table
- Fully fitted kitchen with island unit and bedroom furniture
- Five burner gas hob, eye level oven, microwave, dishwasher, fridge/freezer, dual washer/dryer and wine cooler
- Energy efficient A Rated boiler

CONSTRUCTION

- Architecturally designed
- British Standard 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

EXTERNAL FEATURES

- Large decking area with steps leading down to the 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



THE HAMPTON

Some classic architectural design features include the use of timber panelling, high-pitched ceilings, exposed beams, timber floors, neutral and ocean inspired colours and natural materials.

You will enjoy tastefully decorated lounges, well equipped kitchens and luxurious bedrooms. This sophisticated and cleverly designed lodge makes a truly unique getaway.





KEY FEATURES

- Stunning architecturally inspired exterior
- Integral storage area to exterior
- Six sectioned bi-fold doors bring the outside in
- High pitched ceilings, exposed beams and timber flooring
- Fully fitted kitchen including five burner gas hob, oven, microwave, dishwasher, fridge/freezer and dual washer/dryer
- Dining table including 4 chairs, coffee table, lamp table and console table
- Luxury en-suite to the main bedroom is easily located through the practical dresser area
- Energy efficient A Rated boiler

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THE CASSA DI LUSO

Our "House of Luxury", the "Casa Di Lusso" leisure lodge is breath-taking. The open plan living area is vast, lined by rustic white wash, rough sawn timber walls. Communal, 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 grey 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. Furthermore, children will be wide-eyed and utterly excited at the prospect of staying in the quirky den-like bunk beds in the second bedroom.

Completely unique and truly timeless: this holiday home has it all.





KEY FEATURES

- Fully glazed front elevation including French doors and high level windows
- Vaulted ceiling throughout
- White washed rough sawn timber interior panelled walls and laminated flooring throughout
- Fully fitted kitchen with island unit, five burner gas hob, integrated oven, microwave, dishwasher, American fridge/freezer, dual washer/dryer and wine cooler
- Dining table including six chairs, coffee table and TV cabinet
- Colour co-ordinated soft furnishings
- Built in cabin beds
- Energy efficient A Rated boiler

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THE SITE PLAN




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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.

WHAT HAPPENS NEXT

WE LOVE THE PARK AND WE'VE CHOSEN OUR LODGE SO WHAT HAPPENS NEXT?

1. HOLDING DEPOSIT

A £5,000 holding deposit secures your chosen plot (and lodge) for up-to 24 days. This can be paid by:

- Personal cheque
- Cash
- Bank Transfer

2. DESIGNING OF LODGE

We will go to the showground with you to help finalise the plans to your dream home.

3. RAISE THE REMAINING FIRST HALF OF THE DEPOSIT

After we have received the 50% we will then commence the works needed to ready your lodge for "Handover" (decking the home, etc.)

4. PAYMENT OF THE REMAINDER OF THE BALANCE

The full remaining balance of your deposit needs to be paid in cleared funds on the day of completion via Bankers Draft or Debit Card bank transfer.

- If you are paying the balance by cheque then we will require payment 7 day prior to the completion date.
- If paying via bank transfer this will need to be sent 3 days prior to the completion date.

** please note: we can only except a maximum of £5,000 in cash*

TESTIMONIALS

We absolutely love it here, we brought a lovely property a couple of months ago and these were our beautiful views across the lake as dawn broke this morning!

We recommend to anyone who loves nature, serenity, peace and quiet to come and view one of the fab plots that over looks the lakes!

We have nothing but good things to say about the team who keep this beautiful area in a great condition. Very friendly people and lovely atmosphere. We can honestly say, for us the happiest we have been, in a new and gorgeous setting! Thank you Langtoft Lakes!

Sandra Young

Having obtained a new job as a surgeon I was looking for a place around Peterborough where I could stay and relax after a busy and stressful day. I couldn't have discovered a more serene and tranquil place than Langtoft Lakes. I am very pleased with my lakeside lodge which provides peace and tranquillity I was looking for.

Management is very helpful and indeed very interested in making sure that my lodge is finished to a high standard and any maintenance needs are addressed very promptly. I would highly recommend this place to all those people who are looking for holiday lodge with a view to feel real peace as well as enjoy rural beauty and wildlife.

Dr Nazeer Dahar





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 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

Previously 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 with whole streets unchanged over the centuries and 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.

PLACES OF INTEREST

LINCOLN CATHEDRAL

Lincoln Cathedral has stood tall over Lincolnshire for nearly 1,000 years. The cathedral was once the tallest building in the world - a guided tour of the roof or tower will not only give you stunning views inside the cathedral but outside across the county too.

LINCOLN CASTLE

Lincoln's castle was built by William the Conqueror in 1068, dominating the Lincoln skyline and protecting the city for almost one thousand years.

The Victorian and Georgian prisons in the grounds of the Castle give an insight into crime and punishment of the past – including the one-of-a-kind separate system.

BURGHLEY HOUSE

Located in Stamford, Burghley is one of the largest and grandest houses of the first Elizabethan Age.

Built in the 16th century, the main part of the house has 35 major rooms, more than 80 lesser rooms and numerous halls, corridors, bathrooms and service areas.

As well as exploring the house you can also enjoy beautiful walks around the historic parkland laid out by Capability Brown and still occupied by a herd of fallow deer.

LINCOLNSHIRE WOLDS

Enjoy walks and treks through hidden valleys, sleepy stone villages and historic market towns in this Area of Outstanding Natural Beauty.

EXPLORE SOUTH LINCOLNSHIRE'S RURAL SPLENDOUR

Beautiful and picturesque, South Kesteven boasts 365 square miles of rural splendour. Whether you like to cycle, walk, ride, fish or play golf, you'll find some wonderful locations to explore, as well as parks and playgrounds for all the family.

UNSPOILT BEACHES AND COASTAL COUNTRY PARKS

Discover a hidden coastline away from the fun resorts, where sloping sand dunes embrace mile upon mile of golden sands. Lincolnshire has one of the largest unspoilt areas of coastline which is perfect for nature lovers and birdwatchers.

Explore one of the many coastal settlements of Saltfleetby, Moggs Eye, Gibraltar Point, Donna Nook, Anderby Creek and the Coastal Country Park to witness some of the UK's best nature spotting reserves first hand.

THE HOME OF ENGLISH GOLF

The National Golf Centre features two courses located on the outskirts of the leafy Edwardian town of Woodhall Spa, including one of the world's finest heathland golf experiences and The National Golf Centre Academy offering expert tuition to improve your game.

The Hotchkin Course was named number four in Golf World's Top 100 Golf Courses in England; its heathland turf makes for an unforgettable experience.

The contemporary Bracken golf course is known for its wild flowers and wildlife habitats, emphasising the importance of ecology and natural harmony in a golf course.

Burghley House, Stamford





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