



ANVIL  
HOMES

# FAIRFIELDS

## CONISTON GRANGE

A classic four-square design,  
Coniston Grange is a stunning  
stone home offering luxury  
living.

9 NEW HOMES  
FOR 2023

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# CONISTON GRANGE

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Completion due early 2023

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 dual aspect lounge with French doors leading out to the landscaped garden. This fabulous room incorporates a truly superb feature fireplace with multi fuel stove, and the sumptuous carpet gives the room an extra cosy feel.

A door from the hallway entices you into the stunning kitchen/ family room. This delightful room is also dual aspect with another set of French doors opening out onto 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/ family room is a useful and good-sized utility room/ boot room incorporating a cloakroom with WC and 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 bespoke fitted wardrobes and 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 Brampton offers excellent local amenities with a good range of shops, post office, chemist, doctor's surgery and dentist.

# CONISTON GRANGE

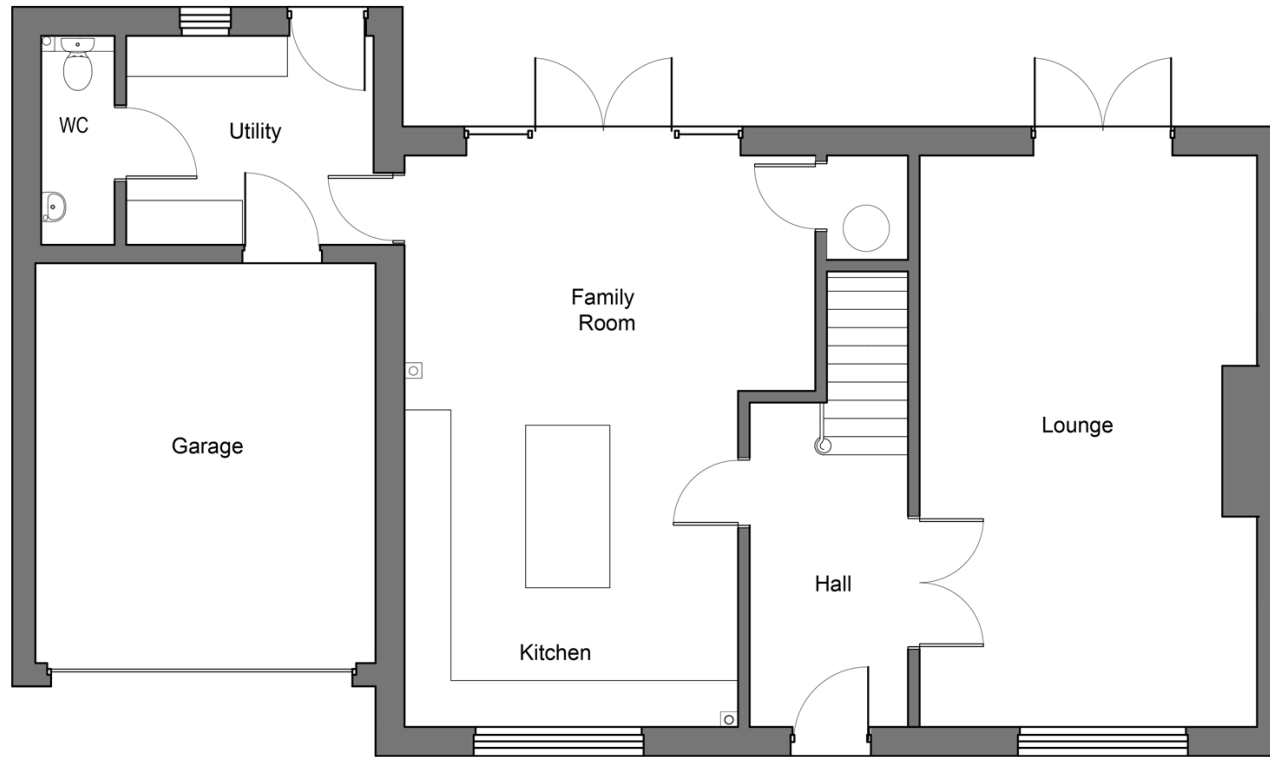
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## REAR ELEVATION

The property benefits from superfast fibre broad band with network cabling throughout and a dedicated car charging point.



# CONISTON GRANGE FLOOR PLANS



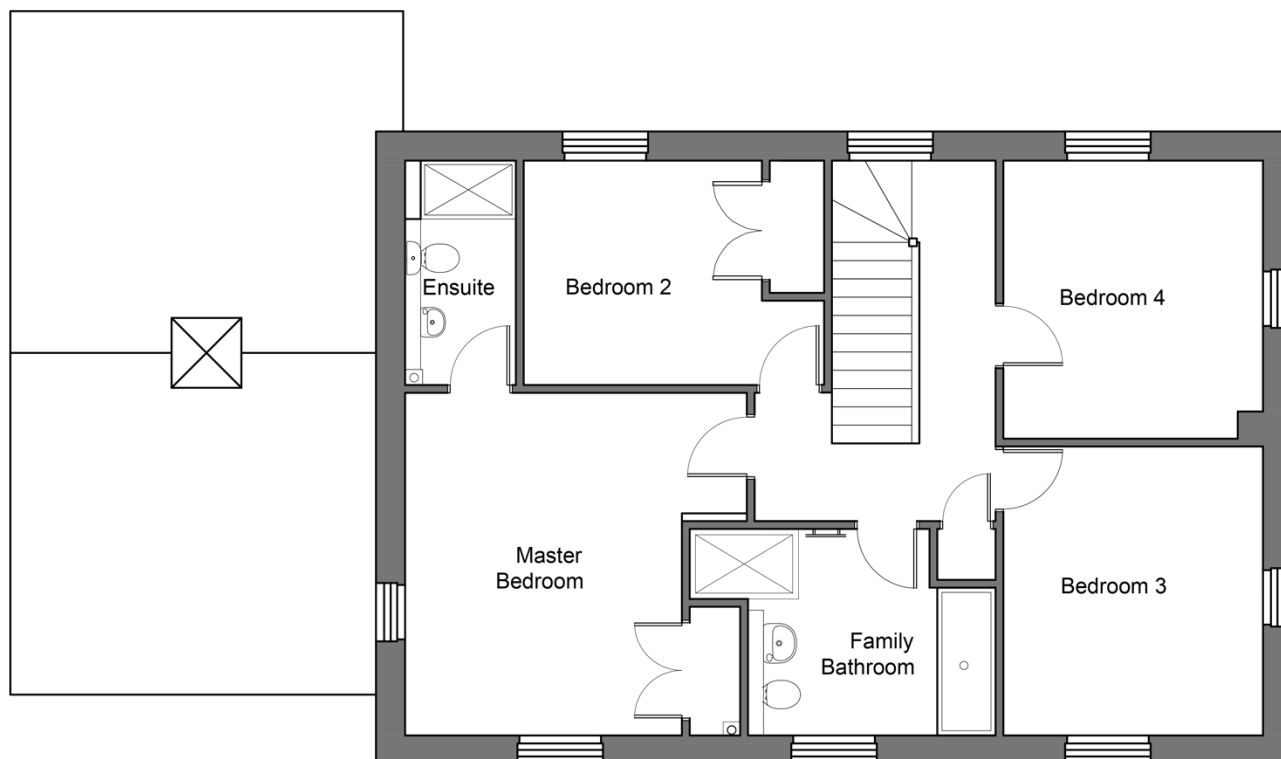
## GROUND FLOOR PLAN

Kitchen / Family Room	4318 to 5318 x 7390 – 14'2" to 17'5" x 24'3"
Utility	3203 x 2703 – 10'6" x 8'10"
Lounge	4368 x 7390 – 14'4" x 24'3"
Garage	4403 x 5172 – 14'5" x 16'11"

## CONISTON GRANGE

## FIRST FLOOR PLAN

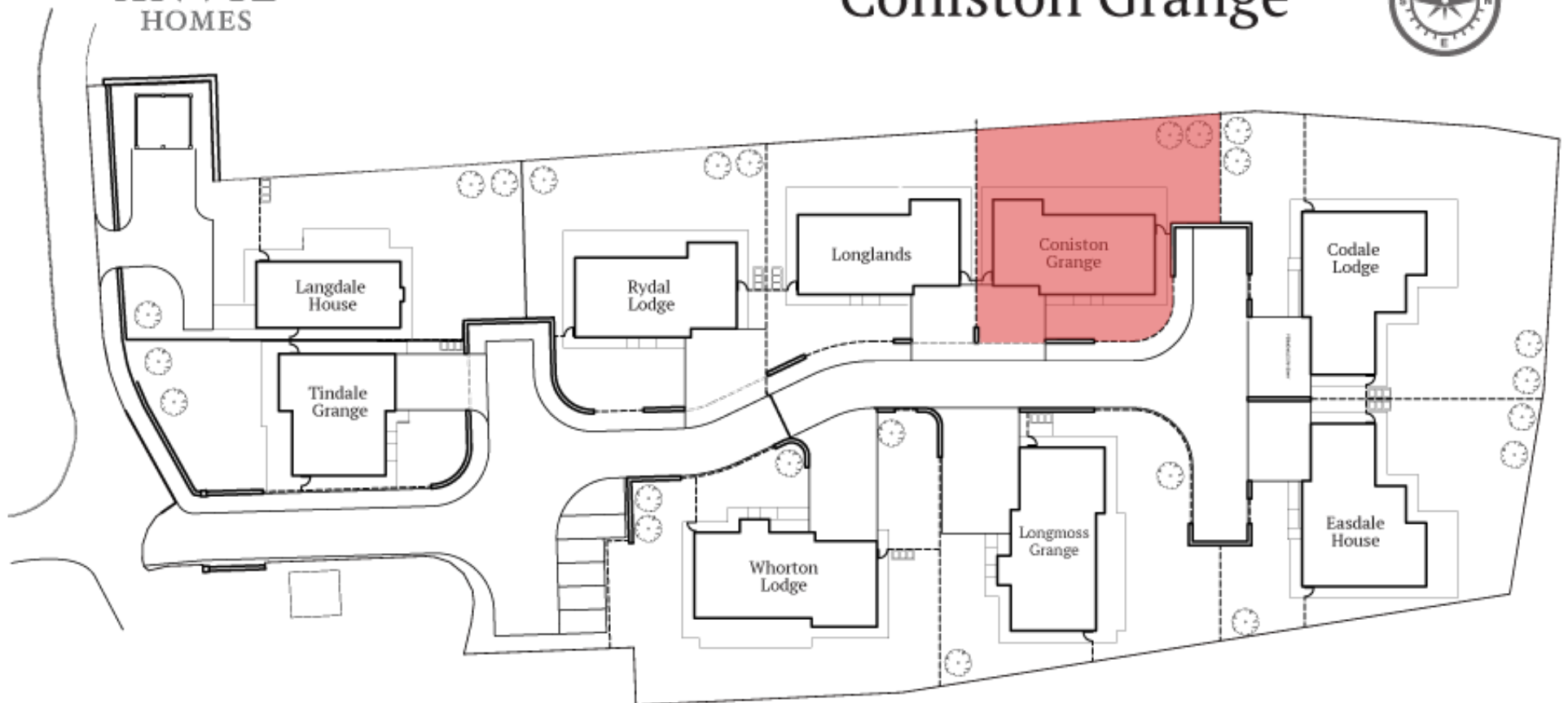
Master Bedroom	3561 x 4405 – 11'8" x 14'5"
Ensuite	1425 x 2885 – 4'8" x 9'5"
Bedroom 2	3065 x 2885 – 10' x 9'5"
Bedroom 3	3340 x 3715 – 10'11" x 12'2"
Bedroom 4	3340 x 3575 – 10'11" x 11'8"
Family Bathroom	3185 x 2655 – 10'5" x 8'8"



# PLOT BOUNDARY CONISTON GRANGE



## Coniston Grange





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For more information please contact :  
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Any fixtures and fittings shown in the floor plans are for illustration purposs only.