



LANGDALE
Homes

St Michael's View Cockerham, Lancaster

**An Exquisite Collection of
2, 3, 4 & 5 Bedroom Homes**



Langdale Homes

Langdale Homes is an award winning property development company currently operating in the North West region specialising in the construction of exclusive private residential developments. We like to offer choice, so if you're looking for your first home or looking to downsize, We have a range of 2, 3, 4 & 5 bedroom houses.

We can also help if you are looking for more space to grow a family or looking to take the next step on the property ladder as we have an extensive range of 5 bedroom houses

At Langdale, our friendly sales team will help you every step of the way. We will help you find your perfect home, offer advice on a wide range of options to personalise your space and be there to hand over the keys to your new home.

When you live in a Langdale home, you will quickly discover all the pleasures that derive from a property with character and personality, uniqueness and individuality. Our homes are a special blend of skilful design and modern specification and this unique touch is clearly visible the moment you step inside.

Beautifully designed interiors are both pleasing to the eye and full of practical family friendly features, with an attention to detail second to none.

You'll find it's the same with our developments as well, each is planned and designed to be totally different with its own special ambience and atmosphere. Inspiration from the design of our developments derives from local landscapes, its flora and fauna, as well as from the history and heritage of the immediate area.

Welcome to St Michael's View

Introducing this superb new development of high quality 2, 3, 4 & 5 bedroom stylish, executive homes. Constructed with modern living in mind, we effortlessly combine elegant, flexible living spaces with an enviably high specification.

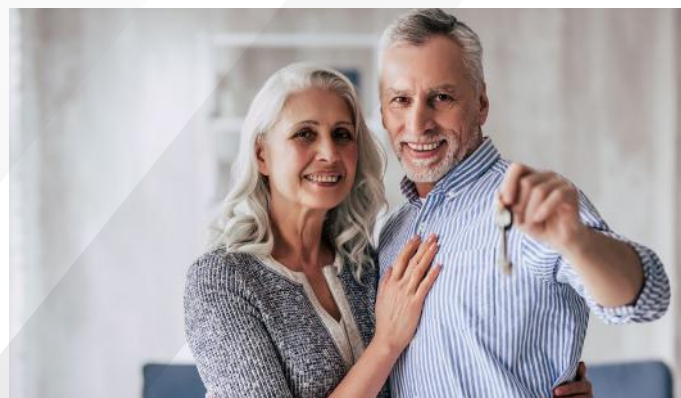
Whether you're a first time buyer or looking to move up the ladder, there's a delightful new home waiting for you amongst our attractive range of contemporary styled homes.

Development Features

St Michael's View consists of a versatile mix of luxury, executive 2, 3, 4 & 5 bedroom homes with driveways and/or garages, offering a fantastic everyday living experience for families looking to settle in to an impressive new home, in an exciting new neighbourhood, in a convenient location.

Every new home at St Michael's View boasts its own generous sized garden, perfect for children to play in safety and to enjoy family life outdoors.

These beautiful properties are built using materials that are aesthetically sympathetic to their surroundings, so the development 'fits' with other buildings in the village. Langdale Homes are constructed by experienced craftsmen employing the latest modern construction methods, ensuring that each home has a high energy efficient rating and costs less to run than an older, less efficient home.



Charming Cockerham!



Cockerham is a delightful small village within the city of Lancaster. Cockerham is one of Lancashire's hidden gems. The village boasts a superb restaurant, public house, farm shop and ice cream outlet, as well as the parish hall where many functions are held in the large purpose built hall with bar. Cockerham has many local footpaths which are extensively used by ramblers and locals. The village is home to the St Michael's Parish Church, commonly known as the 'Church in the field'. The village also offers activities such as parachute jumping, flying clubs and cycle rental. The village sits on the coast south of Lancaster where the River Lune meets the Irish Sea. You can take advantage of the beautiful countryside by walking on the Lancashire coastal Way. Alternatively, visit the beach where the water stays shallow for a long way out thanks to the area's geography.

Around Cockerham you can find several historic buildings scattered across the landscape, like the Grade I listed Cokersand Abbey. Established prior to 1184 as the Hospital of St Mary on the Marsh attached to Leicester Abbey, it became an abbey in 1192, but was dissolved in 1539. The vaulted chapter house is still intact, along with some remains of the next door church.

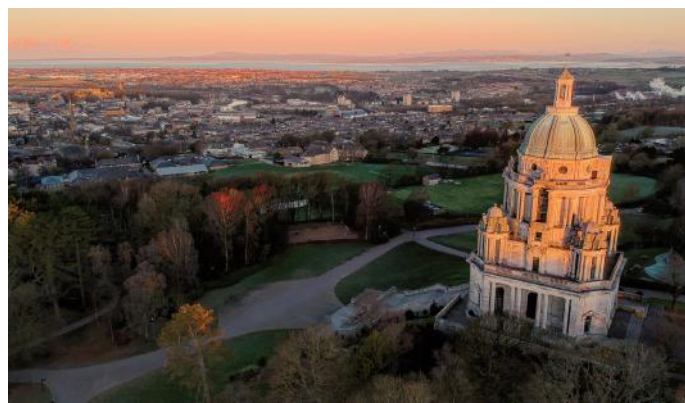
Further around the Cockerham Bay coast you can see the Plover Scar lighthouse. Built in 1847, this was originally the lower of a pair of leading lights. These acted as beacons to guide ships into the Lune estuary towards Glasson Dock.

Cockerham is just a few minutes drive from the M6 and is perfectly places for travel to the major towns and cities in the area including Lancaster (6 miles) Preston (15 miles) and Blackpool (17 miles).

Lancaster, the county town of Lancashire, lies on the River Lune, three miles inland from the coastal resort of Morecambe, easily accessible from the M6 motorway and en route to the Lake District, 20 miles to the north. The Forest of Bowland, an area of outstanding natural beauty, lies to the east of the city.

Lancaster is a thriving and vibrant university city, which offers many free art and music festivals throughout the year. The Grand Theatre, one the country's oldest working theatres holds many national and local productions.

Lancaster has a great reputation for warmth and hospitality and is home to many cool cafes, independent restaurants, stylish bars and friendly pubs.



Add your own personal touch

Every Langdale home is carefully constructed both inside and out and comes with high quality fittings as standard. Choosing to upgrade from our list of additional options will enable you to add your personal touch from day one.

Enjoy moving into your new home with your additional options expertly fitted by our experienced team.

Flooring

- Carpet
- Laminate
- Vinyl
- Ceramic tiling

Tiling

- Full and half height tiling

Kitchen

- Granite/ Quartz worktop
- A contemporary range of extractors to compliment any kitchen
- Induction hob
- Integrated appliances
- Free standing appliances
- Wine Cooler
- Boiler Housing

Plumbing

- Heated towel rail
- External tap

Electrical

- Additional sockets
- Additional switches
- Chromes sockets
- Under unit lighting
- Light fittings
- Telephones & tv points
- Loft light
- External sockets

Security

- Intruder alarm
- Security lights
- External door lights

General

- Wardrobes
- Fitted mirrors

Why buy from Langdale Homes?

Taking care of the local environment is a big deal for every one of our developments. We build our homes and communities in a way that takes into account the many plants, bird and other wildlife in the area.

Being green is part of who we are and helping to create places in which you'll love to live. It all starts with our ecologists. They do a thorough study of the area and find out which features they should keep to encourage the local wildlife, such as hedgerows, trees and shrubs.

Walking the dog or having a kickabout with the kids is all part of enjoying where you live. Having a healthy amount of green space is vital to bringing communities together, so we make sure that much of the land on our developments is developed into gardens and communal areas.

Your new home has been built with a sustainable future in mind. We make sure that all of our building materials are responsibly sources and that we recycle 95% of our site waste.

We create beautifully designed, high quality and energy efficient homes that are built in a sustainable and responsible way.



We offer an attractive range of incentives including free carpets and blinds and free legal fees. We also offer Help to Buy to first time buyers.

Site Plan

2 Bed mews

- Kensington**
57.2 sq.m/615.7 sq.ft.
Plot - 13, 14 & 15
3 Units

3 Bed Semi Detached

- Chelsea**
71.4 sq.m/ 768.5 sq.ft
Plot - 7, 8, 23, 24, 33 & 34
6 Units

- Chelsea**
71.4 sq.m/ 768.5 sq.ft
Plot - 1, 2, 11, 12, 35 & 36
6 Units

3 Bed Detached

- Windsor**
79.6 sq.m/ 856.8 sq.ft
Plot - 9, 10, 16, 17, 22, 27 & 32
7 Units

4 Bed Detached

- Sandringham**
120 sq.m/1290 sq.ft
Plot - 4, 5, 6, 25, 26, 28, 29 & 30
8 Units

5 Bed Detached

- Buckingham**
150 sq.m/1615 sq.ft
Plot - 3 & 31
2 Units

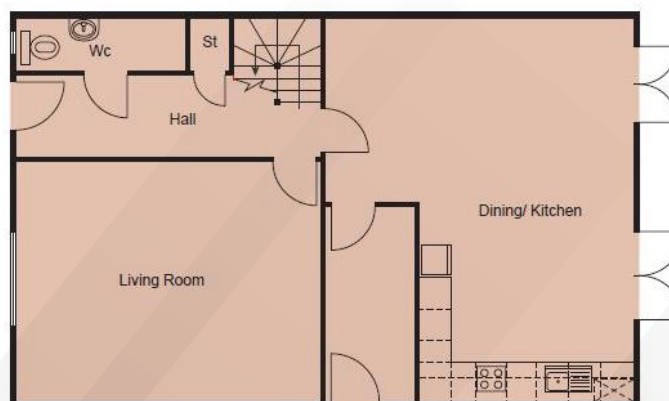
2 Bed Detached Bungalow

- Hatfield**
50 sq.m/538 sq.ft
Plot - 18, 19, 20 & 21
4 Units

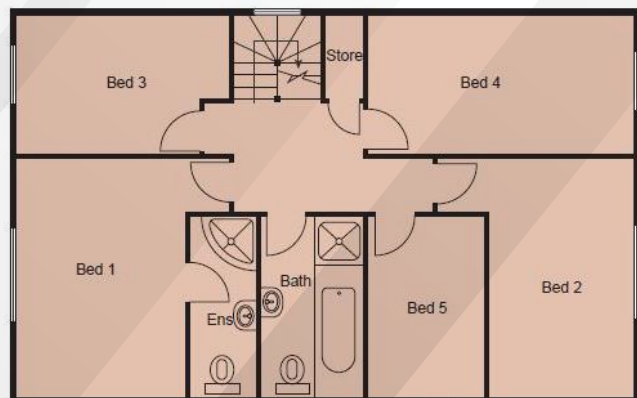




Artist's impressions are used for illustrative purposes only



Ground Floor



First Floor

HT 5 - BUCKINGHAM

Ground Floor

	Meter
Dining/Kitchen	7.10 x 5.71
Living Room	4.38 x 5.62
WC	0.85 x 1.77
Store	0.85 x 1.37

First Floor

Bed 1	4.47 x 3.88
Bed 2	4.52 x 2.70
Bed 3	2.58 x 3.23
Bed 4	2.51 x 4.01
Bed 5	3.35 x 2.23
Store	1.64 x 0.73
Bath	3.35 x 1.94
En-s	3.35 x 1.25



Artist's impressions are used for illustrative purposes only

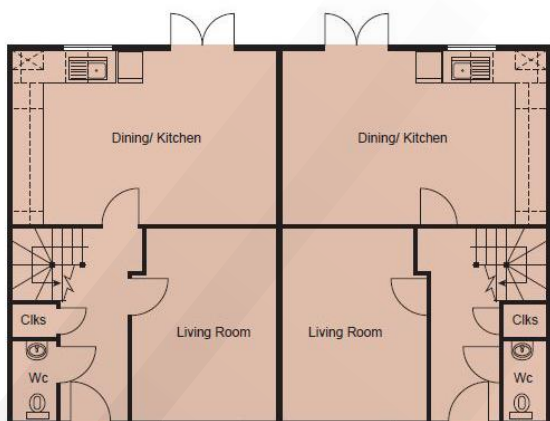
HT 2 - CHELSEA

Ground Floor

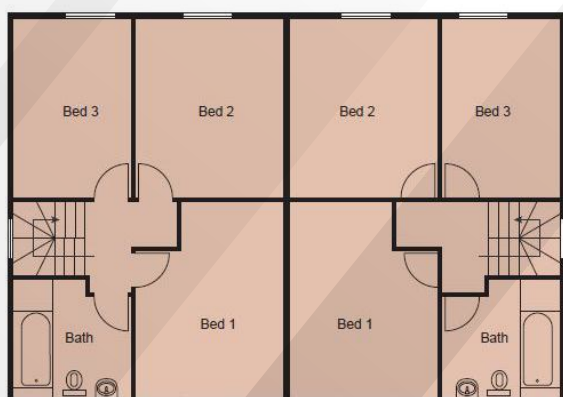
	Meter
Dining/Kitchen	5.81 x 3.79
Living Room	3.24 x 4.39
WC	0.85 x 1.74
Cloaks	0.88 x 0.64

First Floor

Bed 1	3.17 x 4.33
Bed 2	3.19 x 3.75
Bed 3	2.49 x 3.80
Bath	2.49 x 2.38



Ground Floor



First Floor



Artist's impressions are used for illustrative purposes only

HT 6 - HATFIELD

Ground Floor

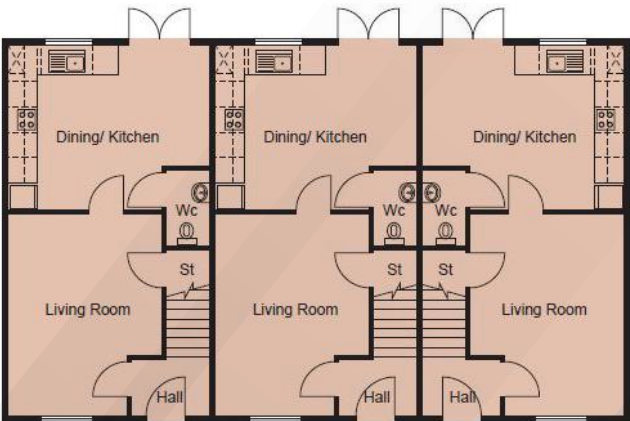
	Meter
Dining/Kitchen	2.97 x 2.50
Living Room	6.03 x 3.97
Bed 1	2.95 x 3.46
Bed 2	2.96 x 5.06
Hall	1.40 x 5.97
Bath	1.79 x 2.64
Cloaks	1.03 x 0.76



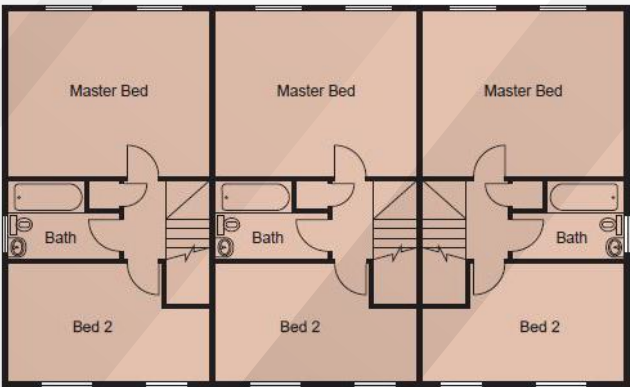
Ground Floor



Artist's impressions are used for illustrative purposes only



Ground Floor



First Floor

HT 1 - KENSINGTON

Ground Floor

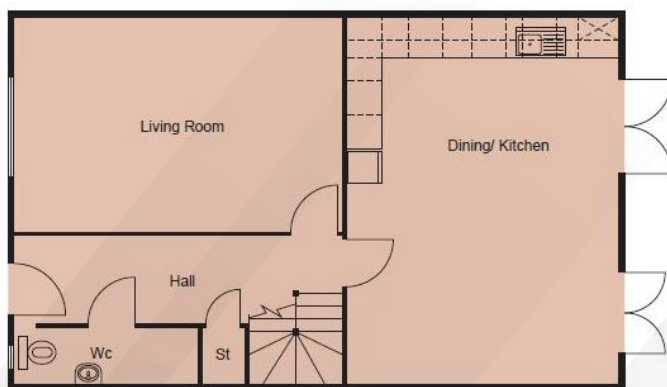
	Meter
Dining/Kitchen	4.68 x 3.77
Living Room	3.62 x 4.69
Hall	1.83 x 1.26
WC	1.00 x 1.94
Store	1.00 x 0.92

First Floor

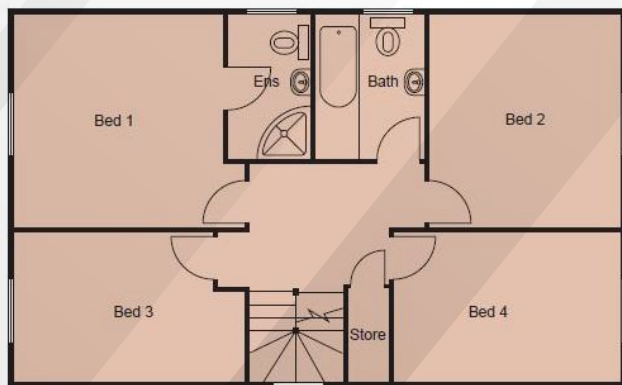
Bed 1	4.61 x 3.87
Bed 2	4.61 x 2.68
Bath	2.46 x 1.91
Store	0.66 x 0.68



Artist's impressions are used for illustrative purposes only



Ground Floor



First Floor

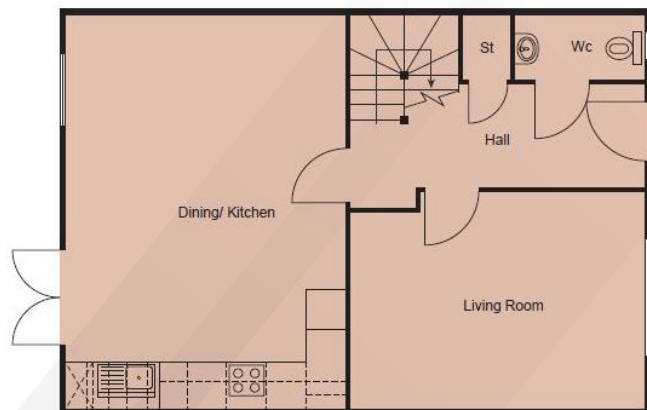
HT 4 - SANDRINGHAM

Ground Floor

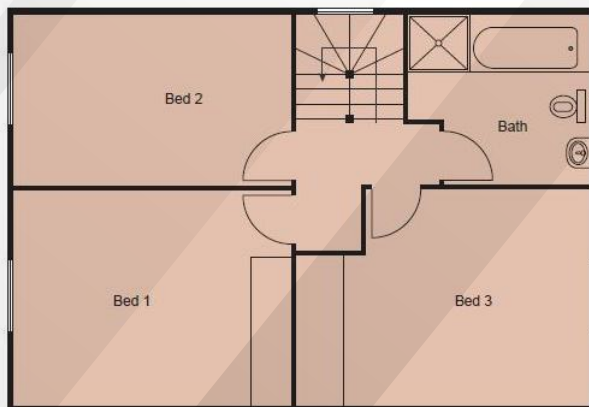
	Meter
Dining/Kitchen	6.20 x 4.65
Living Room	3.62 x 5.60
Hall	1.51 x 5.17
Store	0.85 x 1.90
WC	0.85 x 1.90
Store	0.85 x 1.18

First Floor

Bed 1	3.58 x 3.53
Bed 2	3.62 x 3.21
Bed 3	2.52 x 3.22
Bed 4	2.52 x 3.01
Bath	2.40 x 1.86



Ground Floor



First Floor

HT 3 - WINDSOR

Ground Floor

	Meter
Dining/Kitchen	5.73 x 4.09
Living Room	3.16 x 4.50
Hall	1.58 x 4.50
Store	0.96 x 0.58
WC	0.84 x 1.83

First Floor

Bed 1	3.05 x 4.02
Bed 2	2.60 x 3.11
Bed 3	3.17 x 4.45
Bath	2.49 x 2.56



LANGDALE
Homes

St Michael's View



Marsh Lane
Cockerham
Lancaster
LA2 0RU



07554189640



info@langdalehomes.co.uk



www.langdalehomes.co.uk

