



LANGDALE



Timeshare



Information

[www.langdale.co.uk](http://www.langdale.co.uk)

# History of The Langdale Estate

## 17th Century Woollen Mill

The Estate began life as a small woollen mill where wool from local flocks was processed on machinery driven by the fast-flowing water of the Great Langdale Beck.

## 1823-1930

### Elterwater Gunpowder Works

In 1823 a local entrepreneur with an interest in quarrying, saw the potential for the manufacture of gunpowder on the site. The seclusion, natural waterpower and a growing demand from the Lakeland mines & quarries ensured success. Within a few years the Elterwater Gunpowder Works was not only supplying the domestic industry, but also exporting to North America & South Africa.

The powder works closed in 1930, a victim of the depression & the development of more modern explosives, such as dynamite.

## 1930-1981

### The Langdale Estate

A local landowner, recognising the potential of the unique location, bought & developed the site as a holiday resort. By the late 1930s, accommodation consisted of a small hotel, several furnished cottages, dormitories & a guest house. There were also a number of rustic sleeping cabins scattered around the idyllic 35-acre Estate.

## 1981-1987

### The Langdale Partnership

In 1981, when the Estate came up for sale again, it was bought by a group of local businessmen who established the Langdale Partnership. The idea was to create a high-quality time ownership resort in an area of outstanding natural beauty, where second homes were in high demand & short supply. 80 Scandinavian-type lodges were carefully sited over an area of 35 acres & the small hotel was converted into a luxury Hotel & Country Club.

## 1987-1996

### Langdale Leisure Ltd

Sold to Matthew Brown, a northern-based brewing company in 1987, some months later in 1988 the business was acquired by Scottish & Newcastle Breweries who had bought Matthew Brown. In 1996 Langdale was purchased by Langdale Owners plc, whose shareholders are all Langdale timeshare owners, who thus have effective control of the entire resort.



LANGDALES HOTEL



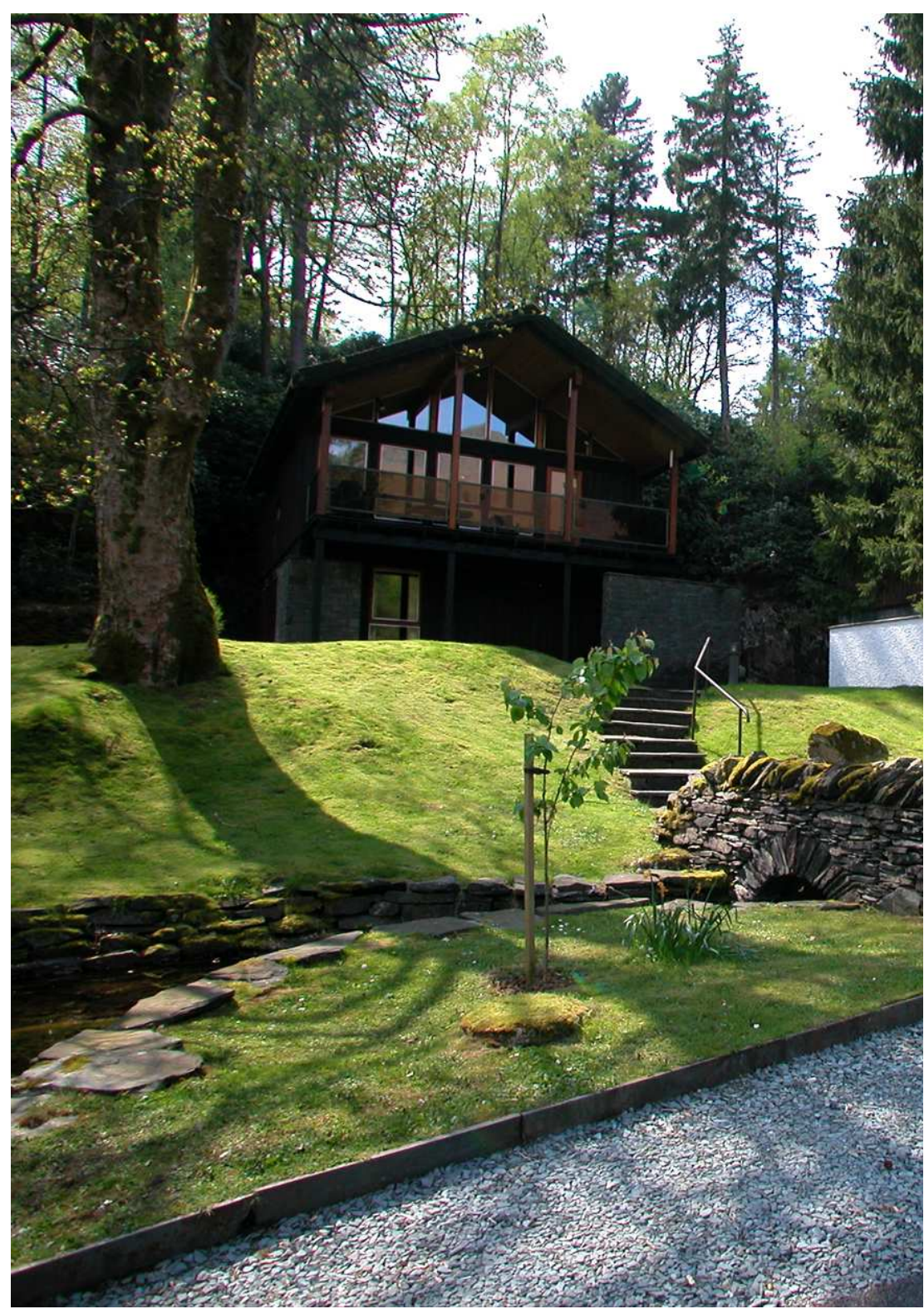
GREAT LANGDALE



THE LANGDALES HOTEL



RIVER VIEW FROM HOTEL FRONT



# Property Information

## Properties located on the main Langdale Estate

set within mature woodland and waterways on the 35-acre Langdale Estate

### Grasmere Lodge

1 bedroom sleeping up to 4 people  
(Generally single storey, except lodges 8, 9 & 16)

- 1 twin bedroom
- 1 double pull-down bed in lounge
- Separate standard bathroom with shower over bath
- Fully fitted kitchen with breakfast bar
- Private balcony

### Coniston Lodge

2 bedrooms sleeping up to 6 people  
(Generally single storey, except lodges 24 & 31)

- 1 double with en-suite whirlpool bathroom
- 1 twin bedroom
- 1 double pull-down bed in lounge
- separate shower room with sauna
- fully fitted kitchen
- dining area
- private balcony

### Windermere Lodge

2 bedrooms sleeping up to 6 people

#### Downstairs:

- 1 double with en-suite whirlpool bathroom
- 1 twin bedroom with en-suite shower

#### Upstairs:

- 1 double pull-down bed in lounge
- fully fitted kitchen
- dining area
- separate shower room with sauna
- private balcony

### Ullswater Lodge

3 bedrooms sleeping up to 8 people

#### Downstairs:

- 1 double with en-suite whirlpool bathroom
- 2 twin bedrooms
- separate bathroom with shower over bath

#### Upstairs:

- 1 double sofa bed in lounge
- fully fitted kitchen
- dining area
- separate shower room with sauna
- private balcony

### Beckside East

3 bedrooms sleeping up to 8 people

#### Downstairs:

- 1 en-suite double bedroom with vanity area, separate bath and walk-in shower
- 1 twin bedroom (beds can be linked to make double bed), TV, en-suite shower room
- 1 twin room
- separate shower room with two-seater steam shower
- washer/dryer combination

#### Upstairs:

- fully fitted and equipped kitchen
- dining area
- covered terrace area
- snug with plasma screen TV, DVD player, CD Hi Fi system & gas fire

#### Gallery:

- sofa-bed, desk/workspace and TV

### Beckside West

2 bedrooms sleeping up to 6 people

#### Downstairs:

- 1 en-suite double bedroom with vanity area, separate bath and walk-in shower
- 1 twin room
- separate shower room with two-seater steam shower
- washer-dryer combination

#### Upstairs:

- fully fitted and equipped kitchen
- dining area
- stone balcony

#### Gallery:

- sofa-bed, desk/workspace and TV

### Brackens Cottage

2 bedrooms sleeping up to 6 people  
Situated in own private garden with partially covered patio & BBQ

- 1 double bedroom (king-sized bed), en-suite whirlpool bathroom, TV
- 1 twin bedroom (beds can be linked to make double bed), TV
- separate shower/two-seater steam room
- lounge with log effect fire and under-floor central heating, double pull-down bed
- dining area
- fully fitted kitchen with breakfast bar



# Property Information

## Elterwater Properties

Located just outside the village of Elterwater, set in private grounds overlooking Elterwater Tarn

### Elterwater Hall Apartments

2 bedrooms sleeping up to 6 people  
Apartments 1 & 2 are ground floor, Apartments 3 & 4 are first floor. All four apartments are similar, except Apartment 3 which has a conservatory. The BBQ by the Summerhouse is for use by all four.)

- 1 double with en-suite whirlpool bathroom
- 1 twin bedroom
- 1 separate shower room with incorporated steam room
- 1 double pull-down bed in lounge
- fully fitted kitchen
- dining area

### Elterwater Barn

2 bedrooms sleeping up to 6 people  
Single storey barn conversion with private patio & BBQ

- 1 double four-poster bedroom with en-suite whirlpool bathroom
- 1 twin bedroom
- 1 separate shower room with incorporated steam room
- 1 double pull-down bed in lounge
- fully fitted kitchen
- dining area

### Elterwater Cottage

1 bedroom sleeping up to 4 people  
Two storey stone cottage with private patio & BBQ

#### Downstairs:

- 1 double bedroom
- separate bathroom with incorporated shower/steam room

#### Upstairs:

- open plan lounge and pine kitchen with dining area
- 1 double sofa bed

## Chapel Stile Apartments

Located in the picturesque village of Chapel Stile set in private gardens

### Apartment 1

Ground Floor - 3 bedrooms sleeping up to 8 people

- 1 double, 1 twin, 1 bunk bedroom
- 1 separate bathroom with whirlpool bath
- 1 shower room with sauna
- 1 double pull-down bed in lounge

### Apartment 2

Ground Floor - 2 bedrooms sleeping up to 6 people

- 1 double, 1 twin bedroom
- separate bathroom with shower over bath
- 1 double pull down bed in lounge

### Apartment 3, 4 & 6

1st Floor - 1 bedroom sleeping up to 4 people

- 1 double bedroom
- separate bathroom with shower over bath
- 1 double pull-down bed in lounge

### Apartment 5

1st Floor - 2 bedrooms sleeping up to 6 people

- 1 double, 1 bunk bedroom
- separate bathroom with shower over bath
- 1 double pull-down bed in lounge

### Apartment 7

1st Floor - 2 bedrooms sleeping up to 6 people

- 1 double, 1 twin bedroom
- separate bathroom with shower over bath
- 1 double pull down bed in lounge

### Apartment 8

1st Floor - 2 bedrooms sleeping up to 6 people

- 1 double with en-suite whirlpool bathroom
- 1 twin bedroom
- 1 separate shower room with sauna
- 1 double pull-down bed in lounge

### Apartment 9

2nd Floor - 2 bedrooms sleeping up to 6 people

- 1 double, 1 twin bedroom
- separate bathroom with shower over bath
- 1 double pull-down bed in lounge

### Apartment 10

2nd Floor - 2 bedrooms sleeping up to 6 people

- 1 double with en-suite bathroom
- 1 twin bedroom
- 1 separate shower room
- 1 double pull-down bed in lounge

Visit [www.langdale.co.uk](http://www.langdale.co.uk) to see full Timeshare availability and detailed property information including 360° Virtual Tours

# Timeshare Privilege Card



All timeshare owners at Langdale enjoy the benefits of the Owners' Privilege Card which entitles you to a range of discounts across the Estate - including:

15% off all purchases in Purdey's, Wainwrights' and The Terrace, 10% discount in the Leisure Club and Spa, and 10% off the Best Available Rate for Hotel accommodation (not including tactical and discounted offers).

The discounts available with the Privilege Card are exclusive to Timeshare Owners in recognition of their long-standing loyalty and commitment to Langdale.

Please remember to bring your card every time you visit Langdale, not only during your timeshare week but also at any time throughout the year.

**For further information please contact  
The Sales Team on 015394 38065 or  
[sales@langdale.co.uk](mailto:sales@langdale.co.uk)**

# Timeshare FAQ's

## **How long is the lease for?**

The lease at Langdale runs until May 2062.

## **Can we buy multiple weeks?**

Yes you can. You can own as many weeks as you like. These can be either running on from each other or at completely different times of the year.

## **How negotiable is negotiable?**

This is somewhat of a grey area. As most of the sales we do at Langdale are owners' resales, the personal circumstances of the owner will dictate how negotiable they might be.

## **Are there any other charges on top of the purchase price?**

There is only one other fee to pay on top of the purchase price; this is the legal fee, which is currently is £70 + VAT at the prevailing rate.

## **Are there any other financial commitments after you have bought the Timeshare?**

Yes. You will have a Management Fee each year which is to cover the upgrading, cleaning and maintenance of the property and the grounds of the Estate. Gas and electricity will be charged as used.

## **How many people can we have on the ownership?**

You can have as many people on the ownership as you like; however, we would always advise you keep it to as few as possible.

## **Can we transfer the ownership at a later date into, say, our children's names?**

Yes you can. You can change the ownership details to whoever you wish. The charge for doing this would be one legal fee which at the time of answering these questions was £70 + VAT at the prevailing rate. .

## **Can family or friends use our week if we can't use it one particular year?**

With your permission anyone can use the lodge. During your week of ownership that property is yours. Your guest will still benefit from all the privileges of being an owner, including the discount card and use of the Spa facilities.

## **Can we swap the week if we can't use it one year?**

Yes you can. You can swap the week for another week at Langdale at another time of year, depending of course on availability. You can also use the bigger exchange companies such as RCI, Interval International or Dial an Exchange.

## **Do you allow smoking in the lodges?**

We do NOT allow smoking in any properties Although the properties don't come under the ruling and the Clean Air Act introduced in Britain which stops people smoking in any public areas, the owners voted for it to be introduced as an amendment to the Constitution.

## **Do you allow pets in the Lodge?**

We do NOT allow pets in any properties or anywhere on the Estate. The only exception to this is for assistance dogs.

If you have any more questions about Timeshare, please call our Sales Office on 015394 38065 or [sales@langdale.co.uk](mailto:sales@langdale.co.uk)

# Management Fees 2011-2012

From 1st May 2011 to 30th April 2012

	<b>Operational Cost</b>	<b>Reserve Fund</b>	<b>VAT @ 20%</b>	<b>Total</b>
<b>Lodges</b>				
Grasmere	269.89	93.29	30.38	<b>393.56</b>
Coniston	367.16	158.85	43.54	<b>569.55</b>
Windermere	408.40	185.91	48.88	<b>643.19</b>
Ullswater	453.81	207.58	54.60	<b>715.99</b>
Brackens	413.77	108.23	48.03	<b>570.03</b>
Lodge 81	363.05	153.90	42.79	<b>559.74</b>
Lodge 82	448.06	216.08	53.47	<b>717.61</b>
Beckside West	418.28	112.89	49.23	<b>580.40</b>
Beckside East	511.13	151.76	63.15	<b>726.04</b>
<b>Chapel Stile Apartments</b>				
1 Bedroom	254.48	93.84	29.65	<b>377.97</b>
2 Bedroom (1 Bathroom)	321.55	101.97	35.80	<b>459.32</b>
2 Bedroom (2 Bathroom)	338.11	145.66	39.11	<b>522.88</b>
Apartment 5	290.32	109.23	32.91	<b>432.46</b>
3 Bedroom	383.71	159.10	44.04	<b>586.85</b>
<b>Elterwater Properties</b>				
Hall Apartments	383.75	175.93	45.25	<b>604.93</b>
Barn	380.53	160.55	44.55	<b>585.63</b>
Cottage	304.27	108.74	35.95	<b>448.96</b>

Prices quoted are GB pounds sterling

# Timeshare Ownership Calendar 2012

WEEK No.	WEEK COMMENCES		
	FRI	SAT	SUN
1	Check Holiday Certificates		
2	13/1	14/1	15/1
3	20/1	21/1	22/1
4	27/1	28/1	29/1
5	3/2	4/2	5/2
6	10/2	11/2	12/2
7	17/2	18/2	19/2
8	24/2	25/2	26/2
9	2/3	3/3	4/3
10	9/3	10/3	11/3
11	16/3	17/3	18/3
12	23/3	24/3	25/3
13	30/3	31/3	01/4
14	6/4	7/4	8/4
15	13/4	14/4	15/4
16	20/4	21/4	22/4
17	27/4	28/4	29/4
18	4/5	5/5	6/5
19	11/5	12/5	13/5
20	18/5	19/5	20/5
21	25/5	26/5	27/5
22	1/6	2/6	3/6
23	8/6	9/6	10/6
24	15/6	16/6	17/6
25	22/6	23/6	24/6
26	29/6	30/6	1/7
27	6/7	7/7	8/7
28	13/7	14/7	15/7
29	20/7	21/7	22/7
30	27/7	28/7	29/7
31	3/8	4/8	5/8
32	10/8	11/8	12/8
33	17/8	18/8	19/8
34	24/8	25/8	26/8

WEEK No.	WEEK COMMENCES		
	FRI	SAT	SUN
35	31/8	1/9	2/9
36	7/9	8/9	9/9
37	14/9	15/9	16/9
38	21/9	22/9	23/9
39	28/9	29/10	30/10
40	5/10	6/10	7/10
41	12/10	13/10	14/10
42	19/10	20/10	21/10
43	26/10	27/10	28/10
44	2/7	3/11	4/11
45	9/11	10/11	11/11
46	16/11	17/11	18/11
47	23/11	24/11	25/11
48	30/11	1/12	2/12
49	7/12	8/12	9/12
50	14/12/12	15/12/12	16/12/12
51 & 52	Check Holiday Certificates		

Please Note: Some properties have different arrival dates in the years 2006, 2017, 2023, 2044, 2051 - Please check with the Timeshare Sales Office for more information 015394 38065

