

WALKER BROTHERS (TIMBER FRAMES) LTD PINE LODGE CATALOGUE



Thinking of buying a pine lodge? Then you should be talking to Walker Brothers!

All our pine lodges are:

Designed to suit your requirements,
National Park Home Council approved,
Insulated and sound proofed beyond industry standards,
Manufactured using Quality Roofing guaranteed for 40 years,
Built with all external and structural timbers pressure treated,
Finance available (up to 15 year loans dependant on circumstances),
Built to BS3632 and are eligible for a Ten Year Gold Shield Warranty,
Supplied with high specification kitchen and integrated appliances as required,
Built to the highest specification using qualified tradesmen and superior materials ensuring quality throughout



**By visiting our manufacturing workshop you can see first hand the quality that defines a Walker Brothers Pine Lodge
To arrange a visit call 01228 674191 during office hours**



Walker Brothers (Timber Frames) Limited

Unit A, Kingmoor Park, Harker Estate, Carlisle, Cumbria, CA6 4RP

Tel: 01228 674191 Fax: 01228 674273

Email: office@walkerbros-timberframes.co.uk

EXAMPLES OF LODGE DESIGNS

REMEMBER: all the following design layouts can be altered to suit your individual requirements by **Walker Brothers**, unlike other lodge manufacturers who simply offer a limited fixed lodge range.

Whether you want three generous bedrooms, a grand master bedroom with ensuite, an open plan living area or gallery kitchen, a large family bathroom or spacious shower room, **Walker Brothers** offer the unique opportunity to tailor your lodge to your needs.

From concept design to completion, **Walker Brothers** will make sure you get exactly what you want...

For more information on designing your bespoke dream lodge either call Paul on 01228 674191 or email office@walkerbros-timberframes.co.uk



The HADRIAN

First manufactured in 2004, the HADRIAN has established itself as one of our more popular models. The HADRIAN is easily adjusted to suit individual requirements of the owners and available in Pine Cladding or Canexel Cladding.

SIZES AVAILABLE

36 ft x 14 ft
38 ft x 14 ft
40 ft x 14 ft
42 ft x 14 ft

Internal Fittings included in our standard HADRIAN lodge are:

- Full central heating system with High Efficiency condensing combi boiler
- Fully fitted kitchen with integrated cooker and fridge
- Fully fitted luxury carpets with underlay throughout (choice of colours)
- Fully fitted handmade curtains and quality blinds (choice of fabric)
- Quality vinyl tile flooring fully fitted in kitchen and bathrooms
- Chrome tap and shower fittings
- Fully tiled bathroom with 1200mm x 700mm shower cubicle, white wc and vanity basin with cupboard



Furniture included in standard HADRIAN package

Living Room:

- 1 x three seater sofa (choice of fabric available)
- 1 x two seater sofa (choice of fabric available)
- 1 x coffee table
- 1 x remote controlled imitation flame electric fire & surround
- 1 x beech dining table
- 4 x faux leather dining chairs

Master Bedroom:

- 1 x double bed inc. mattress & sliding door storage underneath
- 2 x linen press wardrobes
- 2 x bedside cabinets
- 1 x dressing table, stool & mirror

Twin Bedroom:

- 2 x single beds inc. mattress & sliding door storage underneath
- 1 x bedside cabinet
- 1 x linen press wardrobe



The HADRIAN

OPTIONAL EXTRAS FOR HADRIAN: (available on request)

Built in Microwave

Wallpapered Interior Walls

Wrap-around Kitchen

Extendable Dining Table

Bedroom Wall Lights

Exterior Decking

Velux Windows

Sofabed

Ensuite or Additional WC

Walk-in Bay Window

Additional Appliances

LCD TV *(to living room and/or bedrooms)*

Additional lodge sizes available

Bath Upgrade Option

Additional Furniture



WALKER BROTHERS (Timber Frames) Limited

For more details on optional extras
call Paul at Walker Brothers on
01228 674191

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Floor Plan 40 x 14 2 Bed Hadrian

Walker Brothers Pine Lodges Tel 01228 674191 fax 01228 674373

