

The background features a repeating pattern of stylized trees with brown trunks and branches. The foliage is represented by clusters of small green dots. Interspersed among the trees are numerous pink circles of varying sizes, creating a dense, textured effect.

welcome  
to

.....

clifton hill  
gardens





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welcome  
to

clifton hill  
gardens

# THE HALLMARK OF QUALITY

IN THE HEART OF THE EDEN VALLEY

At Story Homes, quality takes precedence. We start by choosing locations where people want to live, then we design stylish developments with attractive homes and sensible layouts incorporating a blend of different finishes. We employ modern building practices using quality materials and a high specification throughout the whole construction process...attributes that will certainly assist you in the future if you want to sell your Story Home.

Our homes also benefit from a 10 year warranty, the first two years of which are covered by Story Homes.

Why choose Story Homes? In short, we are dedicated to creating quality homes that build communities and enhance people's lives.



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# 25 YEARS IN THE MAKING

IN THE HEART OF THE EDEN VALLEY

Last year we celebrated our 25<sup>th</sup> year as a house builder and, during that time, we have continued to meet the aspirations of hundreds of buyers. We've won many accolades along the way and we are proud that our buyers can boast that they live on award-winning developments.

Having a relaxed and enjoyable lifestyle is about getting the balance right, and this includes where you choose to live. You want a location that enhances your lifestyle, with easy access to work and to pleasure, shops, schools and local services. The majority of us feel more at home in buildings where traditional craftsmanship and natural materials create a sense of belonging. That's what Story Homes is about - striking a balance between traditional build and modern styling that makes you feel instantly at home.





# SO MUCH TO SEE AND DO

IN THE HEART OF THE EDEN VALLEY



Penrith is a thriving market town, nestled between the internationally renowned Lake District National Park to the west and the imposing Pennines to the east, giving many opportunities for outdoor fun including walking, climbing, cycling, water sports, horse riding and off-roading as well as tennis, bowls and squash - Penrith also has its own golf course. The area is easily accessible by both road and rail, via the M6 Motorway, A6 and A66.

Renowned for its wealth of specialist shops, Penrith offers an interesting choice of goods and fine foods, intermingled with a variety of supermarkets including Sainsbury's and Booths. A traditional town centre market and Farmers' Market boost the appeal of the bustling town even further, attracting visitors from afar. There are a good choice of pubs, local and international restaurants and evening entertainment.

There really is something for everyone here whether your interests lie in shopping, cultural pursuits or outdoor activities. Nearby Keswick has a renowned Theatre by the Lake and The Sands Centre in Carlisle has a regular programme of performances attracting well known comedians, bands and stage productions the whole year round.



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# SOMETHING FOR EVERYONE

IN THE HEART OF THE EDEN VALLEY

For great days out, Clifton is well placed. The ever popular Abbott Lodge Ice Cream Farm is just a stone's throw away, whilst Penrith's Rheged Discovery Centre has a multiplex screen and outdoor play area offering fun come rain or shine. Penrith and Carlisle both have cinemas and Penrith Castle is a great place to let off steam and has a good children's play area too. Lowther Park is close by with acres of parkland, walks and cycling opportunities and nearby Askham has its own outdoor heated swimming pool.

To the north, Carlisle has a beautiful historic centre and offers many leisure opportunities, with a Cathedral which is almost 900 years old, the Castle and Tullie House Museum and Art Gallery, as well as all other activities you would expect from a vibrant city. The city has excellent shops including high street brands Debenhams, Next and House of Fraser, plus many lovely places to eat out.











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# IDYLIC LOCATION RURAL SETTING

IN THE HEART OF THE EDEN VALLEY

Clifton Hill Gardens is a superb development in the pretty village of Clifton.

For the discerning buyer looking for a dream home, then look no further as this exceptional collection of 2, 3 and 4-bedroom properties is the obvious choice.

The village has a thriving local primary school, rated as good overall and within easy walking distance of the development, just across the road, meaning no more school runs. In May 2013 the school maintained its Ofsted 'good' rating, achieving excellence in 'behaviour and safety of pupils'. For those with older children, nearby Penrith has two good Secondary Schools - Queen Elizabeth Grammar School and Ullswater Community College. Furthermore there is a church and a lovely pub, widely known for serving seasonal local food and ales.

This stunning development will appeal to those seeking an idyllic location in a rural setting, whilst still offering easy access to local services, the M6 Motorway and Lake District.





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# ATTRACTIVE STREET SCENES

IN THE HEART OF THE EDEN VALLEY

Homes at Clifton Hill Gardens will be built in a stylish mix of materials including local sandstone, adding to the charm and character of the area whilst giving an established feel to the development. We offer a stunning range of property types including detached, semi-detached and bungalows and with carefully designed interiors.

The layout of the development has been arranged to foster a genuine sense of community; we pride ourselves on building thriving communities and neighbourhoods. We've helped many buyers over the years, from those looking for their first home together to families looking for more space, and it's this mix that help a development to flourish.





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# ELEGANT MODERN INTERIORS

IN THE HEART OF THE EDEN VALLEY

Each one of our homes boasts a high specification, ensuring that traditional style architecture and stylish new interiors marry effortlessly together. Interiors combine practical features with the Story hallmark of quality. The specification, true to our high standards includes individually fitted kitchens, contemporary bathrooms and quality interior finishes throughout.

With a Story Home you'll enjoy a new way of living - our kitchens are spacious, usually with room for a breakfast table, leading into relaxing living areas. French doors allow easy access to the garden, effectively extending the usable space for your family to enjoy.





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# IT'S ALL ABOUT YOU

IN THE HEART OF THE EDEN VALLEY

From the very first visit to one of our developments through to the handover of your finished home, we'll be there to help manage the whole process for you. We understand it can be a stressful time but it is also an exciting time, seeing your dream home materialise. Our experienced Sales Advisors can put you in touch with Mortgage Advisors, suggest removal companies and they can even assist you in choosing your kitchen and tiles (subject to build stage).

When you move in, you'll be given a comprehensive 'New Home Guide' that explains everything about your new home, as well as a practical 'hands on' demonstration. Our Customer Care team will contact you to introduce themselves, and ensure any issues or questions you may raise are dealt with promptly. Our Customer Care team pride themselves on providing a friendly, accessible, knowledgeable and efficient service, with the minimum of fuss. We respond quickly to customers' requests and queries, providing information, and organising remedial work timely, and as efficiently as possible, within set time scales, using skilled tradesmen and our own Customer Care technicians.



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# MORE THAN YOU'D EXPECT

IN THE HEART OF THE EDEN VALLEY

Here are just a few things we include as standard\*. You may find that other house builders charge for them as 'extras':

✓ 'A' rated AEG/Electrolux integrated kitchen appliances including:

- dishwasher
- stainless steel oven
- extractor hood
- fridge/freezer
- stainless steel hob

✓ Extensive tiling to kitchen and bathrooms

✓ Fire / fire surround

✓ Burglar alarm

✓ Stained staircase

✓ Paved patio

✓ French doors to patio

✓ Turfed gardens to front and rear

✓ 6 foot fence to rear garden

✓ Large, block paved driveway (whether you have a garage or not).

\*Majority of plots





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# A MORE SUSTAINABLE FUTURE

IN THE HEART OF THE EDEN VALLEY

With a new home you'll be doing your best for the environment as a new home is greener and more economical to run, uses less energy and produces significantly fewer CO<sub>2</sub> emissions too\*.

Lower running costs include:

- 'A' rated kitchen appliances
- 4/2.6 litre dual flush toilets
- 75% low energy lighting.

We create sustainable communities ensuring:

- Close to essential amenities including schools, parks and shops
- Good access to public transport
- Streets that are pedestrian, cyclist and car friendly
- Safe public spaces and pedestrian routes.

Over 80% of our construction waste is reused or recycled.

\*New homes built to current regulations could **HALVE** your FUEL BILLS e.g a 4-bedroom detached new home could be 55% cheaper to run, SAVING UP TO £1,312 SOURCE: NHBC Foundation and Zero Carbon Hub





# DEVELOPMENT LAYOUT



	THE ASH 4-Bedroom Detached House Single Detached Garage	PLOTS: 3, 28, 31 & 35
	THE LIME 2-Bedroom Detached Bungalow Single Detached Garage	PLOT: 32
	THE OSIER 3-Bedroom Semi-Detached House Driveway Parking	PLOTS: 33 & 34
	THE CYPRESS 4-Bedroom Detached House Single Integral Garage	PLOTS: 2, 20, 29, 36 & 39
	THE ALDER 3-Bedroom Semi-Detached or Linked House. Driveway Parking	PLOTS: 14, 15, 16, 17 & 18
	THE HORNBEAM 4-Bedroom Detached House Single Integral Garage	PLOTS: 4, 9, 19, 30, 37 & 40
	THE CEDAR 4-Bedroom Detached House Single Integral Garage	PLOTS: 1, 5 & 38
	THE JUNIPER 3-Bedroom Semi-Detached or Linked House. Driveway Parking	PLOTS: 21, 22, 23, 26, 27, 45 & 46
	THE OLIVE 2-Bedroom Detached or Semi-Detached Bungalow. Driveway Parking	PLOTS: 10, 11, 12 & 13
	THE OLIVE 2-Bedroom Detached or Semi-Detached Bungalow. Driveway Parking	PLOTS: 6, 7 & 8
	THE ASPEN 3-Bedroom Semi-Detached House Driveway Parking	PLOTS: 24, 25, 41, 42, 43, 44, 47 & 48

Story Homes reserve the right to amend and update the specification or layout without prior notification. The dimensions given are approximate only (measured to the widest part) and we cannot be held responsible if sizes vary from those indicated. External finishes may vary from those shown and should be verified with Sales Advisor on site. Images shown are representative of Story Homes' developments.



## THE CEDAR 4-BED DETACHED

Approximate  
square footage:  
1,402 sq ft



### Ground Floor Dimensions:

Lounge:  
3830 x 4750 [12'-5" x 15'-5"]

Kitchen / Breakfast:  
6305 x 3880 [20'-6" x 12'-7"]

Dining:  
3000 x 3130 [9'-9" x 10'-2"]

### First Floor Dimensions:

Master Bedroom:  
3830 x 3506 [12'-5" x 11'-5"]

Bedroom 2:  
3725 x 2944 [12'-1" x 9'-7"]

Bedroom 3:  
3180 x 2944 [10'-4" x 9'-7"]

Bedroom 4:  
2735 x 3933 [8'-11" x 12'-9"]

## THE CYPRESS 4-BED DETACHED

Approximate  
square footage:  
1,311 sq ft



### Ground Floor Dimensions:

Lounge:  
3605 x 4867 [11'-9" x 15'-10"]

Kitchen / Dining:  
7655 x 3050 [24'-11" x 9'-11"]

### First Floor Dimensions:

Master Bedroom:  
3605 x 4901 [11'-9" x 15'-11"]

Bedroom 2:  
2770 x 3780 [9'-0" x 12'-3"]

Bedroom 3:  
2667 x 3085 [8'-8" x 10'-0"]

Bedroom 4:  
1944 x 3085 [6'-4" x 10'-0"]

## THE ASH 4-BED DETACHED

Approximate  
square footage:  
1,344 sq ft



### Ground Floor Dimensions:

Lounge:  
3715 x 6740 [12'-1" x 21'-11"]

Kitchen / Dining:  
3761 x 6740 [12'-3" x 21'-11"]

### First Floor Dimensions:

Master Bedroom:  
3331 x 3623 [10'-10" x 11'-9"]

Bedroom 2:  
3715 x 2996 [12'-1" x 9'-9"]

Bedroom 3:  
3245 x 2970 [10'-7" x 9'-8"]

Bedroom 4:  
3324 x 2342 [10'-10" x 7'-7"]

## THE HORNBEAM 4-BED DETACHED

Approximate  
square footage:  
1,261 sq ft



### Ground Floor Dimensions:

Lounge:  
4605 x 3492 [15'-0" x 11'-4"]

Kitchen / Breakfast:  
2900 x 3706 [9'-5" x 12'-1"]

Dining Room:  
2685 x 3142 [8'-9" x 10'-3"]

Utility Room:  
1700 x 1555 [5'-6" x 5'-1"]

### First Floor Dimensions:

Master Bedroom:  
3668 x 3527 [11'-11" x 11'-6"]

Bedroom 2:  
3873 x 3060 [12'-7" x 9'-11"]

Bedroom 3:  
2718 x 3473 [8'-10" x 11'-3"]

Bedroom 4:  
2503 x 2787 [8'-2" x 9'-1"]



## THE ASPEN 3-BED SEMI-DETACHED

Approximate  
square footage:  
1,070 sq ft



### Ground Floor Dimensions:

Lounge:  
3943 x 4708 [12'-10" x 15'-4"]  
Kitchen / Dining:  
5518 x 2785 [17'-11" x 9'-1"]  
Utility Room:  
2312 x 1473 [7'-6" x 4'-9"]

### First Floor Dimensions:

Master Bedroom:  
3942 x 4033 [12'-10" x 13'-1"]  
Bedroom 2:  
2971 x 2820 [9'-8" x 9'-2"]  
Bedroom 3:  
2431 x 2820 [7'-11" x 9'-2"]

## THE OLIVE 2-BED SEMI OR DETACHED BUNGALOW

Approximate  
square footage:  
713 sq ft



### Dimensions:

Lounge:  
4415 x 4038 [14'-4" x 13'-1"]  
Kitchen / Dining:  
2930 x 3976 [9'-6" x 12'-11"]  
Master Bedroom:  
3238 x 4038 [10'-6" x 13'-1"]  
Bedroom 2:  
3268 x 2739 [10'-7" x 8'-11"]



## THE JUNIPER 3-BED SEMI OR LINK TERRACE

Approximate  
square footage:  
846 sq ft

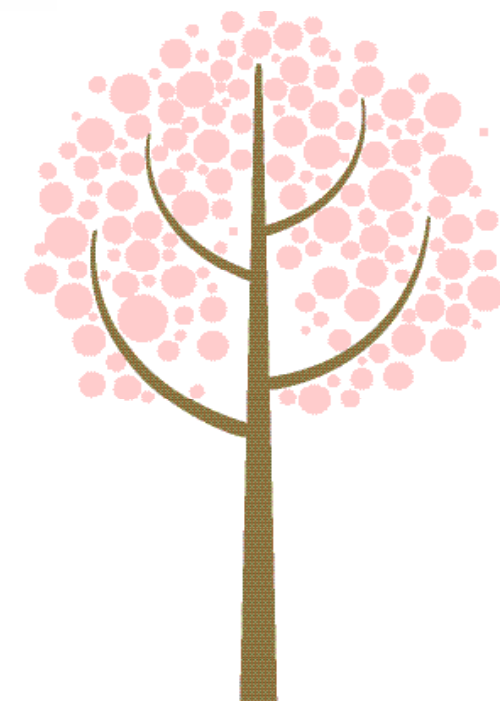


### Ground Floor Dimensions:

Lounge:  
4775 x 3699 [15'-6" x 11'-10"]  
Kitchen / Dining:  
2581 x 4885 [8'-5" x 15'-11"]

### First Floor Dimensions:

Master Bedroom:  
2578 x 3649 [8'-5" x 11'-10"]  
Bedroom 2:  
2578 x 2923 [8'-5" x 9'-6"]  
Bedroom 3:  
2082 x 3136 [6'-9" x 10'-2"]





## THE OSIER 3-BED LINK TERRACE

Approximate  
square footage:  
711 sq ft



### Ground Floor Dimensions:

Lounge:  
4606 x 4512 [15'-0" x 14'-8"]  
Kitchen / Dining:  
4606 x 2093 [15'-0" x 6'-10"]

### First Floor Dimensions:

Master Bedroom:  
2482 x 3489 [8'-1" x 11'-4"]  
Bedroom 2:  
2482 x 3151 [8'-1" x 10'-3"]  
Bedroom 3:  
2010 x 2128 [6'-6" x 6'-11"]

## THE LIME 2-BED DETACHED BUNGALOW

Approximate  
square footage:  
707 sq ft



### Dimensions:

Lounge:  
5374 x 3348 [17'-6" x 10'-11"]  
Kitchen / Dining:  
3605 x 2729 [11'-9" x 8'-10"]  
Master Bedroom:  
3264 x 3185 [10'-7" x 10'-4"]  
Bedroom 2:  
2933 x 2893 [9'-6" x 9'-5"]

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### To find out more contact us on:

tel: 01768 862481 / 07739 327080 (Thursday - Monday inclusive)  
email: [clifton.hill@storyhomes.co.uk](mailto:clifton.hill@storyhomes.co.uk)  
[www.storyhomes.co.uk](http://www.storyhomes.co.uk)  
#storyhomes  
[www.facebook.com/pages/CliftonHillGardens](https://www.facebook.com/pages/CliftonHillGardens)

### STORY HOMES HEAD OFFICE:

Tel: 01228 404550 (during normal office hours)  
email: [sales@storyhomes.co.uk](mailto:sales@storyhomes.co.uk)

Story Homes. Registration number 2275441.  
Registered Office: Burgh Road Industrial Estate, Carlisle, Cumbria, CA2 7NA. Registered in England and Wales.



