



Birkbeck Gardens

KIRKBY STEPHEN

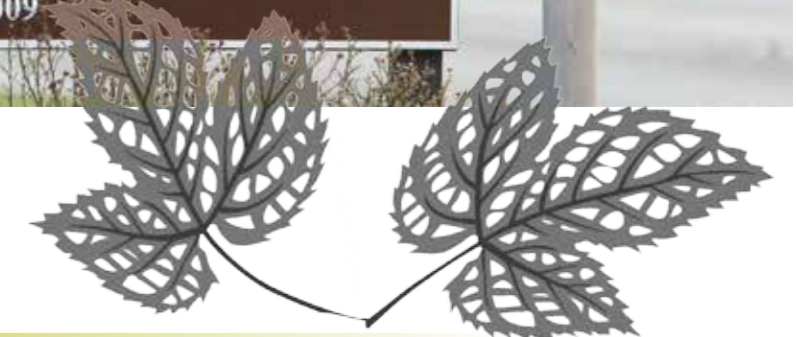
A superb development of 2, 3 and 4 bedroom homes
by award-winning Story Homes.

Kirkby Stephen is a quaint and picturesque town in the Upper Eden Valley, close to both the beautiful Lake District National Park in Cumbria and the sprawling Yorkshire countryside.



Kirkby Stephen is a quaint and picturesque town in the Upper Eden Valley, close to both the beautiful Lake District National Park in Cumbria and the sprawling Yorkshire countryside. The traditional market town has historic buildings, cobbled yards and streets lined with a variety of local shops and the beautiful town centre is protected by a conservation status. The town also has a vibrant community ethos, with local pride evident in all of the well kept facilities.

Kirkby Stephen's appeal lies in the vast amounts of lush green open space, wild uplands and lengthy and intriguing history which can be experienced at the castles and heritage sites nearby. The town has the benefit of feeling remote and secluded but is still close enough to the larger towns and cities such as Penrith, Kendal and Carlisle.





Walkers, cyclists and horse riders can delight at the endless miles of footpaths and bridleways across acres of open land. There is something for everybody, with fell routes, low level walks, off road trail riding routes and pony trekking facilities.



Outdoor hobbies in Kirkby Stephen are in abundance thanks to the availability of the natural countryside setting. Walkers, cyclists and horse riders can delight at the endless miles of footpaths and bridleways across acres of open land. There's something for everybody, with fell routes, low level walks, off road trail riding routes and pony trekking facilities. The town lies on Alfred Wainwright's famous coast to coast route running between the east and

west coasts. The area has also been a mecca for para-gliders, offering some of the most uncrowded routes for fans of the sport.

For those who prefer the indoors, the shops in the town range from the everyday post office, grocers, bakers, newsagents and chemist to the individual craft, antique, book and gift shops.

Kirkby Stephen sits mid way on the famous 73 mile long Carlisle to Settle Railway line. As well as having some of the most scenic railway views from points as high as 1,169ft, the line provides easy access to the more vibrant Yorkshire city of Leeds, famed for its shopping, nightlife and universities. Those looking for a quieter Cumbrian day out can stop off at Appleby or Carlisle, both of which offer fun family days out.



One of the town's more unbelievable sights is that of the exotic birds. Around 50 parrots or parakeets fly around the town each morning, taking vantage point on the roofs, before flying back to their home.

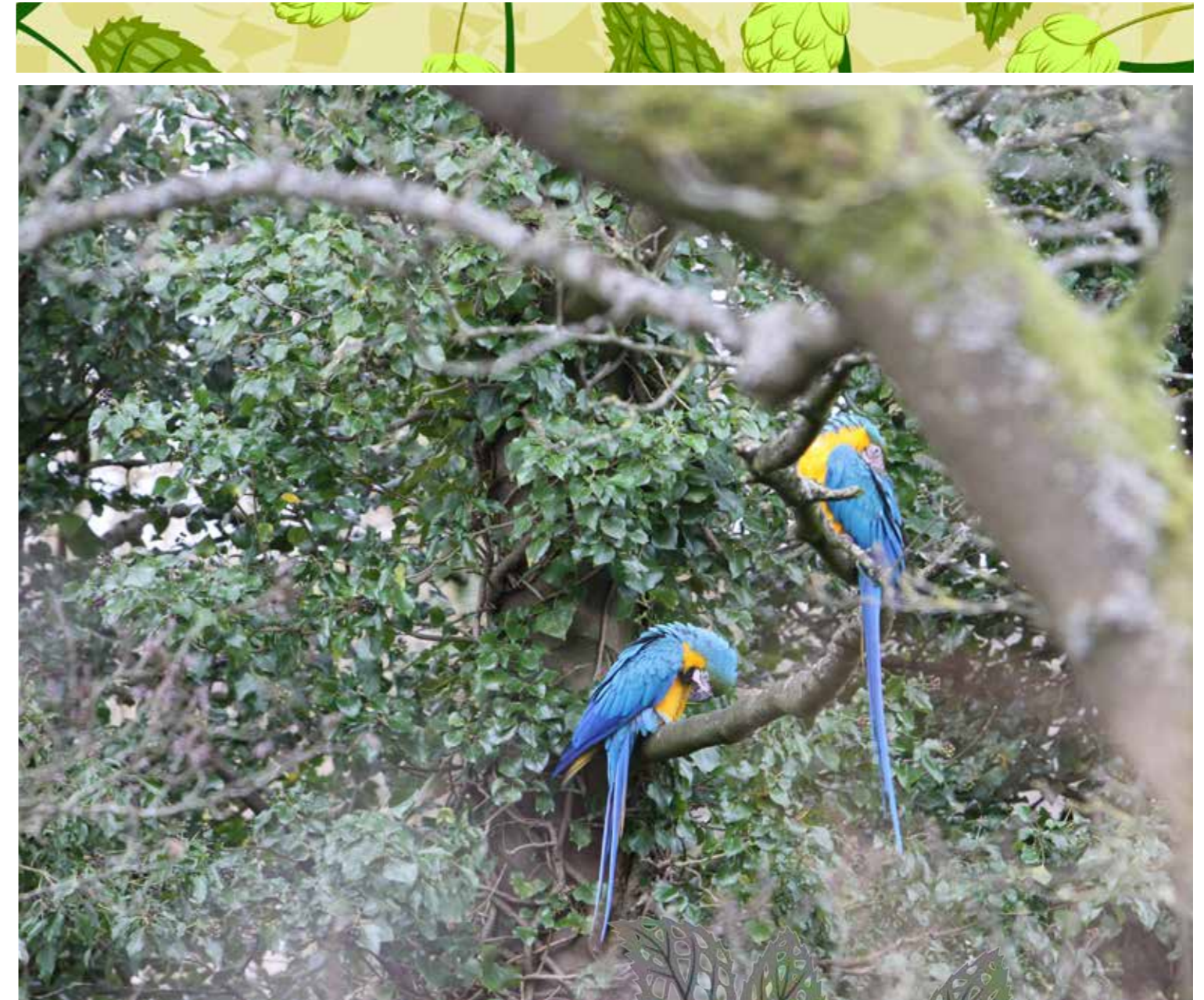


The town has good schools in Kirkby Stephen Primary School and Kirkby Stephen Grammar School. The Grammar School specialises in sports, and also has its own outdoor community swimming pool which can be enjoyed in the summer months. The rich history of the area can be accessed both from a distance or close at hand in the castles, churches and stone monuments. Stone-age finds, iron-age settlements, Roman forts and Viking names all add to the

interesting periods and visible infrastructure that make the town what it is today. The ruins of the Norman Pendragon castle is one of the area's most stunning attractions, sitting amongst picturesque scenery including views of the Lakeland Fells.

One of the town's more unbelievable sights is that of the exotic birds which fly around on a daily basis. Around 50 parrots or parakeets are based in an aviary run by a charity on

the town boundary. Each morning, the birds fly around the town, taking vantage point on the roofs, before flying back to their home. Tourists and locals alike delight at the sight of the vibrant birds, adding colour and pleasure to the town.





Birkbeck Gardens is ideal for those looking for a new home yet it is also an attractive option as a second/holiday home or as an investment opportunity as the town has the added bonus of giving easy access to the Lake District.



'Birkbeck Gardens' is named after Francis Birkbeck, a brewer from the town. It is thought that 'Frank's Bridge' in the town is also named after him.

A development of 58 properties, Birkbeck Gardens is ideally located with views over open countryside. For the discerning buyer looking for a dream home in the Eden Valley, in an idyllic

location and offering lovely views across open countryside, then this stylish development of 2, 3 and 4 bedroom properties, is the obvious choice.

As well as being perfect for those looking for a new home, it is also an attractive option as a second/holiday home or as an investment opportunity as the town has the added bonus of

giving easy access to the Lake District and its spectacular scenery and outdoor activities.



Houses at Birkbeck Gardens are being built using natural stone with brick and render to create stunning street views and adding to the charm and character of this lovely village. We pay a great deal of attention to the look of our developments, achieving a distinctive, established feel to our sought after schemes.



StoryHomes build houses which are well designed, offer flexible accommodation and are attractively finished. Birkbeck Gardens is no exception and offers a mix of terraced, semi-detached and detached properties. Properties here have a mix of natural buff stone, brick and render finishes with slate or tile roof coverings.

The layout of this 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.



We all aspire to live in a location that enhances our lifestyle, with easy access to work and to pleasure, shops, schools and local services. That's what Story Homes is about - building traditional, quality, high specification homes in desirable locations and marrying them with 21st century living that makes you feel instantly at home.

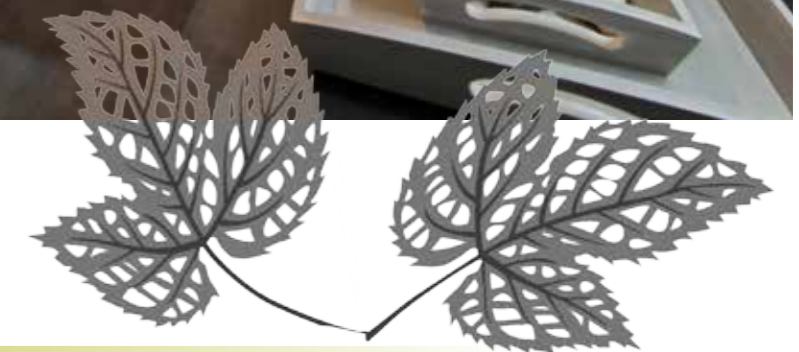
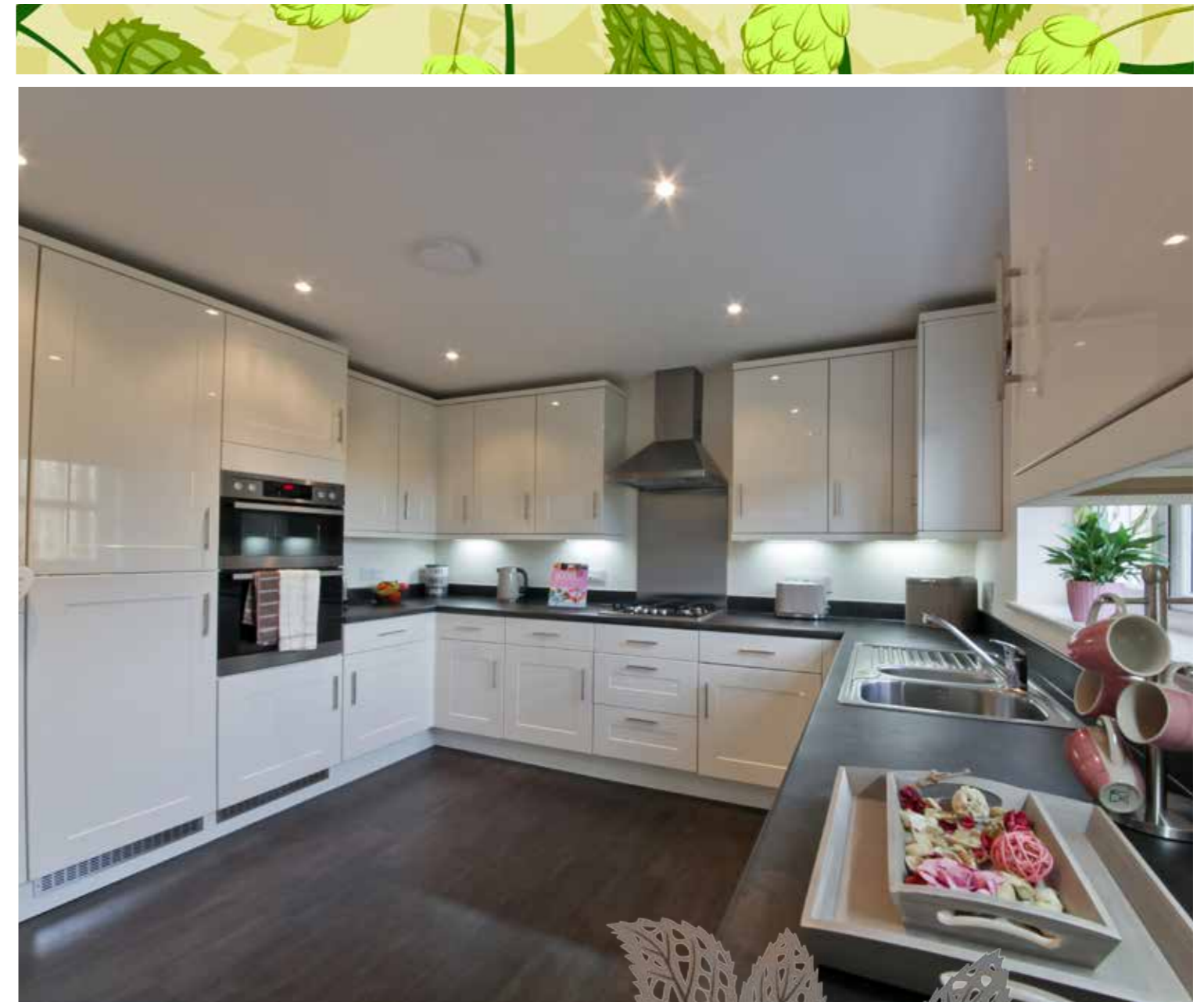


Each one of our homes boasts a high specification, ensuring that traditional style architecture and stylish new interiors marry effortlessly together. Interiors combine practical features with the Story hallmark of quality. The specification, true to our high standards includes individually fitted kitchens,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

With a Story Home you'll enjoy a new way of living - our kitchens are spacious with AEG/ Electrolux 'A' rated kitchen appliances and, as you'd expect, we use quality materials throughout. In a Story Homes kitchen you'll usually have room for a breakfast table giving plenty of options for entertaining family and friends - afterall it is one of the most important rooms in the house. French

doors allow easy access to the garden, effectively extending the usable space for your family to enjoy.

We have a high ratio of bathrooms to bedrooms (all properties have a downstairs WC). And we don't just focus on the aesthetics, we use high security doors with multi-point locking and all properties are built with energy efficiency in mind.





We're with you through your whole journey of house buying. And it doesn't end when you get the keys. Our Customer Care team provide dedicated and responsive aftercare for two years after you've bought from us, in addition to your 10-year build warranty.



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 Advisers can put you in touch with Mortgage Advisers, 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. They 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.





With a Story Home you get so many extras included as standard from fully turfed and fenced gardens to 'A' rated kitchen appliances and extensive tiling in your kitchen and bathroom. We are renowned for building quality, high specification homes.

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
- 1.8 metre fence to rear garden
- Large, block paved driveway (whether you have a garage or not).



You will find that your new home is greener and more economical to run*, uses less energy and produces significantly fewer CO₂ emissions, so you'll be doing your bit for the environment too!

*New homes built to current regulations could halve your fuel bill. e.g. a 4 bedroom detached new home could be 55% cheaper to run, saving £1,312 pa.
SOURCE: NHBC Foundation and Zero Carbon Hub

Please ask Sales Adviser for further details of what's included.

*Majority of plots













DEVELOPMENT LAYOUT



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 Adviser on site. Images shown are representative of Story Homes' developments.



- 
THE ASH WITH BAY - 4 bedroom detached house with single detached garage
Plot no: 41
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THE ASH - 4 bedroom detached house with single detached garage
Plot no's: 33, 42, 46 and 58 (Show Home)
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THE HORNBEAM - 4 bedroom detached house with integral single garage
Plot no's: 34, 35, 38, 39, 48, 49 and 59
- 
THE ASPEN (DETACHED) - 3 bedroom detached house with detached single garage or driveway parking
Plot no's: 40, 43, 47, 52 and 60
- 
THE ASPEN - 3 bedroom semi detached house with driveway parking
Plot no's: 19, 21, 36 and 37
- 
THE BAY - 3 bedroom semi detached or linked house with driveway parking
Plot no's: 16 and 17
- 
THE OSIER - 3 bedroom semi detached house with driveway parking
ALL SOLD
- 
THE ELM - 2 bedroom linked terrace house with driveway parking
Plot no's: 30 and 31
- 
THE ALDER - 2 bedroom linked terrace house with driveway parking
ALL SOLD
- 
THE WREN - 2 bedroom semi detached bungalow with driveway parking
ALL SOLD



THE ASH (WITH BAY): 4 bedroom detached house with single detached garage

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 2991 [12'-1" x 9'-9"]

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

Bedroom 4: 3331 x 2342 [10'-10" x 7'-7"]



THE ASH: 4 bedroom detached house with single detached garage

Approximate square footage: 1,310 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 3715 x 6080 [12'-1" x 19'-9"]

Kitchen / Dining: 3331 x 6080 [10'-10" x 19'-9"]

FIRST FLOOR DIMENSIONS:

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

Bedroom 2: 3715 x 2991 [12'-1" x 9'-9"]

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

Bedroom 4: 3331 x 2342 [10'-10" x 7'-7"]



THE HORNBEAM: 4 bedroom detached house with single integral garage

Approximate square footage: 1,262 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"]

FIRST FLOOR DIMENSIONS:

Master Bedroom:	3665 x 3527 [11'-11" x 11'-6"]
Bedroom 2:	3873 x 3060 [12'-7" x 9'-11"]
Bedroom 3:	3718 x 3473 [8'-10" x 11'-3"]
Bedroom 4:	2503 x 2787 [8'-2" x 9'-1"]



THE ASPEN: 3 bedroom detached house with detached single garage or driveway parking

Approximate square footage: 1,055 sq ft



GROUND FLOOR DIMENSIONS:

Lounge:	3943 x 4708 [12'-10" x 15'-4"]
Kitchen / Dining:	5518 x 2785 [17'-11" x 9'-1"]

FIRST FLOOR DIMENSIONS:

Master Bedroom:	3943 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 ASPEN: 3 bedroom semi detached house with driveway parking

Approximate square footage: 1,055 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 3943 x 4708 [12'-10" x 15'-4"]

Kitchen / Dining: 5518 x 2785 [17'-11" x 9'-1"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3943 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 BAY: 3 bedroom semi detached or linked house with driveway parking

Approximate square footage: 838 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 3601 x 5185 [11'-8" x 16'-10"]

Kitchen / Dining: 4606 x 2663 [15'-0" x 8'-8"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 2539 x 3639 [8'-3" x 11'-10"]

Bedroom 2: 2589 x 2918 [8'-5" x 9'-6"]

Bedroom 3: 1953 x 2475 [6'-4" x 8'-1"]



THE OSIER: 3 bedroom semi detached house with driveway parking

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: 2479 x 3487 [8'-1" x 11'-4"]

Bedroom 2: 2479 x 3149 [8'-1" x 10'-3"]

Bedroom 3: 2077 x 2123 [6'-6" x 6'-11"]



THE ELM: 2 bedroom link terrace house with driveway parking

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: 4606 x 3151 [15'-0" x 10'-3"]

Bedroom 2: 2482 x 3489 [8'-1" x 11'-4"]





Birkbeck Gardens

KIRKBY STEPHEN

Tel: 017683 71361 / 07730 763962

Email: Birkbeck.Gardens@storyhomes.co.uk

www.storyhomes.co.uk

www.facebook.com/StoryHomesCumbria

[@storyhomes](https://twitter.com/storyhomes)



CONTACT STORY HOMES:

Burgh Road Industrial Estate, Carlisle, Cumbria, CA2 7NA

Tel: 01228 404550 (during normal office hours)

Email: sales@storyhomes.co.uk

Story Homes. Registration number 2275441.
Registered Office: Burgh Road Industrial Estate, Carlisle, Cumbria, CA27NA. Registered
in England and Wales.

