



# CRINDLEDYKE FARM

URBAN VILLAGE | CARLISLE



# *Welcome to* Crindledyke Farm



*Modern  
living at  
its best*



At Crindledyke Farm, we've combined the best of modern living. We've brought together a superb mix of properties, which exude kerb appeal, effortlessly blending traditional architecture with modern interiors.

This development is a rare find: displaying all of the quality and high specification hallmarks you would expect from a development by award-winning Story Homes. Crindledyke Farm is close to open countryside, yet also close to the M6 Motorway and near to the superb facilities Carlisle has to offer.

And if that wasn't enough, this development boasts the fastest broadband in the country plus the thermal efficiencies of these properties will not only keep you warm and cosy, but they will save you money too.



on your doorstep

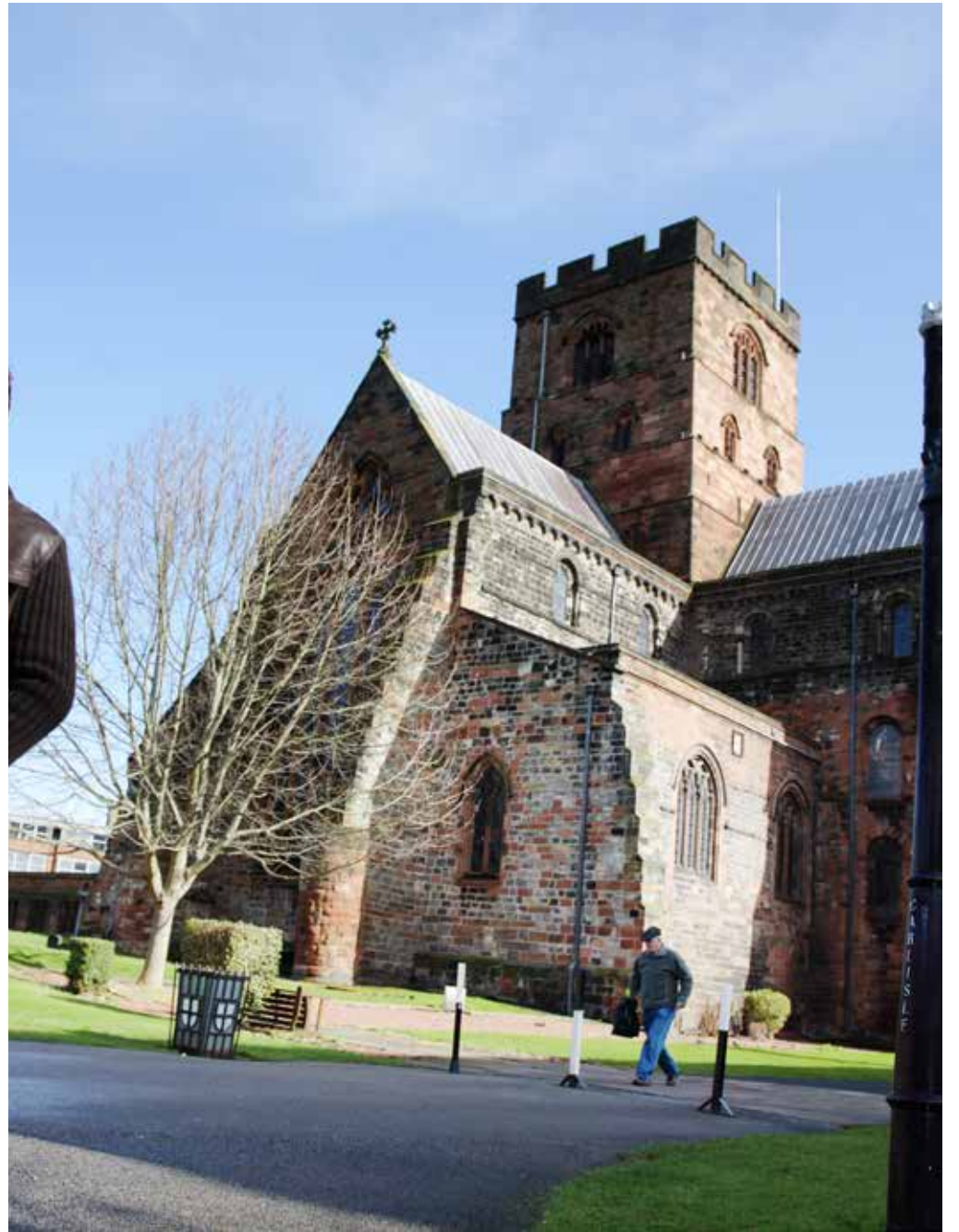


Carlisle is steeped in history and offers a wide range of leisure experiences to suit everyone including nearby Kingmoor Nature Reserve. The heritage of the area is largely built upon the Romans and our ancestors 'reiving' activities, subsequently the street names at Crindledyke Farm are named after Border Reiver families.

For those whose passion is to shop, the city centre will not leave you unfulfilled. The Lanes Shopping Centre covers half a million square feet of premium shopping including well known department stores as well as some of the best high street names and specialist shops, bars and restaurants.

Carlisle has several claims to fame, not least that it is the most northerly English city and the smallest in population terms but largest in land area. Carlisle had the first post box on mainland Britain and the first delivery of newspapers by air in Britain took place in Carlisle, and so the list goes on!

Just a stone's throw away are the internationally renowned Lake District National Park and Hadrian's Wall World Heritage Site. When you combine all of that with a stunning development, you've got what many would consider the perfect place to live.





## No faster home broadband in the UK!\*

Crindledyke Farm offers residents a consistent ultrafast broadband connection up to 1,000Mb/s - better than many of the most luxurious developments in London.

We've teamed up with another local business, Solway Communications, to create the hi-tech offering for residents on our Crindledyke Farm development. Solway Communications deliver the broadband service through associate company Triple Connect, who deliver this amazing broadband service through your own dedicated fibre-optic connection all the way from the internet to your house.

Compare this with the Cumbrian average broadband speed of 7Mb/s, and it's a small fraction of the speed available at Crindledyke Farm.

To discuss various packages and/or for more information please contact Solway Communications direct or visit [www.tripleconnect.com](http://www.tripleconnect.com)

\*information correct at time of going to print

# *A modern urban village*

Set in idyllic surroundings,  
close to the M6 and Carlisle  
city centre, Crindledyke Farm  
offers a stunning collection  
of 2, 3 and 4 bedroom homes.

With a stylish mix of designs,  
there truly is something for  
everyone at Crindledyke Farm.

simply stunning

Properties are being built in a distinct and stylish architecture that makes full use of the areas love of traditional red sandstone. The red stone, brick and slate roofs all add to the character of this new development, yet being so close to the countryside, lends a relaxed, established feel to the scheme.

And as you'd expect with a Story Home, attention to detail goes hand in hand with our reputation for quality.

An attractive row of 3-bed Kingston's



Stone fronted 4-bed detached Arundel





superbly  
finished

Renowned for quality and high specification, we employ traditional build techniques but we equip your home for 21<sup>st</sup> century modern living. Not only is your property designed and built to exacting standards but the level of care and finish is very much evident with a Story Home. We have a high ratio of bathrooms to bedrooms (all properties have a downstairs WC), we fit AEG/Electrolux 'A' rated kitchen appliances and, as you'd expect, we use quality materials throughout. The kitchen is one of the most important rooms in any home and the majority of our kitchens have space for dining, allowing you to easily entertain friends and family.

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.









it's  
all  
about  
*you*





## it's included



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 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).

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

*\*Majority of plots*





# here for you



For the third year running Story Homes has secured a top '5 Star' rating in the house building industry's annual customer satisfaction survey. The score is the highest possible result, with Story Homes scoring higher than many of our competitors.

A 5 Star rating is judged upon results from our customers - the results confirmed that our buyers are satisfied with the overall quality of their home and would recommend Story Homes to a friend.

Customer satisfaction has always been a key strength for Story Homes and we regularly receive fantastic feedback

from our customers which we review and use to help us make continuous improvements to our homes and our after sales service. We are proud that this has been recognised by the national house building industry and highlights that we continue to offer our customers the highest level of customer service.

In a separate independent customer survey by 'In-house', Story Homes attracted both an outstanding and a gold award for customer satisfaction, revealing that 97% of our buyers would recommend us to a friend.



From the very first visit to one of our developments, through to handover of your finished home, we'll be there to help manage the whole process for you. Our experienced Sales Executives can put you in touch with Mortgage Advisers and 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. After you have moved in to your new home, our Customer Care team will contact you to introduce themselves, and ensure any issues or questions you may raise are dealt with promptly.



# sustainable credentials

Since 1987 Story Homes has been run as a sustainable business and as a company we are committed to reducing energy, water and waste in the homes we build, on our construction sites and in our offices; green living and sustainable developments are always high on our agenda.

As well as being sustainable, our homes will save you money and you'll be helping the environment as a new build property is greener and more economical to run than an older property as it uses less energy and produces significantly lower CO2 emissions.

Each home at Crindledyke Farm is installed with a smart meter, allowing you to analyse your energy consumption. Together with efficient water use appliances, thermally efficient building materials and an air tight design, the overall energy demands of our houses are reduced - in fact a new home could save you up to £1,312 per year.\*

We recycle over 94% of waste generated on site and we've planted hundreds of trees - as well as safeguarding hundreds of others too!



**The benefits of a new home include lower running costs:**

- 'A' rated kitchen appliances
- 4/2.6 litre dual flush toilets
- 100% of homes fitted with energy efficient lighting.

**We create sustainable communities ensuring:**

- Close proximity 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.



\*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 p.a. (SOURCE: NHBC Foundation and Zero Carbon Hub)





*about*

# Crindledyke Farm

The next phase of the award winning Crindledyke Farm development has just been launched.

A variety of new house types have been introduced, as well as some of the most popular house types from previous phases.





The new release at Crindledyke Farm is giving buyers even more choice when they come to deciding which Story Home is perfect for their needs. As well as the popular four bedroom detached homes, we have a number of three bedroom semi-detached properties which are perfect for first time buyers, couples and families moving up the ladder. On this phase buyers will also find two town house designs which offer great living space over three floors. The development has proved to be extremely popular with customers looking for a spacious and high quality home for their family and we are delighted with the feedback we have received about Crindledyke Farm to date.

And it's not just house sales where the development is proving successful. Crindledyke Farm was shortlisted in the 2014 Northern LABC Building Excellence Awards and the development has won a prestigious UK Property award, judged on areas including location, design layout, house types, appearance and finish, safety and security, sustainability and innovation.

Crindledyke Farm is Carlisle's largest development to date. It includes a green travel plan and improvements and upgrades to the nearby network of footpaths, cycle paths and roads. Plans for a new school are also taking shape.



Please note 'future development'  
demarkation is for illustrative purposes only



## SITE PLAN

Introducing an exclusive development  
of high quality modern homes.

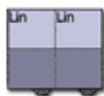
# KEY TO HOUSE TYPES



**The Pine**  
4 Bedroom Detached House  
Single Detached Garage



**The Richmond**  
4 Bedroom Detached House  
Driveway Parking



**The Linden**  
4 Bedroom Townhouse  
Single Garage or Driveway Parking



**The Warwick**  
4 Bedroom Detached House  
Integral Single Garage



**The Hereford** \*

4 Bedroom Semi-Detached or Linked House  
Driveway or Courtyard Parking



**The Guildford**  
3 Bedroom Semi-Detached or Linked House  
Single Detached Garage, Driveway Parking or Parking Court



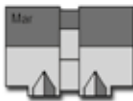
**The Chester** \*

3 Bedroom Semi-Detached House  
Single Detached Garage, Driveway Parking or Parking Court



**The Kingston** \*

3 Bedroom Semi-Detached or Linked House  
Driveway Parking



**The Marlborough** \*

2 Bedroom Apartment  
Courtyard Parking



**The Altrincham** \*

2 Bedroom Apartment  
Courtyard Parking

Please note house types marked with an asterisk are available as an 'affordable' home. The Hereford, Chester and Kingston house types are also available as open market properties. Please ask Sales Executive for further details.

Images shown are for illustrative purposes only. Although Story Homes has made every effort to ensure accuracy of information contained in this brochure, we reserve the right to amend and update the specification or layout without prior notification. The information contained herein is for guidance only and its accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. External finishes may vary from those shown and dimensions given are approximate (measured to the widest part) and we cannot be held responsible if sizes vary from those indicated. Please consult our Sales Executive with regards to specification and specific plots. You should take appropriate advice to verify any information on which you wish to rely.



# THE PINE

4 Bedroom Detached with Detached Single Garage  
Approximate square footage: 2,027 sq ft



## CRINDLEDYKE FARM

### GROUND FLOOR:

Lounge:	3987 x 5165
	[13'-1" x 16'-11"]
Kitchen / Breakfast:	5993 x 3042
	[19'-8" x 10'-0"]
Dining:	3987 x 3828
	[13'-1" x 12'-7"]
Family Room:	3267 x 4131
	[10'-9" x 13'-7"]
Utility:	3267 x 1641
	[10'-9" x 5'-5"]

### FIRST FLOOR:

Master Bedroom:	4995 x 3610
	[16'-5" x 11'-10"]
Bedroom 2:	4995 x 3610
	[16'-5" x 11'-10"]
Bedroom 3:	4095 x 3613
	[13'-5" x 11'-10"]
Bedroom 4:	3255 x 4041
	[10'-8" x 13'-3"]



# THE RICHMOND

4 Bedroom Detached with Integral Garage  
Approximate square footage: 1,825 sq ft



## CRINDLEDYKE FARM

### GROUND FLOOR:

Lounge:	3935 x 6980
	[12'-11" x 22'-11"]
Kitchen / Dining:	8183 x 2962
	[26'-10" x 9'-9"]
Master Bedroom:	3640 x 4205
	[11'-11" x 13'-10"]
Utility:	3020 x 1585
	[9'-11" x 5'-2"]

### FIRST FLOOR:

Bedroom 2:	3970 x 4847
	[13'-0" x 15'-11"]
Bedroom 3:	3974 x 2888
	[13'-1" x 9'-6"]
Bedroom 4:	3974 x 3225
	[13'-1" x 10'-7"]



# THE LINDEN

4 Bedroom Town House with Detached Garage or Driveway Parking  
Approximate square footage: 1,638 sq ft



## CRINDLEDYKE FARM

### GROUND FLOOR:

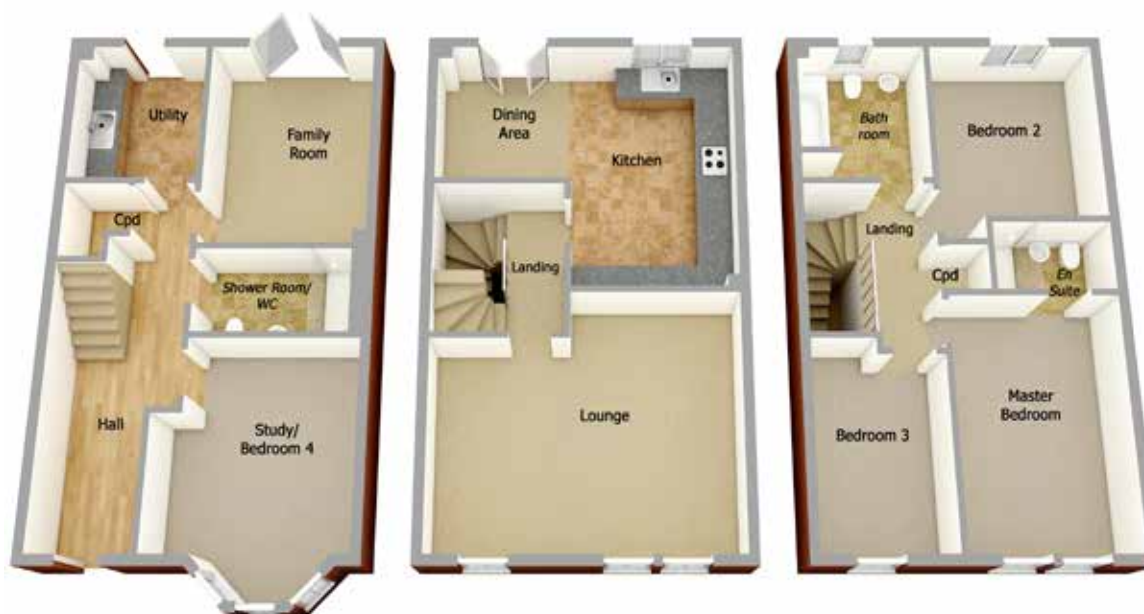
Study / Bedroom:	3678 x 4235
	[12'-1" x 13'-11"]
Family Room:	3043 x 3688
	[10'-0" x 12'-1"]
Utility:	2360 x 2448
	[7'-9" x 8'-0"]

### FIRST FLOOR:

Lounge:	5517 X 4384
	[18'-1" X 14'-5"]
Kitchen / Dining:	5518 X 4476
	[18'-1" X 14'-8"]

### SECOND FLOOR:

Master Bedroom:	3043 x 4396
	[10'-0" x 14'-5"]
Bedroom 2:	3043 x 3189
	[10'-0" x 10'-6"]
Bedroom 3:	2360 x 3560
	[7'-9" x 11'-8"]



# THE WARWICK

4 Bedroom Detached with Integral Garage  
Approximate square footage: 1,402 sq ft



## CRINDLEDYKE FARM

### GROUND FLOOR:

Lounge:	3830 x 4750
	[12'-7" x 15'-7"]
Kitchen / Breakfast:	6305 x 3880
	[20'-8" x 12'-9"]
Dining:	3000 x 3130
	[9'-10" x 10'-3"]

### FIRST FLOOR:

Master Bedroom:	3830 x 3509
	[12'-7" x 11'-6"]
Bedroom 2:	3727 x 2949
	[12'-3" x 9'-8"]
Bedroom 3:	3183 x 2948
	[10'-5" x 9'-8"]
Bedroom 4:	2738 x 3933
	[9'-0" x 12'-11"]



# THE HEREFORD

4 Bedroom Semi-Detached or Linked with Driveway or Courtyard Parking  
Approximate square footage: 1,288 sq ft



## CRINDLEDYKE FARM

### GROUND FLOOR:

Lounge:	4775 x 5238 [15'-8" x 17'-2"]
Kitchen / Dining:	2580 x 5417 [8'-6" x 17'-9"]

### FIRST FLOOR:

Bedroom 2:	2608 x 4086 [8'-7" x 13'-5"]
Bedroom 3:	2608 x 3792 [8'-7" x 12'-5"]
Bedroom 4:	2052 x 3136 [6'-8" x 10'-2"]

### SECOND FLOOR:

Master Bedroom:	3692 x 6525 [12'-1" x 21'-5"]
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# THE GUILDFORD

3 Bedroom Semi-Detached or Linked with Detached Garage, Driveway Parking or Parking Court  
Approximate square footage: 1,164 sq ft



## CRINDLEDYKE FARM

### GROUND FLOOR:

Kitchen / Family / Dining: 4494 x 7880  
[14'-9" x 25'-10"]

### FIRST FLOOR:

Lounge: 4494 x 3430  
[14'-9" x 11'-3"]

Bedroom 3: 2357 x 2520  
[7'-9" x 8'-3"]

### SECOND FLOOR:

Master Bedroom: 4494 x 2951  
[14'-9" x 9'-8"]

Bedroom 2: 4494 x 2965  
[14'-9" x 9'-9"]



# THE CHESTER

3 Bedroom Semi-Detached with Detached Garage, Driveway Parking or Parking Court  
Approximate square footage: 1,031 sq ft



## CRINDLEDYKE FARM

### GROUND FLOOR:

Lounge:	3028 x 5742 [9'-11" x 18'-10"]
Kitchen / Dining:	2715 x 5743 [8'-11" x 18'-10"]
Utility:	2175 x 1220 [7'-2" x 4'-0"]

### FIRST FLOOR:

Master Bedroom:	2750 x 4450 [9'-0" x 14'-7"]
Bedroom 2:	3174 x 3014 [10'-5" x 9'-11"]
Bedroom 3:	3174 x 2614 [10'-5" x 8'-7"]



# THE KINGSTON

3 Bedroom Semi-Detached or Linked with Driveway Parking  
Approximate square footage: 846 sq ft



## CRINDLEDYKE FARM

### GROUND FLOOR:

Lounge: 4775 x 3633  
[15'-8" x 11'-11"]

Kitchen / Dining: 2581 x 4885  
[8'-6" x 16'-0"]

### FIRST FLOOR:

Master Bedroom: 2578 x 3649  
[8'-6" x 12'-0"]

Bedroom 2: 2578 x 2923  
[8'-6" x 9'-7"]

Bedroom 3: 2082 x 3136  
[6'-10" x 10'-4"]



# THE MARLBOROUGH

2 Bedroom Apartment with Allocated Parking  
Approximate square footage: 733 sq ft



## CRINDLEDYKE FARM

### GROUND FLOOR:

Kitchen / Lounge: 6643 x 4550  
[21'-10" x 14'-11"]

Master Bedroom: 3255 x 4269  
[10'-8" x 14'-0"]

Bedroom 2: 3273 x 3037  
[10'-9" x 10'-0"]



# CRINDLEDYKE FARM

WE ARE HERE  
CA6 4EZ



**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

The Consumer Code for Home Builders was developed by the home-building industry and introduced in April 2010 to make the home buying process fairer and more transparent for purchasers.

Find out more at: [www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com)





# CRINDLEDYKE FARM

URBAN VILLAGE | CARLISLE



StoryHomesCumbria



@storyhomes

To find out more contact us on:

TEL: 01228 404550 (Head Office) OR: 07970 026183

EMAIL: [crindledyke@storyhomes.co.uk](mailto:crindledyke@storyhomes.co.uk) WEB: [www.storyhomes.co.uk](http://www.storyhomes.co.uk)

Story House, Lords Way, Kingmoor Business Park, Carlisle, Cumbria, CA6 4SL

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