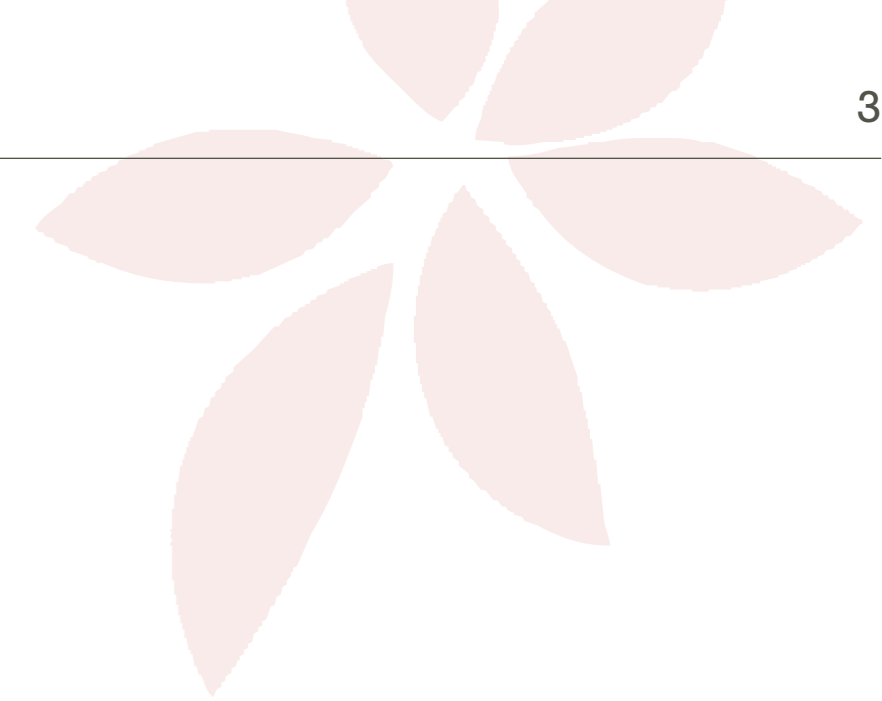




# MabelWOOD

Great Clifton

*“stunning views over open countryside  
and the Lake District Fells..”*



**Mabel Wood sits on an elevated site on the edge of Great Clifton village with stunning views over open countryside and the Lake District Fells. The development is approached via a beautiful tree lined avenue and is ideally located, close to both Workington and Cockermouth.**

In fact, Mabel Wood gives easy access to almost everywhere...the A595 and A66 are close by, and a stone's throw away is the internationally renowned Lake District National Park with all of its lakes and mountains, providing the perfect place for leisurely walks or high octane outdoor activities.

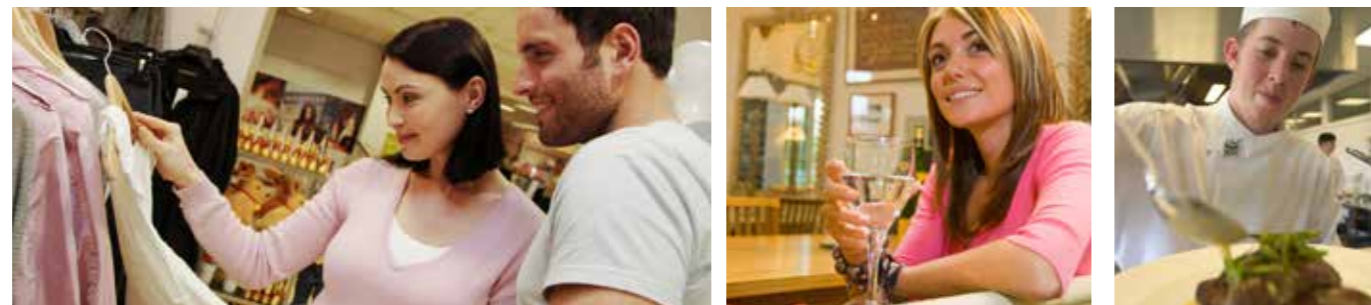
Some images are courtesy of [www.golakes.co.uk](http://www.golakes.co.uk)



Mabel Wood is proving to be a very successful development. It offers a wide range of property types including 3 and 4 bedroom houses in a stylish mix of detached, semi detached and link layouts plus a dormer bungalow design too. All our homes feature carefully considered interiors that have been designed to give you a modern space with flexibility.



We combine practical features with 21st century design incorporating fully fitted kitchens and contemporary bathrooms from Ideal Standard. Our kitchens are spacious, usually with room for a breakfast table and leading to stylish living areas. French doors in most properties allow the living space to be continued with easy access to the garden, effectively extending the usable space for your family to enjoy.





Houses at Mabel Wood 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.

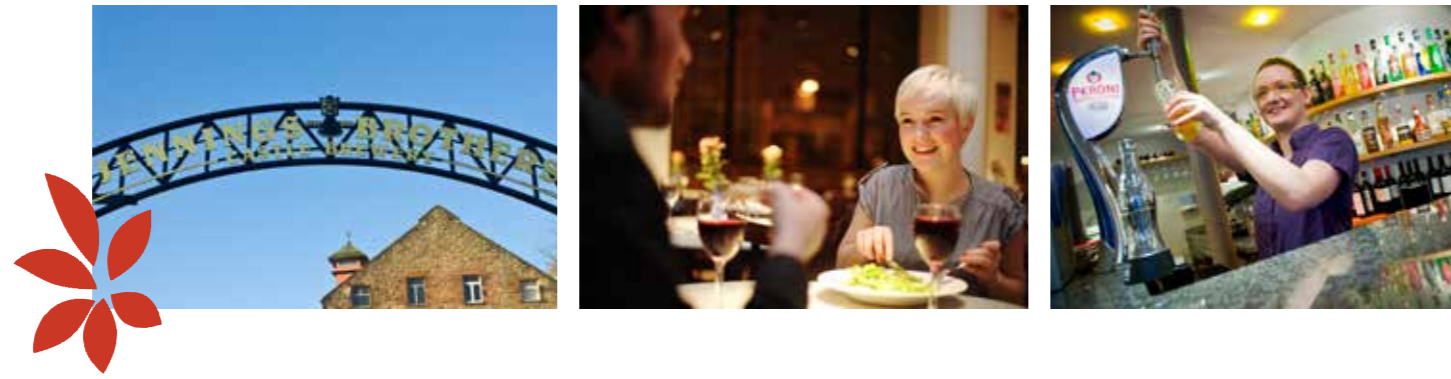


Built to the highest specification, all our homes offer modern living, marrying comfort with luxury. Each house has a high specification with many items included as standard. Our design ethos ensures that traditional style architecture and stylish interiors blend effortlessly together.

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 bills 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



Great Clifton, and the West Coast in general, have a strong historical past, belonging to Cumberland's former coal mining industry. Indeed the inspiration for the development name 'Mabel Wood' came from the nearby 'Mabel Pit', which is now closed. The village has a church, pubs, a Post Office and a Primary School - Derwent Vale.

The school's most recent Ofsted (2011) reported that it is a good school that is much appreciated by pupils, parents and carers alike, adding that the school is thriving and pupil numbers are rising. A parent commented 'It is a well-run school - staff are very professional but also approachable'.

The Old Ginn House is in short walking distance from Mabel Wood and has been converted from a 17th century farm to a charming village inn, offering home-cooked meals and accommodation.

Great Clifton also has sporty connections and is home to local rugby team 'Great Clifton Lions'. Footballer John BurrIDGE grew up here.





Mabel Wood is ideally located a few minutes from Workington (2 miles) and Cockermouth (5 miles), and both offer a diverse blend of shops. These include Banks, Bakers, Butchers and Supermarkets and high street names such as Marks and Spencer's, Sainsbury's and Debenhams, all adding to the variety of brands available along the high street. The redevelopment of Workington town centre has brought welcome additions to the area's shopping experience, whilst also bringing new bars and eateries to the town. The area is well served by public transport including rail and bus links.



The West coast and nearby Lake District National Park offer a spectacular landscape with walks, bridle paths and hidden treasures, perfect for gentle weekend rambles and fabulous days of exploring for the whole family. The area is also well equipped for adrenalin junkies seeking fun packed adventure! Workington has its own golf club and its course takes in fantastic views of mountains and coastline.

# SITE PLAN

Introducing an exclusive development of high quality modern homes.



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.

# KEY TO HOUSE TYPES



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



# THE CEDAR

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



**GROUND FLOOR:**

|                      |                                  |
|----------------------|----------------------------------|
| Lounge:              | 3830 x 4750<br>[12'-5" x 15'-5"] |
| Dining:              | 3000 x 3130<br>[9'-9" x 10'-2"]  |
| Kitchen / Breakfast: | 6305 x 3880<br>[20'-6" x 12'-7"] |

**FIRST FLOOR:**

|                 |                                  |
|-----------------|----------------------------------|
| Master Bedroom: | 3830 x 3506<br>[12'-5" x 11'-5"] |
| Bedroom 2:      | 3725 x 2944<br>[12'-1" x 9'-7"]  |
| Bedroom 3:      | 3180 x 2944<br>[10'-4" x 9'-7"]  |
| Bedroom 4:      | 2735 x 3933<br>[8'-11" x 12'-9"] |



# THE ASH (WITH BAY)

4 Bedroom Detached with Detached Garage  
 Approximate square footage: 1,344 sq ft



**GROUND FLOOR:**

|                   |                                   |
|-------------------|-----------------------------------|
| Lounge:           | 3715 x 6740<br>[12'-1" x 21'-11"] |
| Kitchen / Dining: | 3761 x 6740<br>[12'-3" x 21'-11"] |

**FIRST FLOOR:**

|                 |                                   |
|-----------------|-----------------------------------|
| Master Bedroom: | 3331 x 3623<br>[10'-10" x 11'-9"] |
| Bedroom 2:      | 3715 x 2996<br>[12'-1" x 9'-9"]   |
| Bedroom 3:      | 3245 x 2970<br>[10'-7" x 9'-8"]   |
| Bedroom 4:      | 3324 x 2342<br>[10'-10" x 7'-7"]  |





# THE CYPRESS

4 Bedroom Detached with Integral Garage  
 Approximate square footage: 1,311 sq ft



**GROUND FLOOR:**

|                   |                                   |
|-------------------|-----------------------------------|
| Lounge:           | 3605 x 4867<br>[11'-9" x 15'-10"] |
| Kitchen / Dining: | 7655 x 3050<br>[24'-11" x 9'-11"] |

**FIRST FLOOR:**

|                 |                                  |
|-----------------|----------------------------------|
| Master Bedroom: | 3605 x 4901<br>[11'-9" x 15'-1"] |
| Bedroom 2:      | 2770 x 3780<br>[9'-0" x 12'-3"]  |
| Bedroom 3:      | 2667 x 3085<br>[8'-8" x 10'-0"]  |
| Bedroom 4:      | 1944 x 3085<br>[6'-4" x 10'-0"]  |



# THE HORNBEAM

4 Bedroom Detached with Integral Garage  
 Approximate square footage: 1,261 sq ft



**GROUND FLOOR:**

|                      |                                  |
|----------------------|----------------------------------|
| Lounge:              | 4605 x 3492<br>[15'-0" x 11'-4"] |
| Kitchen / Breakfast: | 2900 x 3706<br>[9'-5" x 12'-1"]  |
| Dining Room:         | 2685 x 3142<br>[8'-9" x 10'-3"]  |

**FIRST FLOOR:**

|                 |                                   |
|-----------------|-----------------------------------|
| Master Bedroom: | 3668 x 3527<br>[11'-11" x 11'-6"] |
| Bedroom 2:      | 3873 x 3060<br>[12'-7" x 9'-11"]  |
| Bedroom 3:      | 2718 x 3473<br>[8'-10" x 11'-3"]  |
| Bedroom 4:      | 2503 x 2787<br>[8'-2" x 9'-1"]    |



# HAZEL

3 Bedroom Detached Dormer Bungalow with Detached Garage  
 Approximate square footage: 1,081 sq ft



**GROUND FLOOR:**

|                   |                                  |
|-------------------|----------------------------------|
| Lounge:           | 4415 x 4038<br>[14'-4" x 13'-1"] |
| Kitchen / Dining: | 2930 x 3976<br>[9'-6" x 12'-11"] |
| Bedroom 2:        | 3238 x 3042<br>[10'-6" x 9'-11"] |
| Bedroom 3:        | 3268 x 2739<br>[10'-7" x 8'-11"] |

**FIRST FLOOR:**

|                 |                                  |
|-----------------|----------------------------------|
| Master Bedroom: | 3583 x 4412<br>[11'-8" x 14'-4"] |
|-----------------|----------------------------------|



# ELDER

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



**GROUND FLOOR:**

|                   |                                  |
|-------------------|----------------------------------|
| Lounge:           | 3028 x 5743<br>[9'-10" x 18'-8"] |
| Kitchen / Dining: | 2715 x 5743<br>[8'-10" x 18'-8"] |

**FIRST FLOOR:**

|                 |                                  |
|-----------------|----------------------------------|
| Master Bedroom: | 2750 x 4450<br>[8'-11" x 14'-6"] |
| Bedroom 2:      | 3174 x 3014<br>[10'-4" x 9'-10"] |
| Bedroom 3:      | 3174 x 2614<br>[10'-4" x 8'-6"]  |



# THE ASPEN

3 Bedroom Semi-Detached with Driveway Parking  
 Approximate square footage: 955 sq ft



**GROUND FLOOR:**

Lounge: 3493 x 4820  
 [11'-4" x 15'-8"]

Kitchen / Dining: 5068 x 2785  
 [16'-6" x 9'-1"]

**FIRST FLOOR:**

Master Bedroom: 3747 x 3259  
 [12'-2" x 10'-7"]

Bedroom 2: 2719 x 2815  
 [8'-10" x 9'-2"]

Bedroom 3: 2229 x 2815  
 [7'-3" x 9'-2"]



# OSIER

3 Bedroom Semi Detached with Driveway Parking  
 Approximate square footage: 711 sq ft



**GROUND FLOOR:**

Lounge: 4606 x 4512  
 [15'-0" x 14'-8"]

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

**FIRST FLOOR:**

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"]



At Story Homes we've been building award winning properties, which are renowned for their quality, for over 25 years, celebrating our silver anniversary last year.

But we're more than just house builders. We create communities. We've helped hundreds of buyers over the years, often exceeding their expectations, whether they've been looking for a traditional family home, their first home, down sizing or for an investment property.



Our Sales Representatives are knowledgeable and professional and they offer a first class service from the minute you meet them. They'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.

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).

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

\*Majority of plots





# MabelWOOD


Great Clifton


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