



# Alders Edge, Scotby

— Modern living in a rural setting —



Welcome to

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# Simply stunning

## Alders Edge, Scotby

Story Homes' much anticipated development 'Alders Edge' in Scotby village is a rare find of just 45 properties, offering an exclusive development for the discerning buyer.

Story Homes' reputation for creating high standard and high specification aspirational family homes does not disappoint and buyers at the sought after Alders Edge development can expect a stunning new home to be proud of.

Properties here have been designed with Story Homes' signature traditional appearance, in keep with the surroundings and stunning to the eye, both now and in the future. Houses are

being built in the area's lovely red sandstone, intermingled with brick and render to create an attractive street scene.

Alders Edge has eight property types, offering as much as 1,724 square feet of flexible living space. Whether you want 2, 3 or 4 bedrooms, Alders Edge really does cater for most buyers needs, with the majority of properties boasting spacious kitchen/dining spaces.

And a new home is good for the environment and your pocket too with savings of up to £1,312pa on average fuel bills. (Source: NHBC Foundation and Zero Carbon Hub).











# Ideally located

## Alders Edge, Scotby

Alders Edge is located close to Scotby's central village green, a beautiful focal point and a central hub for the close knit community, and just minutes away from the shop, post office, village hall, All Saint's Church and highly rated C of E Primary School.

Lying to the east of Carlisle and sitting within the sought after parish of Wetheral, with the villages of Wetheral, Cumwhinton and Aglionby all just minutes away.

The village is also ideally placed close to the M6 and the A69 and within easy reach of the A66 and Carlisle Northern Development Route, linking to West Cumbria. Scotby manages to retain its rural and traditional feel, with views over green fields to the Cumbrian Lake District Hills and the Scottish Border.

There is a regular bus service, connecting to local villages and into the centre of Carlisle. The nearest train station is at Wetheral and has regular trains into Carlisle and further afield.

Scotby is just minutes away from the historic city of Carlisle with many cultural activities including castle, cathedral, museums and art galleries. 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, including specialist shops. For eating out and relaxing there's a good selection of bars, cafes and restaurants.







# Leisure time

## Alders Edge, Scotby

Traditional and gastro pubs are easy to come by in the area with several restaurants being extremely popular for locally sourced delicious food.

Locally there are two golf courses, Carlisle Golf Club and Eden Golf Club, that can provide hours of peaceful leisure time. Nearby Wetheral has a bowling club and the local Hotel has a gym and a pool for those who want to keep fit or unwind. The River Eden is a popular destination for people walking or cycling along the picturesque riverside.

Scotby itself has a park and family friendly play area, a cricket pitch, tennis court and a football pitch. Cricket is one of the most popular past times in the village, both playing and supporting the successful local team. Scotby Cricket Club is thought to be one of the most successful in Cumbria.







# The Story difference

## Alders Edge, Scotby

It's difficult to describe how Story Homes is different, we just are - and in a good way! But it's easy to say why we're different, as it's in our genes and has been for over 25 years. During that time we have continued to meet the aspirations of hundreds of buyers. We've won many awards along the way and we are proud that our buyers can boast that they live on award-winning developments.

As well as building high specification, quality homes in desirable locations we go that extra mile and that isn't just when we build your new home; it starts from the very first design meeting. We finish many of our properties

with stone, mixing property types and external finishes to ensure our street scenes are aesthetically pleasing. A Story Homes development looks as good now as it did when it was built, even if that was 10 or 15 years ago.

But as the saying goes 'the devil's in the detail' and as you look through our brochure, and when you visit our developments, take a close look at our properties and how they are finished...you won't be disappointed. And remember we include many extras as standard in your new home too (see next page).







# High specification Alders Edge, Scotby

Here are just a few things we include as standard at Alders Edge.\* 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)

\*Majority of plots







# Here to help

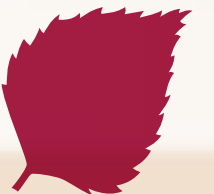
## Alders Edge, Scotby

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 Advisers 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. 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.







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.

## DEVELOPMENT LAYOUT

## HOUSE TYPES



**BALMORAL**, 4 bedroom detached with integral single garage  
Plots: 9, 14, 17 & 18



**ARUNDEL**, 4 bedroom detached with detached garage  
Plots: 8, 12 & 42



**DURHAM**, 4 bedroom detached with integral single garage  
Plots: 1, 3, 6, 13, 15, 19, 24, 29, 40, 43 & 45



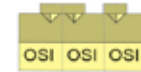
**HEREFORD**, 4 bedroom terrace with driveway parking  
Plots: 31, 32 & 33



**GREENWICH**, 4 bedroom detached with integral single garage  
Plots: 2, 7, 16, 23, 30, 41 & 44



**HASTINGS**, 3 bedroom semi detached with driveway parking  
Plots: 4, 5, 10, 11, 25, 26, 27 & 28



**OSIER**, 3 bedroom terrace with driveway parking  
Plots: 20, 21, & 22



**ALDER**, 2 bedroom terrace with parking space  
Plots: 34, 35, 36, 37, 38 & 39





# THE BALMORAL

4 Bedroom Detached with Integral Garage



## GROUND FLOOR:

Lounge: 3987 x 5165  
[12'-11" x 16'-9"]

Kitchen / Breakfast: 5993 x 3042  
[19'-6" x 9'-11"]

Dining Room: 3267 x 3828  
[10'-7" x 12'-5"]

## FIRST FLOOR:

Master Bedroom: 4989 x 3610  
[16'-3" x 11'-9"]

Bedroom 2: 4995 x 3610  
[16'-3" x 11'-9"]

Bedroom 3: 4095 x 3613  
[13'-4" x 11'-9"]

Bedroom 4: 3255 x 4041  
[10'-7" x 13'-2"]

Approximate square footage: 1,724 sq ft



# THE ARUNDEL

4 Bedroom Detached with Detached Garage



## GROUND FLOOR:

Lounge: 3715 x 7190  
[12'-1" x 23'-4" into bay]

Kitchen / Dining: 3775 x 7190  
[12'-3" x 23'-4" into bay]

## FIRST FLOOR:

Master Bedroom: 3331 x 4010  
[10'-10" x 13'-0"]

Bedroom 2: 3715 x 3221  
[12'-1" x 10'-6"]

Bedroom 3: 3245 x 3195  
[10'-7" x 10'-5"]

Bedroom 4: 3324 x 2405  
[10'-10" x 7'-10"]

Approximate square footage: 1,440 sq ft





# THE DURHAM

4 Bedroom Detached with Integral Garage



## GROUND FLOOR:

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

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

## FIRST FLOOR:

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

Bedroom 2: 2800 x 3780  
[9'-1" x 12'-3"]

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

Bedroom 4: 2069 x 3085  
[6'-9" x 10'-0"]

Approximate square footage: 1,321 sq ft

# THE HEREFORD

4 Bedroom Terrace with Driveway Parking



## GROUND FLOOR:

Lounge: 4775 x 5801  
[15'-6" x 18'-10"]

Kitchen / Dining: 2580 x 5417  
[8'-5" x 17'-7"]

## FIRST FLOOR:

Bedroom 2: 2608 x 4086  
[8'-6" x 13'-3"]

Bedroom 3: 2608 x 3792  
[8'-6" x 12'-4"]

Bedroom 4: 2052 x 3136  
[6'-8" x 10'-2"]

## SECOND FLOOR:

Master Bedroom: 3692 x 5780  
[12'-0" x 18'-9"]

Approximate square footage: 1,291 sq ft



# THE GREENWICH

4 Bedroom Detached with Integral Garage



### GROUND FLOOR:

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:

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

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

Bedroom 3: 2730 x 3473  
[8'-10" x 11'-3"]

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

Approximate square footage: 1,261 sq ft



# THE HASTINGS

3 Bedroom Semi Detached with Driveway Parking



### GROUND FLOOR:

Lounge: 3493 x 4792  
[11'-4" x 15'-7"]

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

### FIRST FLOOR:

Master Bedroom: 3752 x 3261  
[12'-2" x 10'-7"]

Bedroom 2: 2721 x 2820  
[8'-10" x 9'-2"]

Bedroom 3: 2231 x 2820  
[7'-3" x 9'-2"]

Approximate square footage: 955 sq ft





# THE OSIER

3 Bedroom Terrace with Driveway Parking



### 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"]

Approximate square footage: 711 sq ft



# THE ALDER

2 Bedroom Terrace with Parking Space



### GROUND FLOOR:

Lounge: 3583 x 3970  
[11'-8" x 12'-11"]

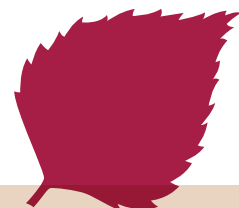
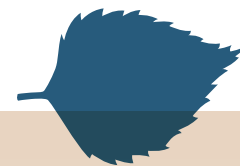
Kitchen / Dining: 3583 x 2765  
[11'-8" x 9'-0"]

### FIRST FLOOR:

Master Bedroom: 3583 x 2764  
[11'-8" x 9'-0"]

Bedroom 2: 3583 x 2298  
[11'-8" x 7'-6"]

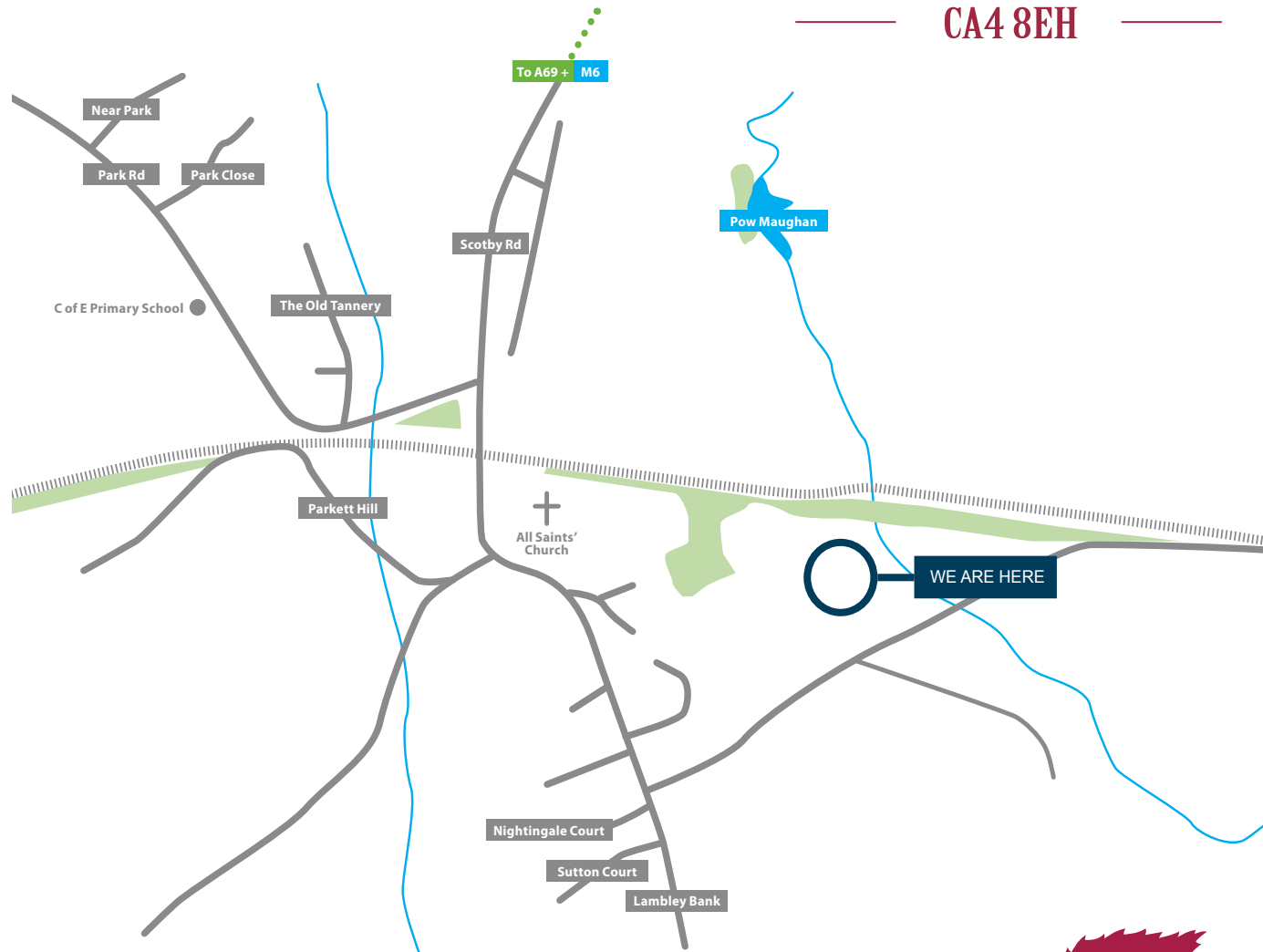
Approximate square footage: 629 sq ft





# Alders Edge, Scotby

CA4 8EH



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







## To find out more contact us on:

TEL: **07739 327080**

EMAIL: **alders.edge@storyhomes.co.uk**

 [www.facebook.com/StoryHomesCumbria](http://www.facebook.com/StoryHomesCumbria)

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

 [google+](#)



Story Homes, Oakvale House, Thomas Lane, Carlisle, Cumbria, CA2 7ND

Tel: 01228 404550 (during normal office hours)

Email: [sales@storyhomes.co.uk](mailto:sales@storyhomes.co.uk) Web: [www.storyhomes.co.uk](http://www.storyhomes.co.uk)

Story Homes. Registration number 2275441.

Registered Office: Burgh Road Industrial Estate, Carlisle, Cumbria, CA2 7NA.

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