

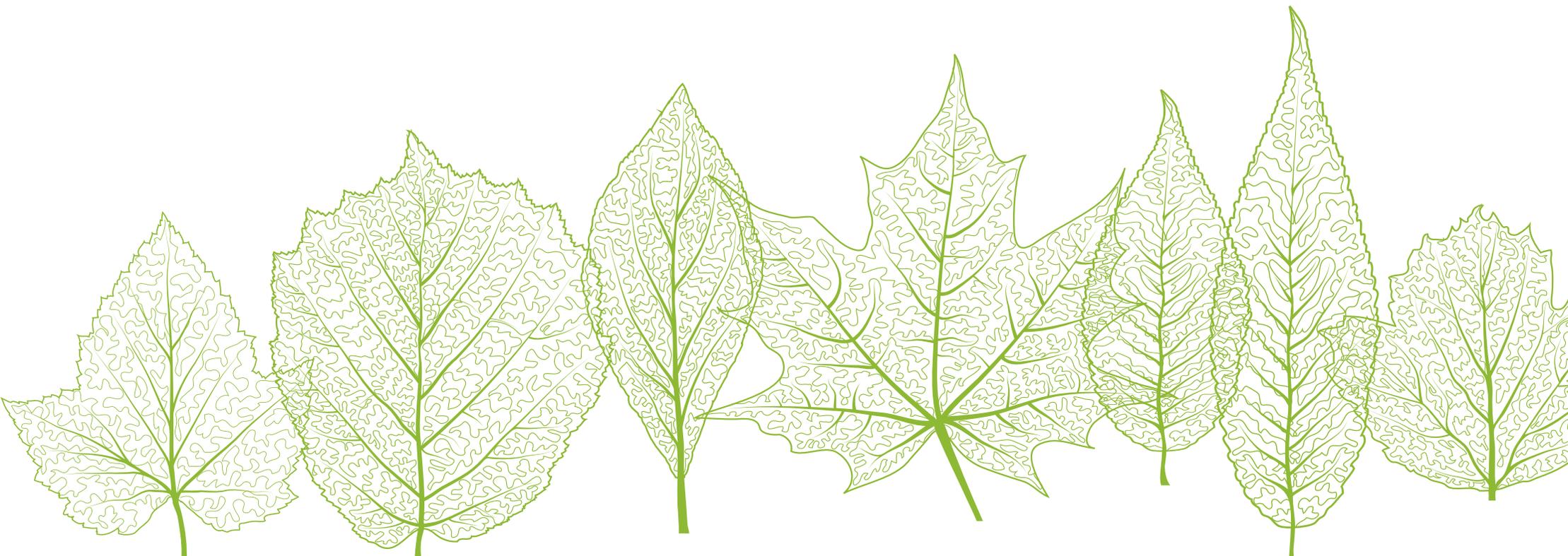


Whins Farm Close

HIGH HARRINGTON

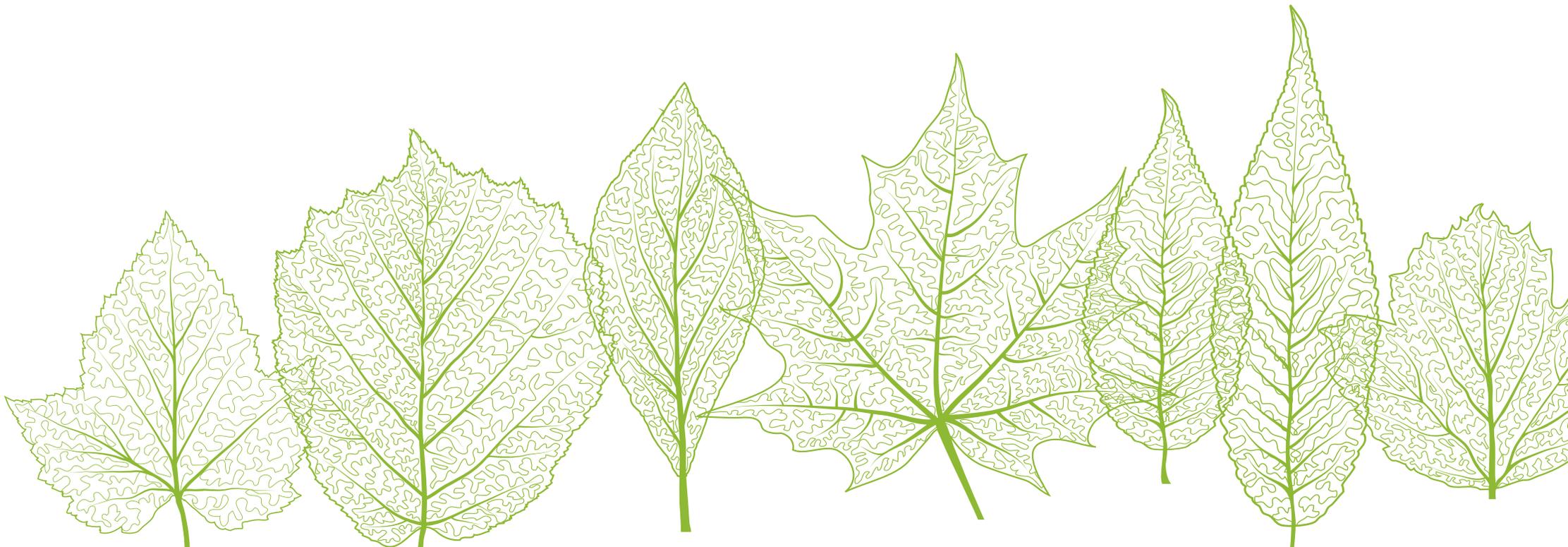


Whins Farm Close





Whins Farm Close



Welcome to Whins Farm



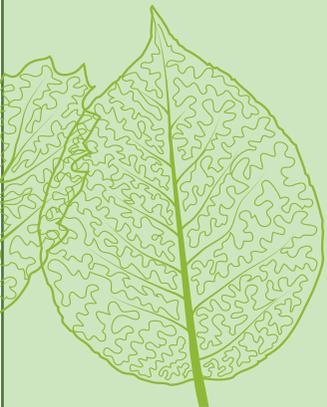
Our stunning new development at High Harrington, to be known as Whins Farm Close, offers to the market 75 beautiful properties, elegantly finished with natural stone, brick and render.

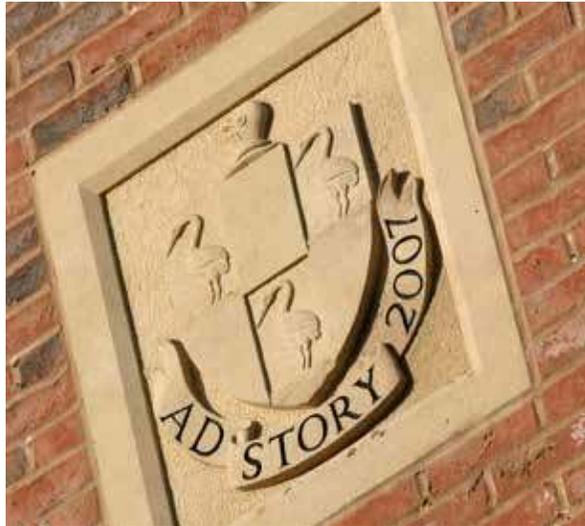
The three and four bedroom homes have been designed in ten different styles and layouts, from bungalows to semi-detached and detached properties, providing the perfect home for every individual buyer.

The superb properties all have Story Homes' signature traditional appearance and as buyers would expect

from the award winning house builder, they boast a high specification interior throughout.

Whins Farm Close, on the edge of High Harrington village, will have an equipped play space, a public footpath linking to an existing footpath network and access from the main road. The development also benefits from stunning views across lush countryside to the coastline, ensuring the tranquil village provides the perfect setting for Story Homes' newest development of high quality and beautifully finished houses.





The Story Difference



It's difficult to describe how Story Homes is different, we just are but 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 (attributes that will certainly assist you in the future if you want to sell your Story Home), 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.

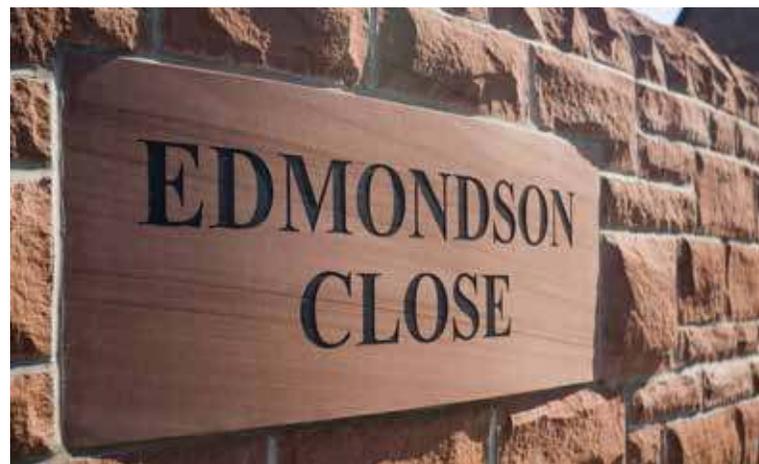
But as the saying goes 'the devil's in the detail' and as you look through our brochure, and when you visit our developments, take a close look at our properties and how they are finished...you won't be disappointed. And remember we include many extras as standard in your new home too (see 'Extras as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

Whins Farm Close



looking forward to the next 25 years







Award winning design



Whins Farm Close

Renowned for quality and high specification, we employ traditional build techniques but we equip your home for 21st 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 fit AEG/Electrolux 'A' rated kitchen appliances, all properties have a downstairs WC and the majority of our kitchens have space for dining, allowing you to easily entertain friends and family. It goes without saying that we use quality materials throughout.

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 which gives lower running costs.

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.)

Lower running costs include:

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



Fascinating history



High Harrington has an interesting history, including links to the Normans, when much of the area was farmland. The village itself has not grown too much since then, retaining its rural appeal, yet just a short distance away you can find larger towns with the amenities and services you need from time to time.

Like many of the West Cumbrian towns and villages, Harrington and High Harrington were once famed for their industry, from coal mining and steel making to iron works. Light industry can still be found in nearby Workington.

Harrington's Quay was once used to export coal and limestone and was part of the area's development into ship building. The harbour now has a new lease of life as a facility for leisure, with plans to grow the marine sector in the region. Harrington harbour and shore also provides stunning views across the Irish Sea to Scotland and the Isle of Man.

The village has three churches; including St. Mary's, which has been in existence since Norman times and its intricate stained-glass windows provide a pictorial description of the industrial and maritime heritage of the area, with images of past and present industry.

Whins Farm Close



A beautiful area



The proximity to the beautiful landscape of the Lake District means that free time can be enjoyed exploring popular tourist attractions or off the beaten track routes just a short distance away. The beaches of the West Coast will also appeal to those who admire the views or want to spend time walking by the sea.

Golf lovers can enjoy Workington Golf Course and Distington driving range. Sporting types will also find Moorclose sports centre and pools nearby. A number of local family friendly pubs serve tasty 'pub grub' and local favourites.

The development is ideally placed and close to most things you might need, from a local newsagent and post office to the chemist, butchers, baker, greengrocer and hairdresser. Just two miles away in Workington you can find a shopping centre and high street brands such as Marks and Spencers and Debenhams, as well as cafes, bars and restaurants. Out of town shopping is also available, from supermarkets to furniture stores and there's a Plaza Multi Screen Cinema and Shopping Centre at nearby Dunmail Park.

Whins Farm Close





Excellent local facilities



Whins Farm Close is situated on the edge of High Harrington village, just a short distance from Harrington and Lillyhall, as well as the larger towns of Workington and Whitehaven. The market town of Cockermouth is also nearby. Just half a mile away is Harrington train station, on the Cumbrian Coast railway, linking to wider Cumbria and which stops at Sellafield.

High Harrington has an impressive list of nearby schools and colleges for families. There is the newly extended and refurbished Beckstone Primary School as well as the 'outstanding' St Mary's Catholic Primary School.

Plans are in place for a brand new secondary school to replace the current two serving Workington and St. Joseph's Catholic High School. Just walking distance away you can find the popular Lakes College, well known for its vocational courses and subjects linked to industry in west Cumbria. The local University also has a site at nearby Lillyhall.

The nearby bus stop is handy for those commuting into the neighbouring towns and villages and network of cycle paths and bridle ways is on the doorstep for outdoors enthusiasts. The West Cumbria Cycle Network passes through Harrington on old railway routes, on its way from Distington to Workington and is popular with leisure cyclists as well as enthusiasts.

Whins Farm Close



Many extras as standard



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

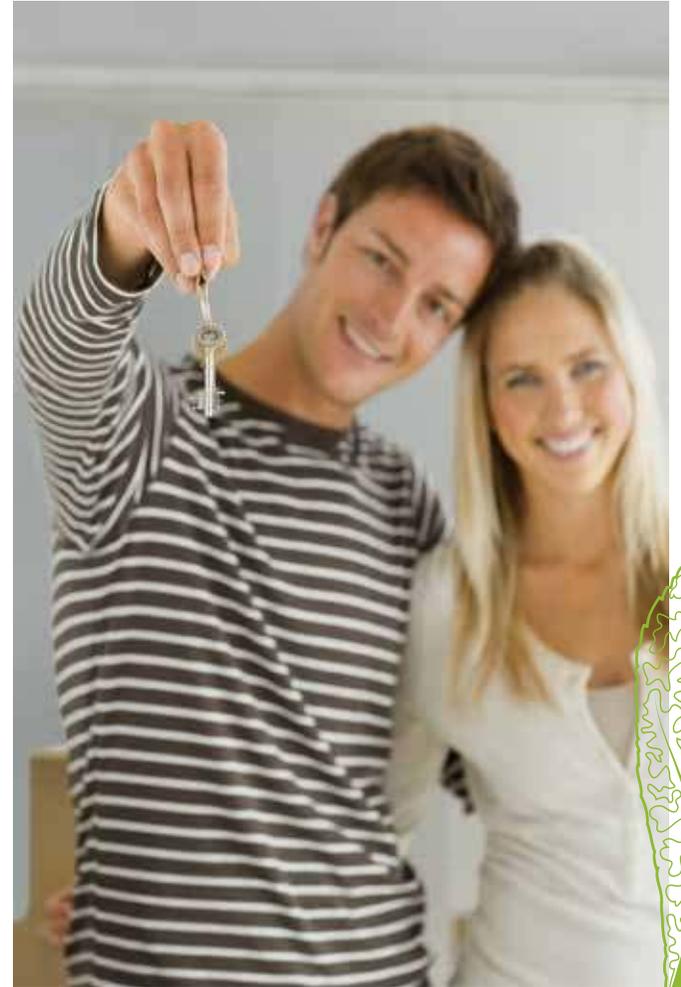
'A' rated AEG/Electrolux integrated kitchen appliances including:

- 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 our Sales Adviser for further details of what's included.

*Majority of plots



Here for you



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.

Whins Farm Close



Development Layout

House Types



The Arundel

4 Bedroom Detached House with Detached Single Garage

PLOTS: 1, 7, 10, 18 & 70



The Balmoral

4 Bedroom Detached House with Integral Single Garage

PLOTS: 67, 69 & 74



The Banbury

3 Bedroom Semi Detached Dormer Bungalow with Detached Single Garage

PLOTS: 29, 44 & 45



The Carlisle

4 Bedroom Detached House with Integral Single Garage

PLOTS: 22, 58, 71 & 73



The Chester

3 Bedroom Detached House with Detached Single Garage

PLOTS: 53 & 65



The Durham

4 Bedroom Detached House with Integral Single Garage

PLOTS: 3, 5, 11, 55, 59, 61 & 72



The Greenwich

4 Bedroom Detached House with Detached Single Garage

PLOTS: 4, 6, 19, 21, 23, 41, 46, 54, 60 & 62



The Hastings

3 Bedroom Semi Detached House with Driveway Parking

PLOTS: 27, 28, 36, 37, 42, 43, 49, 50, 57, 58, 63 & 64



The Kingston

3 Bedroom Semi Detached House with Driveway Parking

PLOTS: 12, 13, 16, 17, 39, 40, 47 & 48



The Warwick

4 Bedroom Detached House with Integral Single Garage

PLOTS: 2, 20, 26, 66, 68 & 75



The Balmoral

4 Bedroom Detached with Integral Garage

Approximate square footage: 1,724 sq ft



GROUND FLOOR:

Lounge:	3987 x 5168	[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:	4995 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"]





The Warwick

4 Bedroom Detached with Integral Garage

Approximate square footage: 1,402 sq ft



GROUND FLOOR:

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

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

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

FIRST FLOOR:

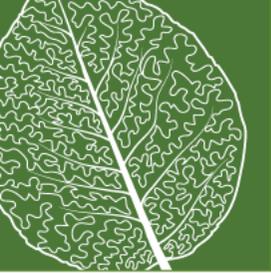
Master Bedroom: 3830 x 3506 [12'-5" x 11'-5"]

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 Arundel

4 Bedroom Detached with Single Detached Garage

Approximate square footage: 1,429 sq ft



GROUND FLOOR:

Lounge:	3715 x 6740	[12'-1" x 23'-4" into bay]
Kitchen / Dining:	3331 x 6740	[10'-10" x 23'-4" into bay]

FIRST FLOOR:

Master Bedroom:	3331 x 3623	[10'-10" x 13'-0"]
Bedroom 2:	3715 x 2996	[12'-1" x 10'-6"]
Bedroom 3:	3245 x 2970	[10'-7" x 10'-6"]
Bedroom 4:	3324 x 2405	[10'-10" x 7'-10"]





The Durham

4 Bedroom Detached with Integral Garage

Approximate square footage: 1,321 sq ft



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: 2770 x 3780 [9'-1" x 12'-3"]

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

Bedroom 4: 1944 x 3085 [6'-9" x 10'-0"]





The Greenwich

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



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"]





The Carlisle

4 Bedroom Detached with Integral Garage

Approximate square footage: 1,152 sq ft



GROUND FLOOR:

Lounge: 3430 x 4363 [11'-2" x 14'-2"]

Kitchen: 3430 x 2728 [11'-2" x 8'-10"]

Dining: 3063 x 2552 [9'-11" x 8'-4"]

FIRST FLOOR:

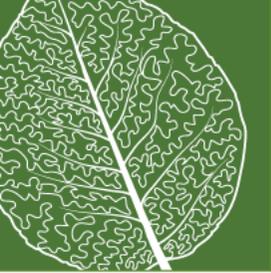
Master Bedroom: 4400 x 3890 [14'-4" x 12'-8"]

Bedroom 2: 3290 x 3296 [10'-8" x 10'-9"]

Bedroom 3: 2700 x 3200 [8'-9" x 10'-5"]

Bedroom 4: 3050 x 2874 [9'-11" x 9'-4"]





The Banbury

3 Bedroom Detached Dormer Bungalow with Detached Garage

Approximate square footage: 1,069 sq ft



GROUND FLOOR:

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

FIRST FLOOR:

Master Bedroom:	3583 x 4412	[11'-8" x 14'-4"]
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The Chester

3 Bedroom Detached with Integral Garage

Approximate square footage: 1,031 sq ft



GROUND FLOOR:

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

FIRST FLOOR:

Master Bedroom:	2750 x 4450	[8'-11" x 14'-5"]
Bedroom 2:	3174 x 3014	[10'-4" x 9'-10"]
Bedroom 3:	3174 x 2614	[10'-4" x 8'-6"]





The Hastings

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"]





The Kingston

3 Bedroom Semi Detached with Driveway Parking

Approximate square footage: 846 sq ft



GROUND FLOOR:

Lounge:	4775 x 3633	[15'-6" x 11'-10"]
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Kitchen / Dining:	2581 x 4885	[8'-5" x 15'-11"]
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FIRST FLOOR:

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

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