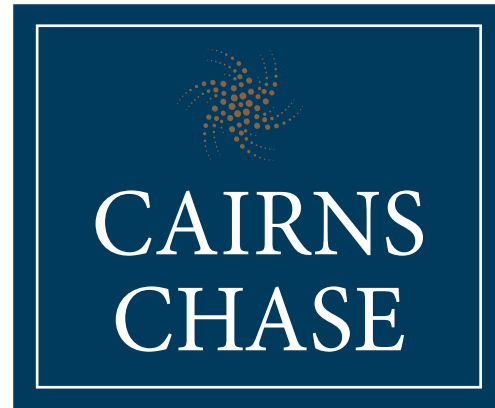


MOOR ROAD  
STAINBURN

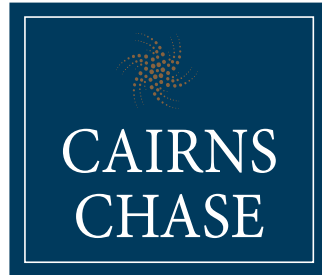


WELCOME TO...



STORY HOMES IS PROUD TO PRESENT CAIRNS CHASE.  
A STYLISH COLLECTION OF 2, 3 AND 4 BEDROOMED HOMES  
PERFECTLY LOCATED CLOSE TO WORKINGTON






## INTRODUCING CAIRNS CHASE

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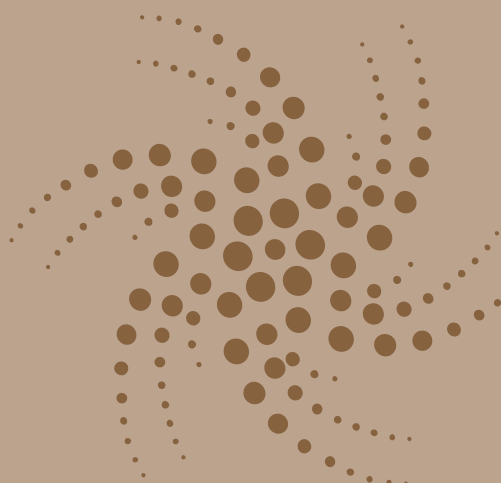
Cairns Chase is a lovely development on the outskirts of Workington and in the district of Stainburn. It is named after Freddie Cairns who lived here in the late 1800's and who was affectionately known as the 'Duke of Workington'. He was renowned for being the 'constructor of paper jumping jacks and windmills', which he sold on the streets from a basket hung around his neck. Freddie featured on Victorian black and white postcards as a significant Workington character. An endearing story of his wedding day adventures made the newspaper in 1895, indicating the level of local affection for the 'Duke'.







CAIRNS  
CHASE





BANBURY 3-BED DETACHED  
DORMER BUNGALOW



TAUNTON 4-BED DETACHED HOUSE

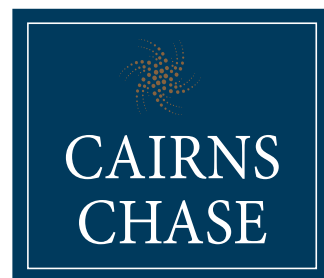




BALMORAL 4-BED DETACHED HOUSE

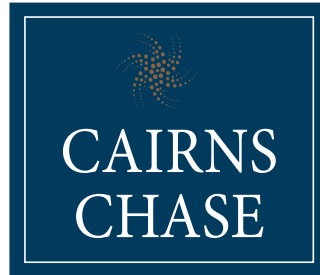
A STUNNING DEVELOPMENT

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*Cairns Chase offers a wide range of property types including 2, 3 and 4 bedroom houses in a stylish mix of detached, semi detached and link layouts plus three bungalow designs. All our homes feature carefully considered interiors that have been beautifully designed to meet modern lifestyles.*





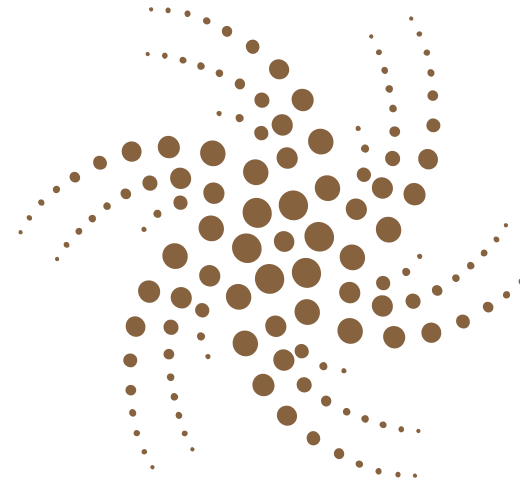
## SPOILT FOR CHOICE

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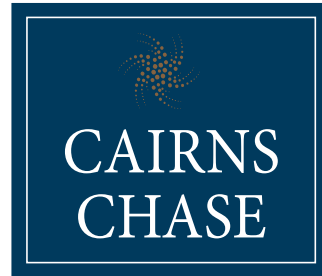
Story Homes is renowned for its distinctive street scenes and Cairns Chase doesn't disappoint with natural stone, brick and render adding to the charm and character of Stainburn. Whether you're looking for your first home, or you need more space for a growing family, you'll be spoilt for choice here. There is a fantastic selection of 2, 3 and 4-bedroomed properties and bungalows too.

Our homes combine practical features with 21<sup>st</sup> century design incorporating fully fitted kitchens and contemporary bathrooms. 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.

In the centre of this lovely development there's a green, which provides plenty of space to enjoy the outdoors (shown to the left).







## IDEALLY LOCATED

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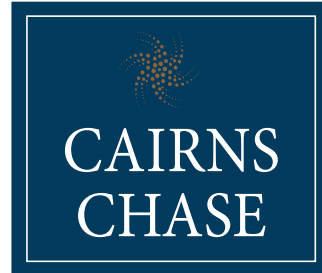
Stainburn is ideally situated for commuting with good connections into the town of Workington, and further afield to Keswick and the Lakes via the A66. The A596 road links the Workington area with Maryport and with links to Whitehaven via the A595 ensuring that all areas of the Coastal region can be reached. Cumbrian Coast Line provides regular train services from Workington station to Carlisle and Barrow-in-Furness, occasionally with through trains to Newcastle, Lancaster and Preston.

As well as being great for the commuter, the location is perfect for a work/social life balance with easy access to many of the County's star tourist attractions. As Workington sits astride the River Derwent, with views over the Solway Firth and with the backdrop of The Lakes, Stainburn is a location which offers an abundance of opportunities to venture outside. Whether that is for a calm stroll along the coastal footpaths or a more challenging hike up Lord's Rake, there is something for everyone.



*Leisure time in Workington can never be described as lacking as the activities on offer suit the interests of all ages. The £50 million pound regeneration of Washington Square has created a fantastic new hub for retail in West Cumbria.*





## OUT & ABOUT

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In 2007, The Royal Institution of Chartered Surveyors named Washington Square as the 'best commercial project' in the North West of England. The project brought with it an array of high street stores making Washington Square the ideal visit for a spot of retail therapy. As well as a retail space the wealth of culture in the Town can be seen through several public art installations. Simon Hitchens 'The Coastline' and 'Glass Canopies' designed by Alexander Beleschenko are just a few of the pieces that accompany 'The Lookout Clock': a striking interactive clock in the heart of the town centre.

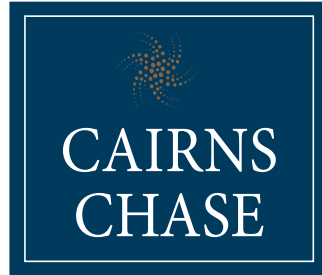
Workington's nightlife offers something for everyone too with live music, a plaza cinema, ten pin bowling and many delicious eateries. Something for the weekend could include a walk to a soft play area for the children. Or for those seeking a family adventure, Maryport Aquarium, Whitehaven Marina and The Lake District are all just a short distance away providing endless hours of fun. As well as being known for Rugby and Football, the town is home to the Comets, a professional speedway team which compete in the British Speedway Premier League.



*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.*







## THE STORY DIFFERENCE

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We've been building quality, high specification, aspirational homes for over 25 years. During that time we have continued to meet the aspirations of hundreds of buyers by continuing to build desirable, properties throughout the region. 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.

And remember we include many extras as standard in your new home too (see 'What's included' page).

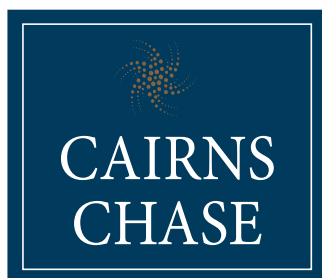




*\*Story Homes include many extras as standard whereas other house builders may charge for them as 'extras'.*

*\*Majority of plots*





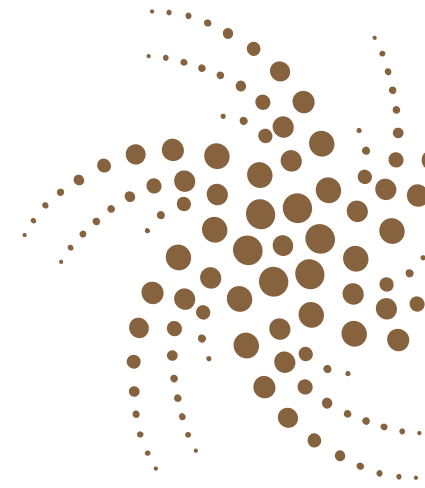
## HIGH SPECIFICATION COMES AS STANDARD

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- '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.







STYLISH, MODERN LIVING

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CAIRNS  
CHASE

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.



DEVELOPMENT LAYOUT

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# CAIRNS CHASE

## HOUSE TYPES

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



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



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



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



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



**The Banbury**  
*3 Bedroom Detached Bungalow*  
*Single Detached Garage/Driveway Parking*



**The Chester**  
*3 Bedroom Semi-Detached House*  
*Single Detached Garage*



**The Hastings**  
*3 Bedroom Semi-Detached House*  
*Driveway Parking*



**The Kingston**  
*3 Bedroom Semi-Detached or Linked House*  
*Driveway Parking*



**The Wilmslow**  
*3 Bedroom Detached Bungalow*  
*Single Detached Garage*



**The Stafford**  
*2 Bedroom Semi-Detached Bungalow*  
*Driveway Parking*



**The Osier**  
*3 Bedroom Semi-Detached or Linked House*  
*Driveway Parking*



**The Alder**  
*2 Bedroom Semi Detached or Linked House*  
*Driveway Parking*

# BALMORAL: 4-BED DETACHED WITH SINGLE INTEGRAL GARAGE

Approximate 1,724 sq ft

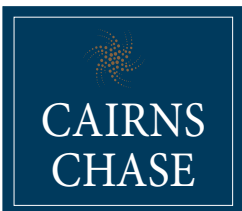


## Ground Floor Dimensions:

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

## First Floor Dimensions:

Master Bedroom: 4989 x 3610 [16'-5" x 11'-10"]  
Bedroom 2: 4990 x 3610 [16'-5" x 11'-10"]  
Bedroom 3: 4325 x 3754 [14'-2" x 12'-4"]  
Bedroom 4: 3255 x 4041 [10'-8" x 13'-3"]





# TAUNTON: 4-BED DETACHED WITH SINGLE INTEGRAL GARAGE

Approximate 1,592 sq ft



## Ground Floor Dimensions:

Lounge: 4055 x 5670 [13'-4" x 18'-7"]

Kitchen/Breakfast: 6692 x 3635 [22'-0" x 11'-11"]

Dining: 3321 x 3635 [10'-11" x 11'-11"]

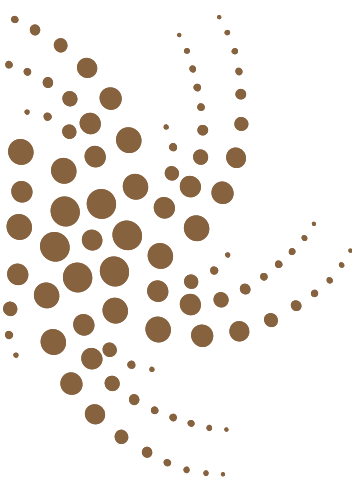
## First Floor Dimensions:

Master Bedroom: 3190 x 6115 [10'-6" x 20'-1"]

Bedroom 2: 4055 x 3156 [13'-4" x 10'-4"]

Bedroom 3: 3978 x 3205 [13'-1" x 10'-6"]

Bedroom 4: 2733 x 3751 [9'-0" x 12'-4"]



## ARUNDEL (2 & 3 BAYS): 4-BED DETACHED WITH SINGLE DETACHED GARAGE

Approximate 1,429 sq ft. Dimensions/layout show 3 bay arrangement

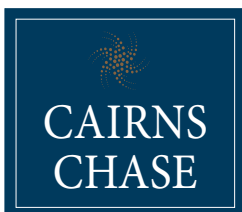


### Ground Floor Dimensions:

Lounge:	3715 x 7205 [12'-2" x 23'-8"]
Kitchen/Dining:	3331 x 7205 [10'-11" x 23'-8"]
Utility:	2235 x 1668 [7'-4" x 5'-6"]

### First Floor Dimensions:

Master Bedroom:	3334 x 4010 [10'-11" x 13'-2"]
Guest Bedroom:	3715 x 3221 [12'-2" x 10'-7"]
Bedroom 3:	3245 x 3195 [10'-8" x 10'-6"]
Bedroom 4:	3324 x 2405 [10'-11" x 7'-11"]



# WARWICK: 4-BED DETACHED WITH SINGLE INTEGRAL GARAGE

Approximate 1,402 sq ft



## Ground Floor Dimensions:

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"]

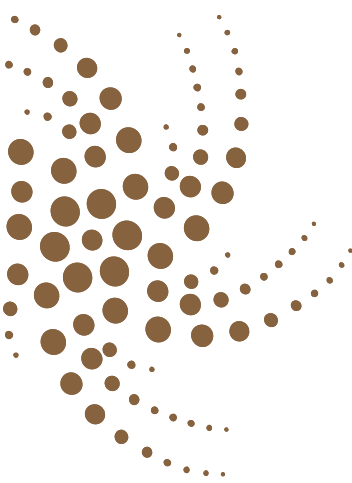
## First Floor Dimensions:

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"]



# DURHAM: 4-BED DETACHED WITH SINGLE INTEGRAL GARAGE

Approximate 1,334 sq ft

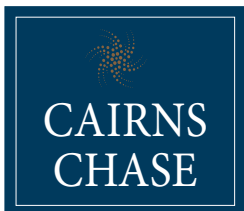


## Ground Floor Dimensions:

Lounge: 3605 x 4867 [11'-10" x 16'-0"]  
Kitchen/Dining: 7655 x 3050 [25'-2" x 10'-0"]

## First Floor Dimensions:

Master Bedroom: 3605 x 4901 [11'-10" x 16'-1"]  
Bedroom 2: 2800 x 3780 [9'-2" x 12'-5"]  
Bedroom 3: 2667 x 3535 [8'-9" x 11'-7"]  
Bedroom 4: 2069 x 3085 [6'-9" x 10'-2"]



# GREENWICH: 4-BED DETACHED WITH SINGLE INTEGRAL GARAGE

Approximate 1,261 sq ft



## Ground Floor Dimensions:

Lounge: 4605 x 3492 [15'-1" x 11'-6"]

Kitchen/Breakfast: 2900 x 4341 [9'-6" x 14'-3"]

Dining Room: 2925 x 3011 [9'-7" x 9'-11"]

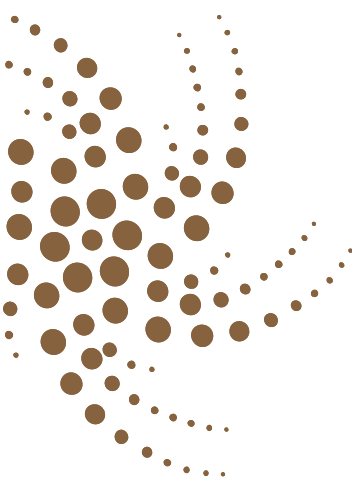
## First Floor Dimensions:

Master Bedroom: 3668 x 3527 [12'-0" x 11'-7"]

Bedroom 2: 3873 x 3060 [12'-9" x 10'-1"]

Bedroom 3: 2730 x 3473 [9'-0" x 11'-5"]

Bedroom 4: 2503 x 2787 [8'-3" x 9'-2"]



# BANBURY: 3-BED DORMER BUNGALOW WITH DETACHED GARAGE OR SIDE PARKING

Approximate 1,069 sq ft

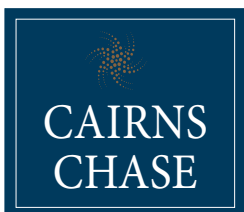


## Ground Floor Dimensions:

Lounge:	4415 x 4038 [14'-6" x 13'-3"]
Kitchen/Dining:	2930 x 3976 [9'-7" x 13'-1"]
Bedroom 2:	3238 x 3042 [10'-8" x 10'-0"]
Bedroom 3:	3268 x 2739 [10'-9" x 9'-0"]

## First Floor Dimensions:

Master Bedroom:	3583 x 4412 [11'-9" x 14'-6"]
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# CHESTER: 3-BED SEMI DETACHED WITH SINGLE DETACHED GARAGE

Approximate 1,031 sq ft

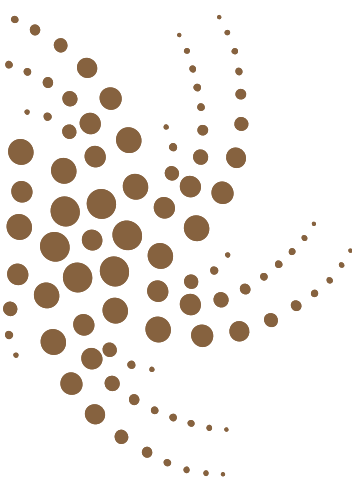


## Ground Floor Dimensions:

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 Dimensions:

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"]



## HASTINGS: 3-BED SEMI DETACHED / TERRACE WITH DRIVEWAY PARKING

Approximate 955 sq ft



### Ground Floor Dimensions:

Lounge: 3492 x 4792 [11'-6" x 15'-9"]

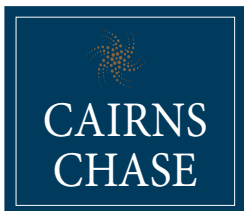
Kitchen/Dining: 5068 x 2785 [16'-8" x 9'-2"]

### First Floor Dimensions:

Master Bedroom: 3752 x 3261 [12'-4" x 10'-8"]

Bedroom 2: 2721 x 2820 [8'-11" x 9'-3"]

Bedroom 3: 2231 x 2820 [7'-4" x 9'-3"]





# KINGSTON: 3-BED SEMI DETACHED WITH DRIVEWAY PARKING

Approximate 846 sq ft



## Ground Floor Dimensions:

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

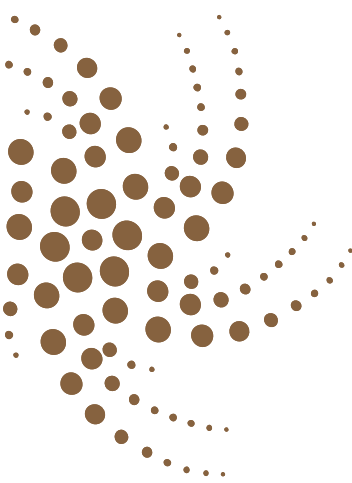
Kitchen/Dining: 2581 x 4885 [8'-6" x 16'-0"]

## First Floor Dimensions:

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"]



# WILMSLOW: 3-BED DETACHED BUNGALOW WITH DETACHED GARAGE

Approximate 843 sq ft



## Floor Dimensions:

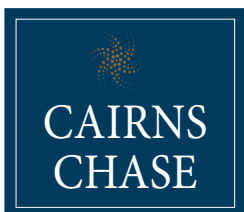
Lounge: 4451 x 3225 [14'-7" x 10'-7"]

Kitchen/Dining: 4451 x 2965 [14'-7" x 9'-9"]

Master Bedroom: 4165 x 3390 [13'-8" x 11'-2"]

Bedroom 2: 3386 x 3400 [11'-1" x 11'-2"]

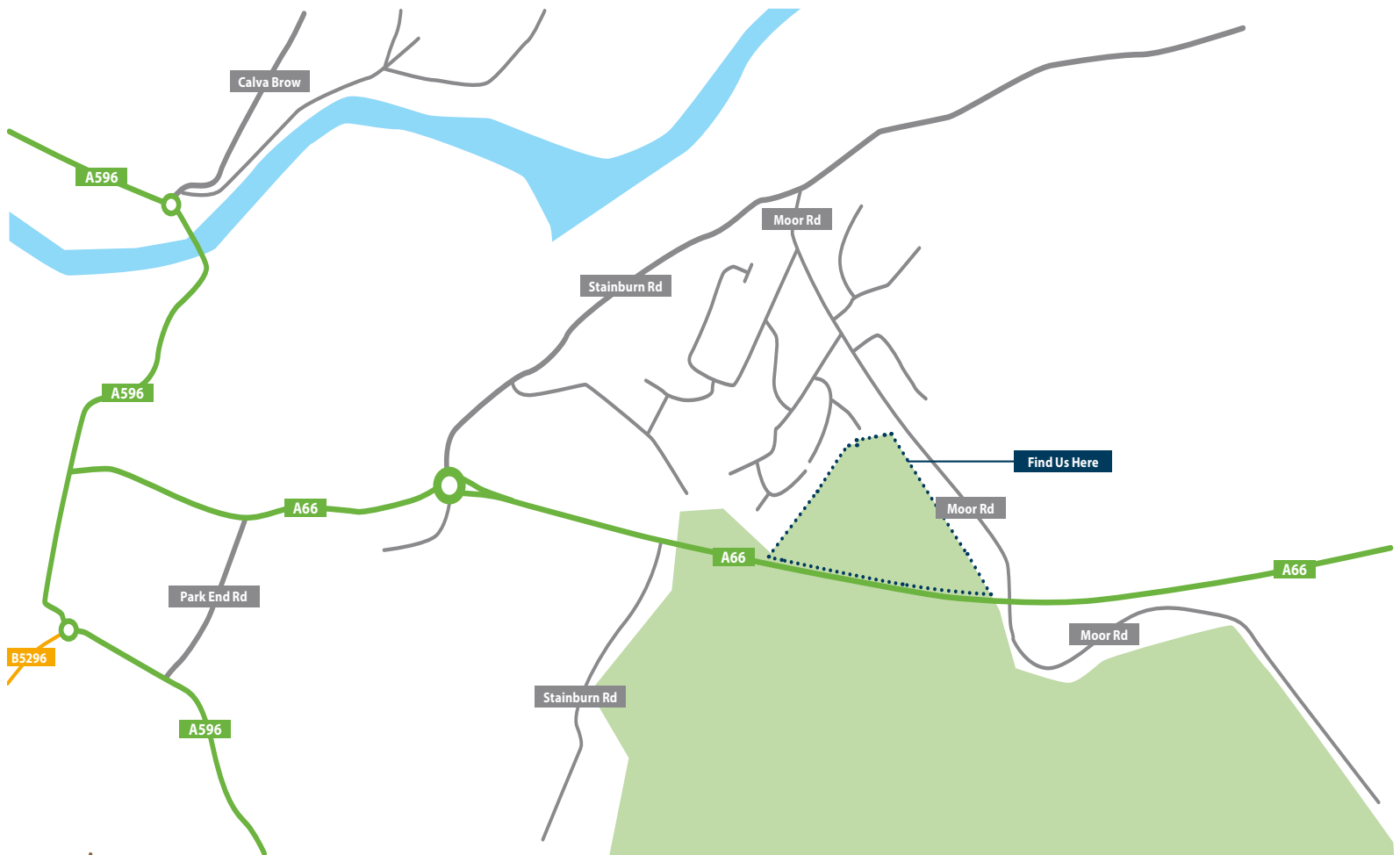
Bedroom 3: 2898 x 2230 [9'-6" x 7'-4"]



## HOW TO FIND US

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Postcode: CA14 1XH



## HOW TO CONTACT US

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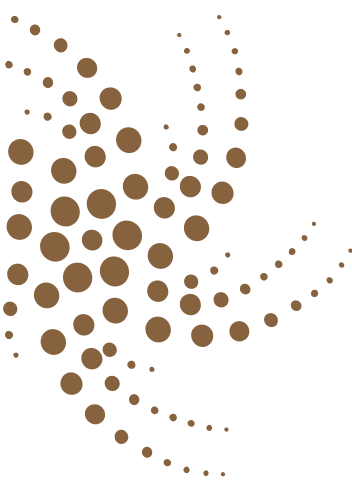
Tel Julie: 07811 201649

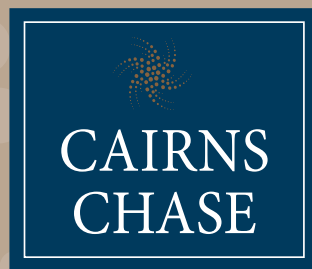
Email: CairnsChase@storyhomes.co.uk

[www.storyhomes.co.uk](http://www.storyhomes.co.uk)

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

 @storyhomes





## CONTACT STORY HOMES

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Story House, Lords Way, Carlisle, Cumbria, CA6 4SL

Cairns Chase telephone: Julie on 07811 201649

Email: [cairnschase@storyhomes.co.uk](mailto:cairnschase@storyhomes.co.uk)