



THE  
BEECHES

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NATLAND ROAD KENDAL



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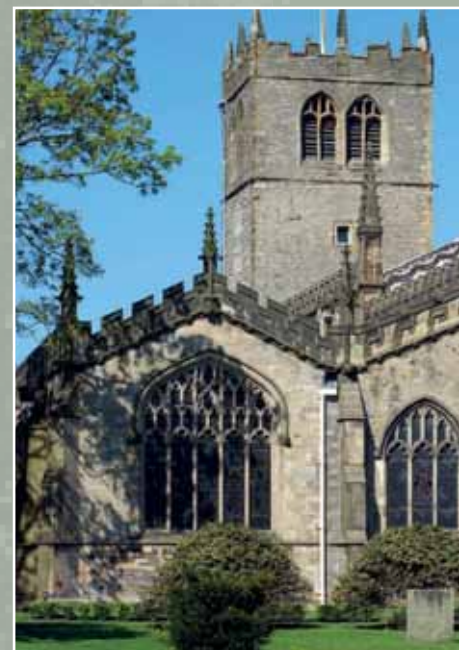
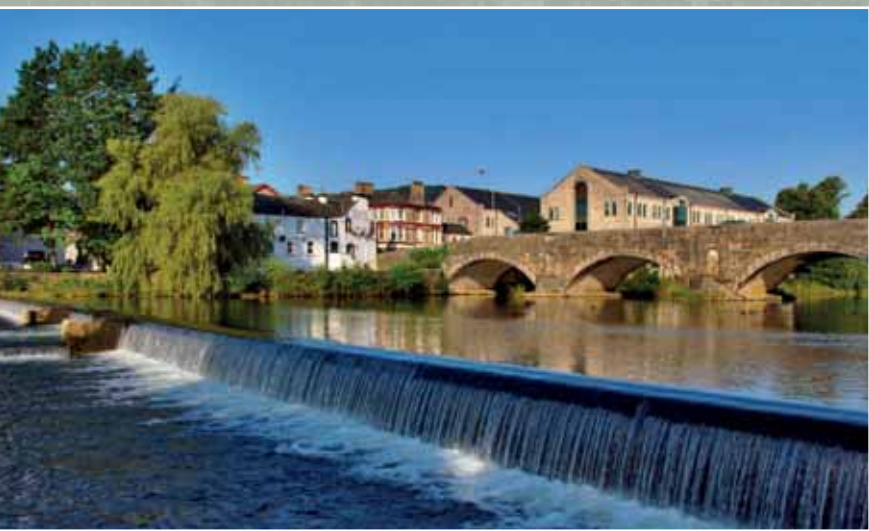




# THE BEECHES

NATLAND ROAD KENDAL

*Story Homes is pleased to release a beautiful development of 76 new homes to Kendal. 'The Beeches' is an executive development of 2, 3, 4 and 5 bedroom properties, beautifully finished to a high specification. And as with any Story Homes development, the design and aesthetics of The Beeches is very much in keeping with the area's heritage, incorporating the grey limestone for which the town is renowned.*



# THE BEECHES

NATLAND ROAD KENDAL

Kendal is a small and charming town and is rich in history, holding the accolade of once being one of the most important woollen textile centres in the country, hence its motto 'Pannus Mihi Panis' which translates to 'Cloth is my bread'. The industry produced cottons, cloth and leather and brought fame and wealth to the town for over 600 years. It has been a centre for shoe making and carpet manufacturing, and is also famed for the popular Kendal Mint Cake, which was famously taken by Sir Edmund Hilary on the first successful ascent of Mt. Everest.

Lying on the banks of the River Kent, this bustling market town is often seen as the Southern gateway to the Lake District. Less than a mile away from the

National Park boundary it is a location which offers some of the most picturesque views in Cumbria. Walking through the stunning streets and ginnels of the town centre is a delight with its distinctive limestone, which has earned Kendal the archaic nickname "The Auld Grey Town".

A number of historic buildings occupy the town including Kendal Castle which was built around 1200, and was once home to the Parr family, whose most famous member, Catherine, was a former wife of Henry VIII. The five aisled Parish Church which dates from the 13th century is the largest in Cumbria and is now considered one of England's great churches.









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NATLAND ROAD KENDAL

Today, high street names and brands sit alongside the fantastic collection of speciality craft and market stalls making for a relaxing and enjoyable shopping experience. Recent renovations to the town provide a safe pedestrian friendly route around all shops and retail centres such as the Westmorland Shopping Centre, Wainwright's Yard, and The Elephant Yard Shopping Centre. Large supermarket chains are located in the area with Asda on the doorstep of the site which has pedestrian access from the development via Natland Mill Beck Lane.

With a wide variety of leisure activities in the town you will never be stuck for something to do in your spare time. The town centre itself boasts a great range of bars, pubs and restaurants offering good food and a friendly atmosphere. The Brewery Arts Centre boasts a pub and three-screen cinema. The area's fantastic local arts and culture is showcased in galleries and museums such as the Kendal Museum and Abbot Hall Art Gallery.

An array of festivals take place throughout the year from the Kendal International Street Arts Festival to the Kendal Torchlight Carnival and the Westmorland Beer and Cider Festival to the Kendal Mountain Festival. But arguably the most popular and famous festival of them all is Kendal Calling, which started out in Kendal, and won 'Best Medium Festival 2013'.





Kendal offers excellent transport links and is easily accessible by roads and railways. The town lies only 8 miles from Junction 36 off the M6, with the A6 also passing through the town centre. Kendal has its own railway station and Oxenholme Lake District railway station is only 2 miles south which is on the West Coast Main Line from London to Glasgow. With a bus station in the town centre too, getting around couldn't be easier.

For the cycling enthusiast there are plenty of travel options. Located in close proximity to this superb development is a dedicated cycle track. It runs along the old Lancaster canal route, directly from

the site to Canal Head Close and on to the town centre. With country lanes, and quiet roads around the town, there are a variety of different cycling routes in the area on offer.

Kendal Leisure Centre is ideally located and includes a gym and swimming pool, plus it's great for indoor football, badminton and more. The country's tallest indoor climbing wall can be found at Lakeland Climbing Centre, Cumbria's premier climbing centre. There are two golf courses close by, offering some of the most picturesque views in golf, and a driving range too.



*9 out of 10 buyers  
of a Story Home  
would recommend  
us to a friend*





# THE BEECHES

NATLAND ROAD KENDAL

Story Homes has secured a top 'Five 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 other house builders including Lovell, Persimmon Homes, Bovis and Keepmoat.

A Five Star rating is judged upon results from customers, revealing that nine out of ten new Story Home buyers are satisfied with the overall quality of their home and also reveal that nine out of ten new home buyers would recommend Story Homes to a friend.

Customer care 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 care.





With a new home, you'll be doing your best for the environment as it is greener and more economical to run than an older property, uses less energy and produces significantly lower CO2 emissions too.\*

Lower running costs include:

- 'A' rated kitchen appliances
- 4/2.6 litre dual flush toilets
- 100% 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.

Over 94% of site generated waste is recycled.



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NATLAND ROAD KENDAL

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 fit AEG/Electrolux 'A' rated kitchen appliances 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 so as well as being sustainable, our homes will save you money too\*.

Each home has a smart meter, allowing owners to analyse their energy consumption. Together with efficient water use appliances, thermally efficient building materials and an air tight design, the overall energy demands of the house are reduced.

\*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.)

Contemporary  
down lighters

Quality, AEG/Electrolux  
integrated appliances

Stainless steel  
extractor  
and hob







Feature fire/  
fire surround



French doors  
to patio, turfed  
and fenced  
rear garden

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

- 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)
- '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.

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

Stained  
staircase



Extensive  
tiling to  
kitchen and  
bathrooms

Large block  
paved  
driveway

\*Majority of plots



THE  
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# DEVELOPMENT LAYOUT

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 the Sales Executive on site. Images shown are representative of Story Homes' developments.

# KEY TO HOUSE TYPES



**Westminster**  
5 Bedroom Detached House  
Double Detached Garage



**Mayfair**  
5 Bedroom Detached House  
Double Integral Garage



**Balmoral**  
4 Bedroom Detached House  
Single Integral Garage



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



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



**Harrow**  
4 Bedroom Detached House  
Single Detached Garage



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



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



**Banbury**  
3 Bedroom Detached Bungalow  
Single Detached Garage



**Chester**  
3 Bedroom Detached House  
Single Detached Garage



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



**Hastings**  
3 Bedroom Semi-detached House  
Driveway Parking



**York**  
3 Bedroom Semi-detached House  
Driveway Parking



**Stafford**  
2 Bedroom Detached Bungalow  
Driveway Parking



**Epsom**  
2 Bedroom Semi-detached House  
Driveway Parking



**Hawthorn**  
2 Bedroom Terraced House  
Driveway Parking



# THE WESTMINSTER

5 Bedroom Detached House with Double Detached Garage  
Approximate square footage: 2,138 sq ft



## GROUND FLOOR DIMENSIONS:

Lounge:	4393 x 6366 [14'-5" x 20'-11"]
Kitchen/Family:	6855 x 4176 [22'-6" x 13'-9"]
Dining:	3950 x 2826 [13'-0" x 9'-3"]
Utility:	3060 x 1600 [10'-1" x 5'-3"]
Study:	3324 x 2586 [10'-11" x 8'-6"]

## FIRST FLOOR DIMENSIONS:

Master Bedroom:	4393 x 5203 [14'-5" x 17'-1"]
Bedroom 2:	3429 x 3484 [11'-3" x 11'-5"]
Bedroom 3:	2516 x 3966 [8'-3" x 13'-0"]
Bedroom 4:	2516 x 3966 [8'-3" x 13'-0"]
Bedroom 5:	3417 x 2881 [11'-3" x 9'-6"]



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# THE MAYFAIR

5 Bedroom Detached House with Double Integral Garage

Approximate square footage: 1,905 sq ft



## GROUND FLOOR DIMENSIONS:

Lounge: 3675 x 5530 [12'-1" x 18'-2"]

Kitchen: 3630 x 3706 [11'-11" x 12'-2"]

Dining / Family Room: 3375 x 5425 [11'-1" x 17'-10"]

Study: 2593 x 1604 [8'-6" x 5'-3"]

Utility: 3326 x 2231 [10'-11" x 7'-4"]

## FIRST FLOOR DIMENSIONS:

Master Bedroom: 4393 x 5118 [14'-5" x 16'-10"]

Bedroom 2: 3429 x 3484 [11'-3" x 11'-5"]

Bedroom 3: 2516 x 3915 [8'-3" x 12'-10"]

Bedroom 4: 2516 x 3915 [8'-3" x 12'-10"]

Bedroom 5: 3417 x 2881 [11'-3" x 9'-6"]



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# THE BALMORAL

4 Bedroom Detached House with Integral Garage  
Approximate square footage: 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"]



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# THE TAUNTON

4 Bedroom Detached House with Integral Garage

Approximate square footage: 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"]



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# THE WARWICK

4 Bedroom Detached House with Integral Garage  
Approximate square footage: 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"]



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# THE HARROW

4 Bedroom Detached House with Detached Garage

Approximate square footage: 1,407 sq ft



## GROUND FLOOR DIMENSIONS:

Lounge: 3715 x 6530 [12'-2" x 21'-5"]

Kitchen / Dining: 3331 x 6530 [10'-10" x 21'-5"]

Utility: 1668 x 2235 [5'-6" x 7'-4"]

## FIRST FLOOR DIMENSIONS:

Master Bedroom: 3334 x 3848 [10'-11" x 12'-8"]

Guest Bedroom: 3715 x 3221 [12'-2" x 10'-7"]

Bedroom 3: 3245 x 3195 [10'-8" x 10'-6"]

Bedroom 4: 3324 x 2567 [10'-11" x 8'-5"]



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# THE DURHAM

4 Bedroom Detached House with Integral Garage  
Approximate square footage: 1,335 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"]



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# THE GREENWICH

4 Bedroom Detached House with Integral Garage

Approximate square footage: 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"]



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# THE BANBURY

3 Bedroom Dormer Bungalow with Detached Garage  
Approximate square footage: 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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# THE CHESTER

3 Bedroom Semi / Detached House with Detached Garage

Approximate square footage: 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"]



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# THE HASTINGS

3 Bedroom Semi Detached House with Driveway Parking  
Approximate square footage: 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"]



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# THE YORK

3 Bedroom Semi Detached House with Driveway Parking  
Approximate square footage: 805 sq ft



## GROUND FLOOR DIMENSIONS:

Lounge: 3707 x 4878 [12'-2" x 16'-0"]

Kitchen / Dining: 4707 x 2628 [15'-5" x 8'-8"]

## FIRST FLOOR DIMENSIONS:

Master Bedroom: 2588 x 4090 [8'-6" x 13'-5"]

Bedroom 2: 2588 x 3366 [8'-6" x 11'-1"]

Bedroom 3: 2018 x 2484 [6'-7" x 8'-2"]



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# THE EPSOM

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



## GROUND FLOOR DIMENSIONS:

Lounge: 4606 x 4213 [15'-1" x 13'-10"]

Kitchen: 2460 x 2393 [8'-1" x 7'-10"]

Dining: 2146 x 2093 [7'-1" x 6'-10"]

## FIRST FLOOR DIMENSIONS:

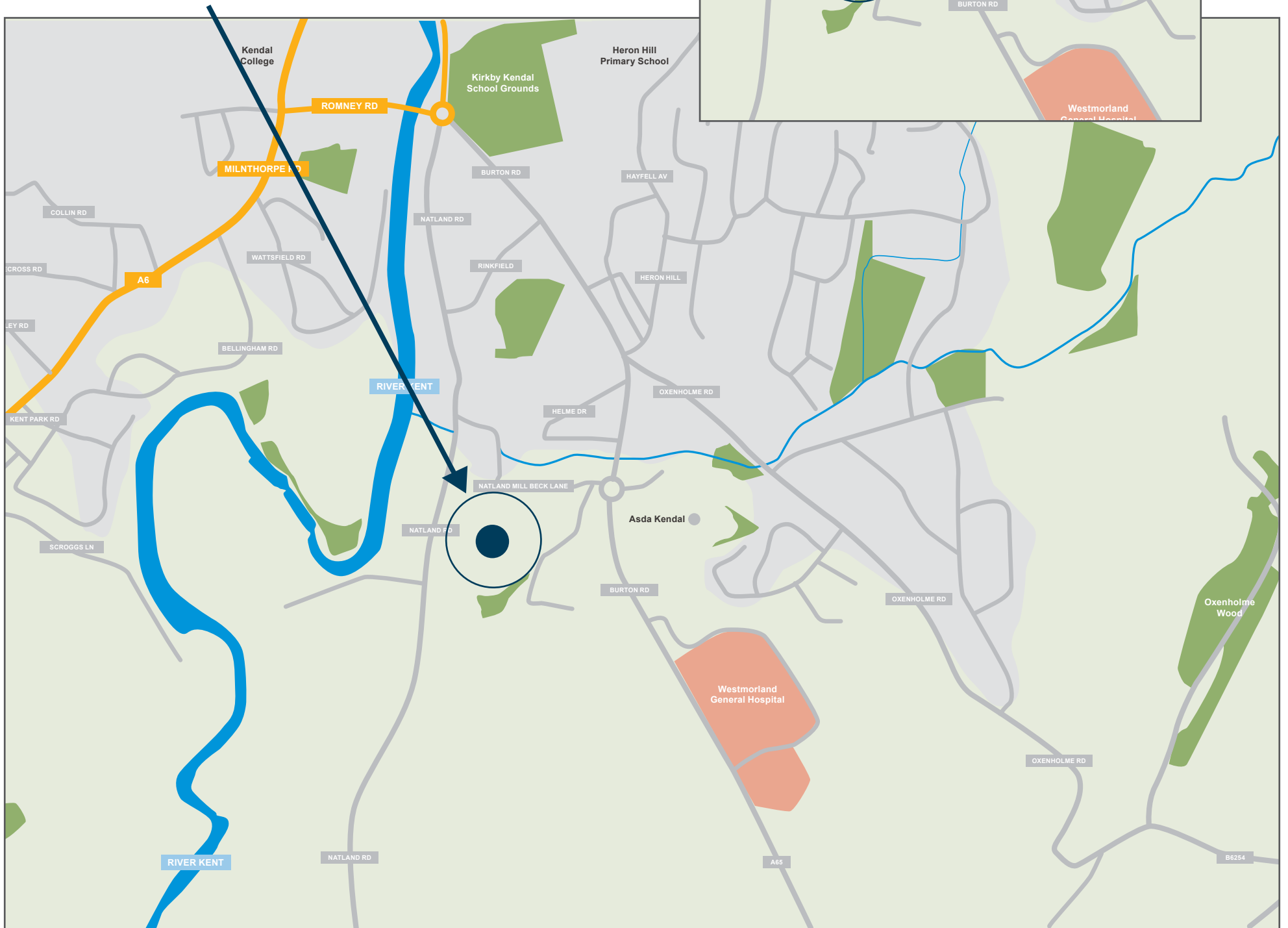
Master Bedroom: 4606 x 3151 [15'-1" x 10'-4"]

Bedroom 2: 2481 x 3489 [8'-2" x 11'-5"]



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