

THE  
GRANGE  

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AT DALSTON





WELCOME TO

THE  
GRANGE  

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AT DALSTON





‘The Grange’ is a stunning, high quality development of 2, 3, 4 and 5 bedroom properties, impeccably finished to a high specification, with generously proportioned interiors.

These sought after homes appeal to those with discerning taste. Beyond the attractively finished exteriors, which incorporate a mix of stone, brick and render, you’ll discover spacious and light filled living spaces. And to the rear of our properties, turfed and fenced gardens with flagged patios, complete these exceptional homes.

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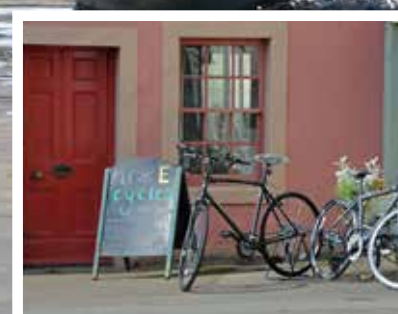


TRANQUIL CONVENIENCE

The charming village of Dalston offers an abundance of leisure activities including tennis courts, recreational parks, a golf course, a bowling green and sports pitches, whilst Sowerby Wood and the meandering River Caldeu, allow for peaceful walks.

The village boasts excellent services including a butcher's, baker's, two pubs, pharmacy, doctor and dentist surgeries, a newly opened Co-op, specialist shops, a vet's and a Post Office.

Dalston also has its own schools including a nursery, primary and secondary schools, all of which receive acclaim from Ofsted and are much sought after.



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AN IDEAL LOCATION

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Four miles from Dalston is the historic yet lively city of Carlisle which has an abundance of restaurants, bars and cafes, shops (both specialist and high street names) and sporting venues including Carlisle racecourse. The city has excellent cultural and historical venues too including a Castle, Cathedral and Tullie House Museum and Art Gallery. The city regularly plays host to food and continental markets.

Dalston provides easy access to Carlisle, the West coast and the M6 Motorway. The village has a regular bus service and its own train station.

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SUMPTUOUS SPACIOUS HOMES  
FINISHED TO STORY HOMES'  
EXACTING STANDARDS

For nearly 30 years Story Homes has 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 the 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 15 or 20 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).

THE  
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HIGH SPECIFICATION  
AT NO EXTRA COST

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Here are just a few things we include as standard at The Grange.\* 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 bathrooms
- Fire / fire surround
- Burglar alarm
- Stained staircase.

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

\*Majority of plots

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## STORY HOMES AWARDED HIGHEST 5 STAR CUSTOMER SATISFACTION RATING



For the third year running Story Homes has secured a top '5 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 many of our competitors.

A 5 Star rating is judged upon results from our

customers - the results confirmed that our buyers are satisfied with the overall quality of their home and would recommend Story Homes to a friend.

Customer satisfaction 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 service.

In a separate independent customer survey by 'In-house', Story Homes attracted both an outstanding and a gold award for customer satisfaction, revealing that 97% of our buyers would recommend us to a friend.



THE  
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AWARD WINNING DESIGN WHICH  
COULD SAVE YOU MONEY

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.

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.)



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## HOUSETYPES

- 
**Taunton**  
 4 Bedroom Detached House  
 Integral Single Garage
- 
**Arundel**  
 4 Bedroom Detached House  
 Single Detached Garage
- 
**Harrow**  
 4 Bedroom Detached House  
 Single Detached Garage
- 
**Durham**  
 4 Bedroom Detached House  
 Integrated Single Garage
- 
**Hereford**  
 4 Bedroom Semi-Detached House  
 Driveway Parking / Parking Court
- 
**Greenwich**  
 4 Bedroom Detached House  
 Integral Single Garage
- 
**Guildford**  
 3 Bedroom Townhouse  
 Parking Court
- 
**Poplar**  
 4 Bedroom Detached House  
 Integrated Single Garage
- 
**Oak**  
 3 Bedroom Detached House  
 Integrated Single Garage
- 
**Marlborough**  
 2 Bedroom Apartments  
 Parking Court

**CONSUMER  
CODE FOR  
HOME BUILDERS**

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

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 Executives on site. Images shown are representative of Story Homes' developments.

The Consumer Code for Home Builders was developed by the home-building industry and introduced in April 2010 to make the home buying process fairer and more transparent for purchasers.

Find out more at:  
[www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com)

\*majority of plots

THE  
**TAUNTON**

4-BED DETACHED WITH INTEGRAL SINGLE GARAGE  
Approx sq ft: 1,592



**GROUND FLOOR:**

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:**

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"]

GROUND FLOOR

FIRST FLOOR



THE  
**ARUNDEL**

4-BED DETACHED (2 & 3 BAYS) WITH DETACHED SINGLE GARAGE  
Approx sq ft: 1,429 (2 bays) and 1,440 (3 bays)



**GROUND FLOOR:**

Lounge:	3715 x 7205 [12'-2" x 23'-8" into bay]
Kitchen / Dining:	3715 x 7205 [12'-5" x 23'-8" into bay]

**FIRST FLOOR:**

Master Bedroom:	3334 x 4010 [10'-11" x 13'-2"]
Bedroom 2:	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"]

GROUND FLOOR

FIRST FLOOR



THE  
**HARROW**

4-BED DETACHED WITH DETACHED SINGLE GARAGE  
Approx sq ft: 1,407



**GROUND FLOOR:**

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:**

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"]

GROUND FLOOR



FIRST FLOOR



THE  
**DURHAM**

4-BED DETACHED WITH INTEGRAL SINGLE GARAGE  
Approx sq ft: 1,334



**GROUND FLOOR:**

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

**FIRST FLOOR:**

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"]

GROUND FLOOR



FIRST FLOOR



# THE HEREFORD

4-BED SEMI / TERRACE TOWNHOUSE (2 1/2 storey) WITH DRIVEWAY  
PARKING / COURTYARD PARKING / CAR PORT. Approx sq ft: 1,288



## GROUND FLOOR:

Lounge: 4775 x 5238 [15'-8" x 17'-2"]

Kitchen / Diner: 2580 x 5417 [8'-6" x 17'-9"]

## FIRST FLOOR:

Bedroom 2: 2608 x 4086 [8'-7" x 13'-5"]

Bedroom 3: 2608 x 3792 [8'-7" x 12'-5"]

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

## SECOND FLOOR:

Master Bedroom: 3692 x 6525 [12'-1" x 21'-5"]

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THE  
GREENWICH

4-BED DETACHED WITH INTEGRAL SINGLE GARAGE  
Approx sq ft: 1,261



**GROUND FLOOR:**

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:**

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"]

GROUND FLOOR

FIRST FLOOR



THE  
GUILDFORD

3-BED TERRACED TOWNHOUSE WITH DETACHED SINGLE GARAGE /  
COURTYARD PARKING / CAR PORT. Approx sq ft: 1,164



**GROUND FLOOR:**

Kitchen / Family / Dining: 4494 x 7880 [14'-9" x 25'-10"]

**FIRST FLOOR:**

Lounge: 4494 x 3430 [14'-9" x 11'-3"]  
 Bedroom 3: 2357 x 2520 [7'-9" x 8'-3"]

**SECOND FLOOR:**

Master Bedroom: 4494 x 2951 [14'-9" x 9'-8"]  
 Bedroom 2: 4494 x 2965 [14'-9" x 9'-9"]

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



THE  
**POPLAR**

4-BED DETACHED WITH INTEGRAL SINGLE GARAGE  
Approx sq ft: 1,111



**GROUND FLOOR:**

Lounge:	4359 x 3888 [14'-4" x 12'-9"]
Kitchen:	3043 x 3015 [9'-10" x 9'-11"]
Dining:	2509 x 2476 [8'-3" x 8'-2"]

**FIRST FLOOR:**

Master Bedroom:	3340 x 3563 [11'-0" x 11'-8"]
Bedroom 2:	3413 x 3228 [11'-2" x 10'-7"]
Bedroom 3:	3340 x 2860 [11'-0" x 9'-5"]
Bedroom 4:	3413 x 1970 [11'-2" x 6'-6"]

GROUND FLOOR

FIRST FLOOR



THE  
**OAK**

3-BED DETACHED WITH INTEGRAL SINGLE GARAGE  
Approx sq ft: 896



**GROUND FLOOR:**

Kitchen:	3605 x 2855 [11'-10" x 9'-4"]
Lounge:	3723 x 4212 [12'-3" x 13'-10"]

**FIRST FLOOR:**

Master Bedroom:	3469 x 3648 [11'-5" x 12'-0"]
Bedroom 2:	3605 x 2855 [11'-10" x 9'-4"]
Bedroom 3:	2833 x 2002 [9'-4" x 6'-7"]

GROUND FLOOR

FIRST FLOOR



# THE MARLBOROUGH

2-BED APARTMENT WITH COURTYARD PARKING  
Approx sq ft: 733



## GROUND FLOOR:

Kitchen / Lounge: 6643 x 4550 [21'-10" x 14'-11"]

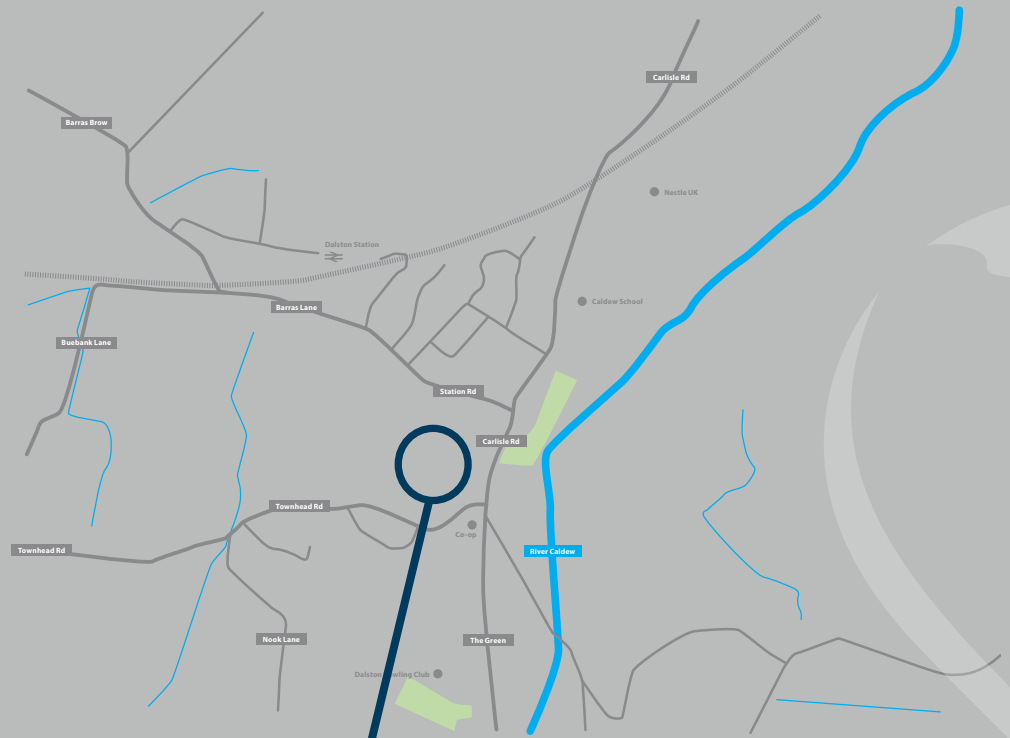
Master Bedroom: 3255 x 4269 [10'-8" x 14'-0"]

Bedroom 2: 3273 x 3037 [10'-9" x 10'-0"]

## GROUND FLOOR



# THE GRANGE AT DALSTON



WE ARE HERE

TOWNHEAD ROAD CA5 7LF





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