



The Meadows

... an exclusive development in the heart of the Eden Valley



Welcome to The Meadows



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A beautiful rural development

Story Homes is bringing a beautiful development of 48 new homes to Lazonby near Penrith. 'The Meadows' is a superb development of 2, 3 and 4 bedroom properties, impeccably finished to a high specification, with generously proportioned interiors.

These sought after homes will 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.



Some images are courtesy of www.golakes.co.uk



A lovely village

Lazonby is a lovely village which sits on a hill looking down on the river Eden, boasting stunning views of the Pennines. Famed for its red sandstone, which was quarried from Lazonby fell, houses built of this stone are very evident locally. Lazonby Bridge, over the River Eden, is a fine example of the timelessness of the material. And

as with any Story Homes development, the design and aesthetics of The Meadows is very much in keeping with the area's heritage, incorporating red sandstone on many of its desirable properties and ensuring that the development nestles happily amongst other properties in the village.



Ideally located with excellent amenities _____

Lazonby is ideally located in the Lower Eden Valley about 8 miles north east of Penrith and 17 miles from Carlisle. The scenic River Eden runs through the village and boasts one mile of fishing available to all Parish residents (subject to having a national rod license).

Lazonby has excellent amenities for a village its size; including two pubs, a primary school, a supermarket and post office and a swimming pool. It is also home to the Bells of Lazonby bakery business.

As well as offering easy access to the major road networks and giving excellent commuting options, the village is situated on the picturesque Settle-Carlisle railway line. There is a wooden toy shop, Croglin Toys, which is located in the old school (approx. 18th century), and an independent petrol station. The village has its own hall with a packed programme of events, and snooker club.









Close to the bustling market town of Penrith

Penrith is a thriving market town, nestled between the internationally renowned Lake District National Park to the west, and the imposing Pennines to the east, giving many opportunities for outdoor fun; Penrith even has its own golf course. The town is ideally located for the M6 Motorway, A6 and A66 and boasts excellent train links, being on the west coast main line.

Renowned for its wealth of specialist shops, Penrith offers an interesting choice of goods and fine foods, intermingled with a variety of supermarkets including Sainsbury's and Booths. A traditional town centre market and farmers' market boost the appeal of

the bustling town even further, attracting visitors from afar. There are a good choice of pubs, local and international restaurants and evening entertainment, including a cinema showing the latest releases.

There really is something for everyone here whether your interests lie in shopping, cultural pursuits or outdoor activities. Nearby Keswick has a renowned 'Theatre by the Lake' and The Sands Centre in Carlisle has a regular programme of performances attracting well known comedians, bands and stage productions the whole year round, whilst Rheged Visitor Centre is a perfect visitor attraction for all ages.



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Something for everyone

The Meadows offers something for everyone, boasting a superb mix of 2, 3 and 4-bedroom homes. Attractive exteriors incorporate sandstone, brick and render, adding to the charm and character of the area, whilst creating stunning street scenes. We offer a superb range of property types including detached, semi-detached, terraced and bungalows.

The layout of the development has been arranged to foster a genuine sense of community; we pride ourselves on building thriving neighbourhoods. We've helped many buyers over the years, from those looking for their first home together to families looking for more space, and it's this mix that helps a development to flourish.

We don't just build houses, we build communities.





Attention to detail

The inside of our properties won't leave you disappointed either with a high specification as standard and generously proportioned rooms; our attention to design and detail never fails to impress. We design with you in mind, adding French doors, dormer and bay windows and spacious halls and landings to enhance the light and airiness which typifies a Story Home.

And you can be assured that our attention to detail isn't just reserved for the homes we build. We start by choosing locations where people want to live and areas which offer good local facilities and transport routes. And with every Story Home you'll have the peace of mind of a 10-year warranty, the first two years of which are covered by our in-house award winning Customer Care team.









A great reputation

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 competitors 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 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 care.





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

*Majority of plots



So many extras included

Here are just a few things we include as standard at The Meadows.* 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

- 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)
- Extensive tiling to kitchen and bathrooms
- Fire / fire surround
- Burglar alarm
- Stained staircase.





Save money with 21st century modern living —

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 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.)







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

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HOUSE TYPES



Balmoral
4 Bedroom Detached House
Single Integral Garage



Arundel
4 Bedroom Detached House (3 Bay Version)
Single / Double Detached Garage



Warwick
4 Bedroom Detached House
Single Integral Garage



Durham
4 Bedroom Detached House
Single Integral Garage



Greenwich
4 Bedroom Detached House
Single Integral Garage



Carlisle
4 Bedroom Detached House
Single Integral Garage



Banbury
3 Bedroom Detached Dormer Bungalow
Single Detached Garage



Hastings
3 Bedroom Semi-Detached House
Driveway Parking



Rowan
3 Bedroom Semi-Detached House
Driveway Parking



Epsom
2 Bedroom Terraced House
Driveway Parking



Stafford
2 Bedroom Detached House
Driveway Parking



Hawthorn
2 Bedroom Semi-Detached/Terrace
Parking Court / Driveway Parking



THE BALMORAL

4 Bedroom Detached with Integral Garage

Approximate square footage: 1,724 sq ft



GROUND FLOOR

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

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"]



THE ARUNDEL (WITH BAY)

4 Bedroom Detached with Detached Garage

Approximate square footage: 1,440 sq ft



GROUND FLOOR

Lounge:

3715 x 7205 [12'-2" x 23'-8"]

Kitchen / Dining:

3776 x 7205 [12'-5" x 23'-8"]

Utility:

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

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"]



THE WARWICK

4 Bedroom Detached with Integral Garage

Approximate square footage: 1,402 sq ft



GROUND FLOOR

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

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"]



THE DURHAM

4 Bedroom Detached with Integral Garage

Approximate square footage: 1,334 sq ft



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"]



THE GREENWICH

4 Bedroom Detached with Integral Garage

Approximate square footage: 1,261 sq ft



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"]



THE CARLISLE

4 Bedroom Detached with Integral Garage

Approximate square footage: 1,177 sq ft



GROUND FLOOR

Lounge:

3092 x 4663 [10'2" x 15'4"]

Kitchen / Dining:

6156 x 2877 [20'3" x 9'5"]

Utility:

1722 x 2419 [5'8" x 7'11"]

FIRST FLOOR

Master Bedroom:

4062 x 3890 [13'4" x 12'9"]

Bedroom 2:

3290 x 3296 [10'10" x 10'10"]

Bedroom 3:

2575 x 3650 [8'5" x 12'0"]

Bedroom 4:

2938 x 3324 [9'8" x 10'11"]



THE BANBURY

3 Bedroom Detached Dormer Bungalow with Detached Garage

Approximate square footage: 1,069 sq ft



GROUND FLOOR

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

Master Bedroom:

3583 x 4412 [11'-9" x 14'-6"]



THE HASTINGS

3 Bedroom Semi Detached with Driveway Parking

Approximate square footage: 955 sq ft



GROUND FLOOR

Lounge:

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

Kitchen / Dining:

5068 x 2785 [16'-8" x 9'-2"]

FIRST FLOOR

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"]



THE STAFFORD

2 Bedroom Detached Bungalow with Driveway Parking

Approximate square footage: 713 sq ft



GROUND FLOOR

Lounge:

4415 x 4038 [14'-6" x 13'-3"]

Kitchen / Dining:

2930 x 3976 [9'-7" x 13'-1"]

Master Bedroom:

3238 x 4038 [10'-8" x 13'-3"]

Bedroom 2:

3268 x 2739 [10'-9" x 9'-0"]



THE EPSOM

2 Bedroom Terrace with Front/Side Parking

Approximate square footage: 711 sq ft



GROUND FLOOR

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

Master Bedroom:

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

Bedroom 2:

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



HOW TO FIND US







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 **Story Homes**

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