



Story
HOMES

The Ridings

DURDAR, CARLISLE, CA2 4QW

WELCOME TO
The Ridings

A collection of luxurious 3 and 4-bedroom homes
located on the south eastern fringe of Carlisle.



Superior

SPECIFICATION

At Story Homes, we vary house types and external finishes to create beautiful and unique developments that set us apart. We're proud to have been building high quality homes that people aspire to live in for more than 30 years and our developments stand the test of time, looking as impressive now as they did when they were first built.

Our attention to detail can be seen not only in the homes that we build, but also in the locations we choose and the customer service we provide throughout your journey with us. With every Story Home, you are covered with a 2-year Story Homes warranty and a 10-year Premier warranty.

Our homes offer something for everyone, with high quality fixtures and fittings included as standard.

IMPRESSIVE EXTERIORS

- French doors to patio
- Turfed gardens to front and rear
- 1.8m (6ft) boundary fence/wall to rear garden
- Paved patio
- External sensor light
- Large block paved driveway

LUXURIOUS BATHROOMS AND EN-SUITES

- Contemporary sanitary ware
- A choice of tiles from luxury Spanish brand, Porcelanosa

BEAUTIFUL KITCHENS

- Choose from a high quality range of cabinets and worktops
- Stainless steel splashback
- Chimney hood
- 'A' rated AEG and Electrolux Fully integrated appliances including:
 - Dishwasher
 - Stainless steel oven
 - 4-burner stainless steel gas hob
 - Integrated fridge/freezer



The Warwick bedroom



The Banbury exterior



The Warwick entrance



The Hereford lounge



The Warwick lounge

*The specification relates to the majority of plots and appliances and is dependent on house type design. Please note that the interior design, fittings and furnishings that make up our show homes are not part of our standard specification. Story Homes reserves the right to amend the specification. Please check individual plot specification and build stage with your Sales Executive, or see our specification guide.

Luxury
AS STANDARD

The Hereford
kitchen/dining area



DISCOVER THE STORY

Difference

The Kingston

The Arundel

The Warwick

Please note CGIs are for illustrative purposes only; external finishes including roof tile colours, brick, stone, render and landscaping may vary between plots.



IDEALLY
located



Stoneraise School	2 MILES
University of Cumbria	1.9 MILES
Carlisle College	2.3 MILES
St. Michael's School	4.8 MILES



Hammonds Pond	0.3 MILES
Carlisle Racecourse	0.7 MILES
Carlisle City Football Club	1.5 MILES
Eden Rock	2.4 MILES



M6	3.6 MILES
A6	3.8 MILES
A689	4.5 MILES
A595	8.8 MILES
Penrith	20.2 MILES
Gretna	17.3 MILES
Newcastle	62.4 MILES



Carlisle Train Station	2.0 MILES
Newcastle International Aiport	59.9 MILES
Edinburgh Aiport	109 MILES
Glasgow Preswick Aiport	102 MILES
Glasgow Aiport	109 MILES



Sustainable

LIVING

Our homes are built with sustainability in mind, with the aim of helping the environment as well as saving you money. A new build property is greener and more economical to run than an older property. It uses less energy and produces significantly lower CO₂ emissions which gives lower running costs, saving up to £1,410 pa on a 4-bed detached new build property*.

ENERGY SAVING FEATURES COULD INCLUDE:

- High levels of thermal efficiency
- 'A' rated kitchen appliances (majority of appliances)
- Dual flush toilets
- 100% energy efficient lighting

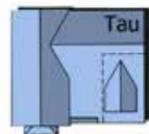


Photographed at D'Urton Manor, Preston

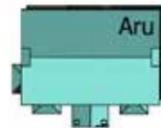
*A 4-bed detached Victorian house with some modern improvements has average yearly energy costs of £2,460. Whereas, the equivalent new build home that has been built to 2013 Building Regulations could have average yearly energy costs of £1,050, saving £1,410 per annum. SOURCE: new-homes.co.uk.

PICK YOUR PLOT AT

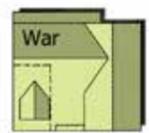
The Ridings



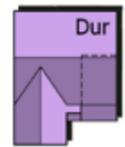
THE TAUNTON
4-bedroom
detached house
integral single garage



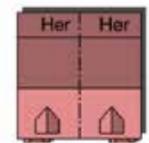
THE ARUNDEL
4-bedroom
detached house
single detached garage



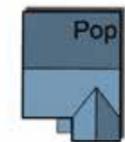
THE WARWICK
4-bedroom
detached house
integral single garage



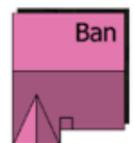
THE DURHAM
4-bedroom
detached house
integral single garage



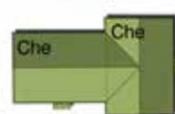
THE HEREFORD
4-bedroom
semi-detached house
with driveway parking



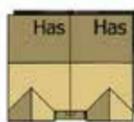
THE POPLAR
4-bedroom
detached house
integral single garage



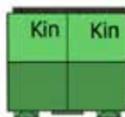
THE BANBURY
3-bedroom
dormer bungalow
with driveway parking



THE CHESTER
3-bedroom
semi-detached house
with driveway parking



THE HASTINGS
3-bedroom
semi-detached house
with driveway parking



THE KINGSTON
3-bedroom
semi-detached/terraced
house with driveway
parking

AFFORDABLE HOMES



THE YORK
3-bedroom
semi-detached house
with parking

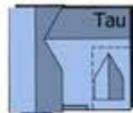


Images shown are for illustrative purposes only. Although Story Homes has taken all reasonable care in the preparation of the contents of this brochure to ensure the accuracy of the information contained in it, such information can be subject to change and we do not warrant its accuracy. We continuously review our products for improvement and development so individual features may vary from time to time. We may also re-plan developments resulting in a change to the layout, housetypes and road layout. These particulars are therefore for general guidance only and do not constitute a contract or warranty. You should take appropriate steps to verify any information on which you intend to rely and in order to do so we would advise you to speak to a Sales Executive.



THE *Taunton*

4-bedroom, detached house with single integral garage
1,597 sq ft (approx)



THE *Arundel*

4-bedroom, detached house with detached garage
1,429 sq ft (approx)



GROUND FLOOR DIMENSIONS

Lounge:	4055 x 5670	[13'-4" x 18'-7"]
Kitchen/dining:	8239 x 3635	[27'-1" x 11'-11"]
Utility:	1776 x 3220	[5'-10" x 10'-7"]

FIRST FLOOR DIMENSIONS

Master bedroom:	3190 x 6080	[10'-6" x 20'-0"]
Bedroom 2:	4055 x 3134	[13'-4" x 10'-3"]
Bedroom 3:	3978 x 3205	[13'-1" x 10'-6"]
Bedroom 4:	2733 x 3751	[9'-0" x 12'-4"]



GROUND FLOOR DIMENSIONS

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 DIMENSIONS

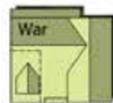
Master bedroom:	3334 x 4010	[10'-11" x 13'-2"]
Bedroom 2:	3715 x 3221	[12'-2" x 10'-7"]
Bedroom 3:	3245 x 3195	[10'-8" x 10'-6"]
Bedroom 4:	3324 x 2405	[10'-11" x 7'-11"]

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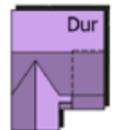
THE *Warwick*



4-bedroom, detached house with integral single garage
1,400 sq ft (approx)



THE *Durham*



4-bedroom, detached house with integral single garage
1,367 sq ft (approx)



GROUND FLOOR DIMENSIONS

Lounge: 3830 x 4920 [12'-7" x 16'-2"]
Kitchen/breakfast: 6265 x 3655 [20'-7" x 12'-0"]
Dining: 3190 x 2845 [10'-6" x 9'-4"]

FIRST FLOOR DIMENSIONS

Master bedroom: 3830 x 3509 [12'-7" x 11'-6"]
Bedroom 2: 3627 x 2948 [11'-11" x 9'-8"]
Bedroom 3: 3183 x 2948 [10'-5" x 9'-8"]
Bedroom 4: 2740 x 3933 [9'-0" x 12'-11"]



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: 4101 x 4901 [13'-6" x 16'-1"]
Bedroom 2: 3439 x 3721 [11'-4" x 12'-3"]
Bedroom 3: 2839 x 4157 [9'-4" x 13'-8"]
Bedroom 4: 2491 x 3085 [8'-2" x 10'-2"]

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THE *Hereford*

4-bedroom, semi-detached house with driveway/courtyard parking
1,292 sq ft (approx)



THE *Poplar*

4-bedroom, detached house with integral single garage
1,111 sq ft (approx)



GROUND FLOOR DIMENSIONS

Lounge: 4775 x 5238 [15'-8" x 17'-2"]
Kitchen/dining: 2580 x 5417 [8'-6" x 17'-9"]

FIRST FLOOR DIMENSIONS

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'-9" x 10'-4"]

SECOND FLOOR DIMENSIONS

Master bedroom: 3692 x 7199 [12'-1" x 23'-8"]

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GROUND FLOOR DIMENSIONS

Lounge: 4361 x 3780 [14'-4" x 12'-5"]
Kitchen: 3043 x 3015 [10'-0" x 9'-11"]
Dining: 2507 x 2478 [8'-3" x 8'-2"]

FIRST FLOOR DIMENSIONS

Master bedroom: 3340 x 3563 [11'-0" x 11'-8"]
Bedroom 2: 3413 x 3228 [11'-2" x 10'-7"]
Bedroom 3: 3340 x 3860 [11'-0" x 9'-5"]
Bedroom 4: 3413 x 1970 [11'-2" x 6'-6"]

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THE *Banbury*



3-bedroom, detached dormer bungalow with driveway parking
1,076 sq ft (approx)



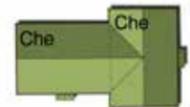
Lounge: 4515 x 4038 [14'-10" x 13'-3"]
Kitchen: 2930 x 3876 [9'-7" x 12'-9"]

Master bedroom: 3603 x 4412 [11'-10" x 14'-6"]
Bedroom 2: 3138 x 3042 [10'-4" x 10'-0"]
Bedroom 3: 3268 x 2739 [10'-9" x 9'-0"]

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THE *Chester*



3-bedroom, semi-detached house with driveway parking
1,031 sq ft (approx)



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"]

Master bedroom: 2750 x 4437 [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
955 sq ft (approx)



Lounge: 3492 x 4792 [11'-6" x 15'-9"]
Kitchen/dining: 5068 x 2785 [16'-8" x 9'-2"]

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 *Kingston*



3-bedroom, semi-detached house/terraced with driveway parking
846 sq ft (approx)



Lounge: 4775 x 3633 [15'-8" x 11'-11"]
Kitchen/dining: 2581 x 4885 [8'-6" x 16'-0"]

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"]

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THE *York*



3-bedroom, semi-detached/terraced house with parking
805 sq ft (approx)



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.

The Code is designed to help you understand what levels of service to expect from Story Homes, and to feel fully informed about your purchase and know your consumer rights before and after you move in.

FIND OUT MORE
www.consumercode.co.uk

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 3450 [8'-6" x 11'-4"]
Bedroom 3: 2005 x 2509 [6'-7" x 8'-3"]

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Story
HOMES

LET US
tell you more...

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storyhomes.co.uk



The Ridings
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