

THE RIDINGS

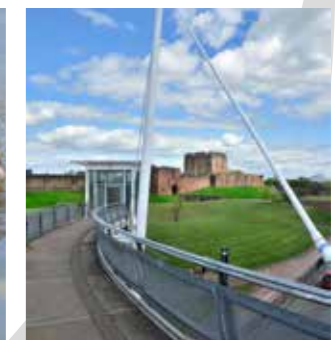
CARLISLE

WELCOME TO



THE RIDINGS

CARLISLE



Story Homes are pleased to release a superb collection of 2, 3 and 4 bedroom homes on the outskirts of the city, in a sought after area and close to Carlisle racecourse.

PERFECT FOR
LEISURE TIME



THE RIDINGS


CARLISLE



The Ridings sits on the south eastern fringe of Carlisle, close enough to the city centre for all your needs, yet far enough away to offer the quieter lifestyle of a small town.

If you're looking for some relaxing leisure time, Hammond's Pond is close to The Ridings development and is a great place to visit. Families, dog walkers and lovers of the outdoors can spend many an hour at Hammond's Pond enjoying the peace and quiet or entertaining themselves on the boating lake, play park, football pitches, all weather ball court or the miniature railway. With free parking and a café too, whole days can be spent relaxing here alone or with friends and family.

There's a good mix of local shops close to the development including butchers, bakers, convenience stores, a post office and a few independent traders too. The area also has two gymnasiums, one of which has a swimming pool and sauna.



Perhaps the area's biggest draw is the nearby racecourse, just a stone's throw from The Ridings', and providing inspiration for the development name itself. As well as creating scenic views, the racecourse provides entertainment for the whole family all year round. From family fun days to car boot sales, ladies day and regular live entertainment from national and international pop acts, the racecourse is the perfect day or night out.

PERFECT FOR A DAY AT THE RACES

PERFECT FOR EVERYONE

THE RIDINGS

CARLISLE



The Ridings is just a few miles from the M6 motorway north and south, also providing quick access to the A69, A6 and the A595. The area is also well serviced by buses to both the city centre and beyond Carlisle to some of the smaller local villages. The city centre itself is about two miles away, as are many of the area's best attractions and days out.

The area offers a wide range of nursery's, primary and secondary schools. These range from urban schools to smaller out of town schools in quiet and rural locations not far from the city itself. You will also find Carlisle College and the University of Cumbria within Carlisle, offering further and higher education opportunities for older children. For further details about educational options please visit: www.carlisle.gov.uk

PERFECTLY LOCATED

This superb development offers something for everyone, boasting a stylish mix of 2-bedroom apartments and 3 and 4-bedroom homes. Attractive exteriors incorporate stone, brick and render, and create stunning street scenes for which Story Homes is renowned. And 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.

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.

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





Quality, AEG/
Electrolux
integrated
appliances

Stainless steel
extractor and hob

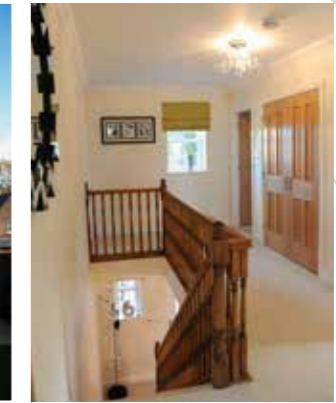
Contemporary
down lighters

Large block
paved driveway

French doors to patio
and turfed gardens

Stained
staircase

Feature fire/
fire surround



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

*Majority of plots

A PERFECT SPECIFICATION

HIGHLIGHTED HERE ARE JUST A FEW ITEMS WE INCLUDE AS STANDARD*

PERFECTLY SUSTAINABLE

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.)



5 STAR CUSTOMER CARE

For the second year running 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 many of our competitors.

A Five Star rating is judged upon results from customers, revealing that 96% (92% last year) new Story Homes buyers are satisfied with the overall quality of their home and would recommend Story Homes to a friend.

A recent independent survey by 'in-house' also revealed that Story Homes scored highly on customer satisfaction, being awarded both an outstanding and a gold rating.

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 home and our after sales service.

We are proud that our commitment to customer care has been recognised by the national house building industry and highlights that we continue to offer our customers the highest level of service.



PERFECTLY PRESENTED






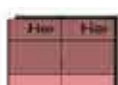






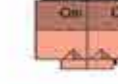



DEVELOPMENT LAYOUT



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.

HOUSE TYPES

- 
BALMORAL
4-bed detached house with integral garage
- 
TAUNTON
4-bed detached house with integral garage
- 
ARUNDEL
4-bed detached house (3 bay) with detached garage
- 
WARWICK
4-bed detached house with integral garage
- 
DURHAM
4-bed detached house with integral garage
- 
HEREFORD
4-bed semi detached house (2½ storey) with driveway parking / parking court
- 
GUILDFORD
3-bed terraced town house with driveway parking
- 
CARLISLE
4-bed detached house with integral garage
- 
BANBURY
3-bed semi / detached dormer bungalow with driveway parking
- 
CHESTER
3-bed detached house with driveway parking
- 
HASTINGS
3-bed semi detached house with driveway parking
- 
KINGSTON
3-bed semi detached / terrace with driveway parking
- 
OSIER
3-bed semi detached / terrace with driveway parking
- 
ALTRINCHAM
2-bed apartment with parking court

THE BALMORAL



4 Bedroom Detached
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"]



THE TAUNTON



4 Bedroom Detached
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"]



THE ARUNDEL



4 Bedroom Detached (3 bay)
with Detached Garage
Approximate square footage: 1,440 sq ft

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"]



THE WARWICK



4 Bedroom Detached
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"]



THE DURHAM



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



THE HEREFORD



4 Bedroom Semi Detached (2 ½ storey)
with Driveway Parking / Parking Court
Approximate square footage: 1,288 sq ft

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'-8" x 10'-2"]

SECOND FLOOR DIMENSIONS

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



THE GUILDFORD



3 Bedroom Terraced Townhouse
with Driveway Parking
Approximate square footage: 1,164 sq ft

GROUND FLOOR DIMENSIONS

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

FIRST FLOOR DIMENSIONS

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

SECOND FLOOR DIMENSIONS

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



THE CARLISLE



4 Bedroom Detached
with Integral Garage
Approximate square footage: 1,177 sq ft

GROUND FLOOR DIMENSIONS

Lounge:
3092 x 4663 [15'-4" x 10'-2"]

Kitchen / Dining:
6156 x 2877 [20'-3" x 9'-5"]

Utility:
1722 x 2419 [5'-8" x 7'-11"]

FIRST FLOOR DIMENSIONS

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 Semi / Detached Dormer Bungalow with Driveway Parking
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"]



THE CHESTER



3 Bedroom Detached with Driveway Parking
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"]



THE HASTINGS



3 Bedroom Semi Detached
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"]



THE KINGSTON



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

GROUND 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"]



THE OSIER



3 Bedroom Semi Detached / Terrace
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:
2481 x 3489 [8'-2" x 11'-5"]
Bedroom 2:
2481 x 3151 [8'-2" x 10'-4"]
Bedroom 3:
2252 x 2128 [7'-5" x 7'-0"]



THE ALTRINCHAM



2 Bedroom Apartment
with Parking Court
Approximate square footage: 618 sq ft

APARTMENT DIMENSIONS

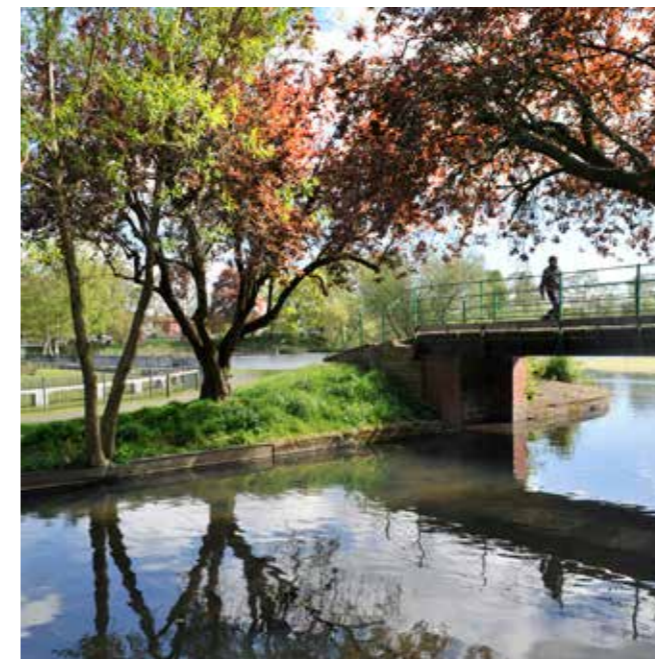
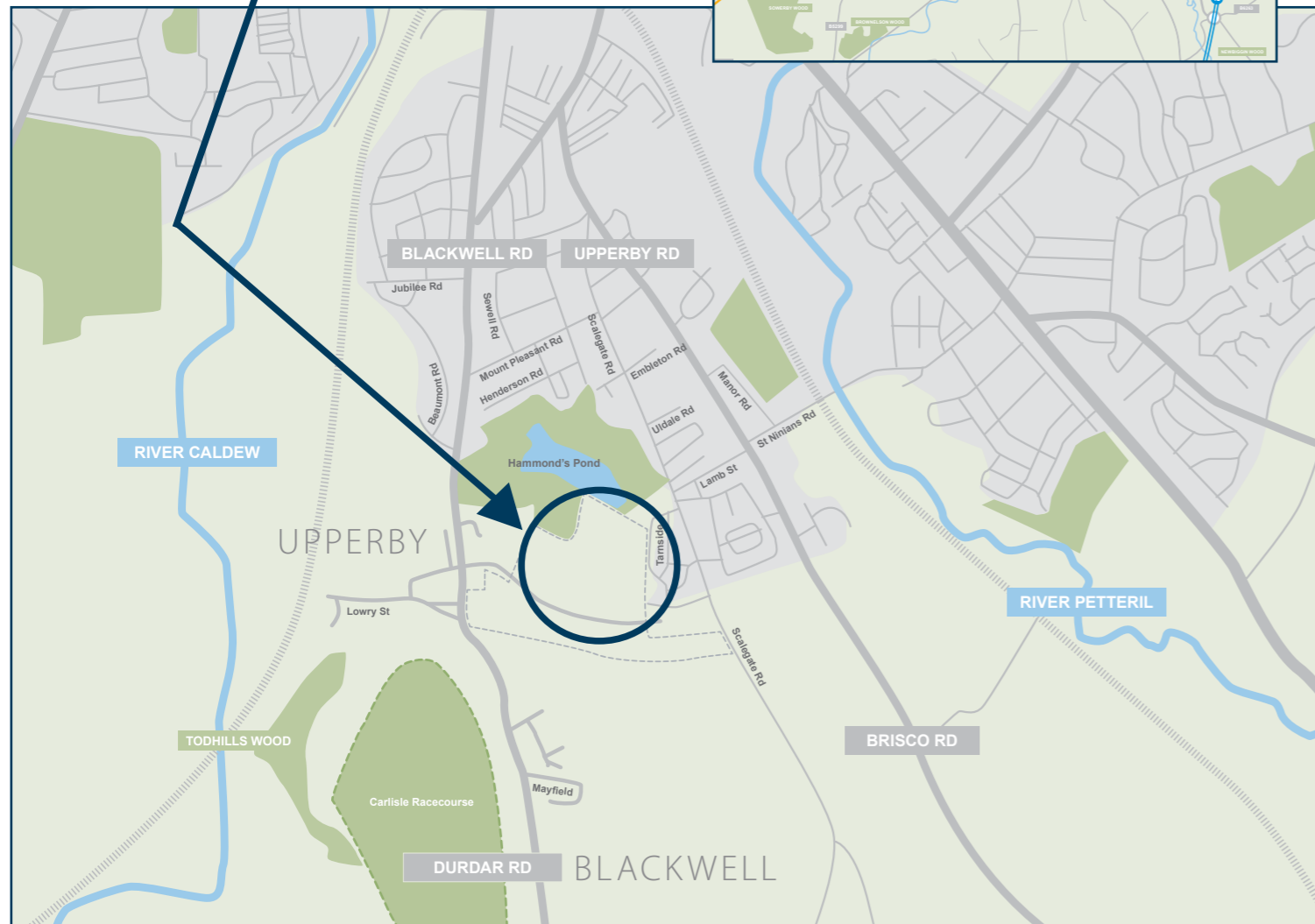
Lounge:
3810 x 4942 [12'-6" x 16'-3"]
Kitchen:
2045 x 3610 [6'-9" x 11'-10"]
Master Bedroom:
3118 x 3423 [10'-3" x 11'-3"]
Bedroom 1:
2622 x 3423 [8'-7" x 11'-3"]



THE RIDINGS

CARLISLE

WE ARE HERE
CA2 4SU





 StoryHomesCumbria

 @storyhomes

 Story Homes

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