



ORCHARD
PLACE
APPLEBY



Orchard Place is an executive development of 2, 3 and 4 bedroom properties, beautifully finished to a high specification. As with any Story Homes development, the design and aesthetics of Orchard Place is very much in keeping with the area's heritage, incorporating the red sandstone for which the district is renowned.

**WELCOME TO
ORCHARD PLACE**



STUNNING STREET SCENES





A GREAT PLACE TO LIVE
in the heart of the Eden Valley



Nestled in the beautiful Eden Valley, and in the ancient market town of Appleby, 'Orchard Place' is our stylish new development of executive homes.

Story Homes build in places where people want to live. It's important to us that our developments are close to all the things you value such as schools, shops and transport links. And because you'll be living alongside other new Story Home owners, you'll soon feel you're a part of something special and grow together as a community.

For generations, the Eden Valley has been one of the best loved areas of Cumbria, thanks to its combination of picturesque villages, stunning countryside and unique charm.

Yet for all its timeless qualities, Appleby is well placed, only a 20 minute drive from Penrith and the M6 motorway, and 37 miles from Scotch Corner. The town has its own railway station, giving easy access to the scenic Settle Carlisle railway line, which will take you to the cities of Carlisle and Leeds with many lovely places in between.



A GREAT PLACE TO EXPLORE
in the heart of the Eden Valley

Appleby is steeped in history and heritage, notably Lady Anne Clifford (the daughter of the Earl of Cumberland) who played a major part in shaping the town in the 17th century. Appleby Castle was reportedly her favourite home. The town centre is the perfect place to buy local produce at its weekly market and there is also a variety of established independent shops as well as cafes and restaurants.

The town couldn't be more perfectly situated. It offers the imposing beauty of the North Pennines, and the Yorkshire Dales, the historic Hadrian's Wall and the internationally famed Lake District National Park, with an abundance of opportunities for walking, cycling and many other outdoor activities. A local swimming pool, 18 hole golf course and trout fishing on the River Eden add to the appeal of the medieval town.

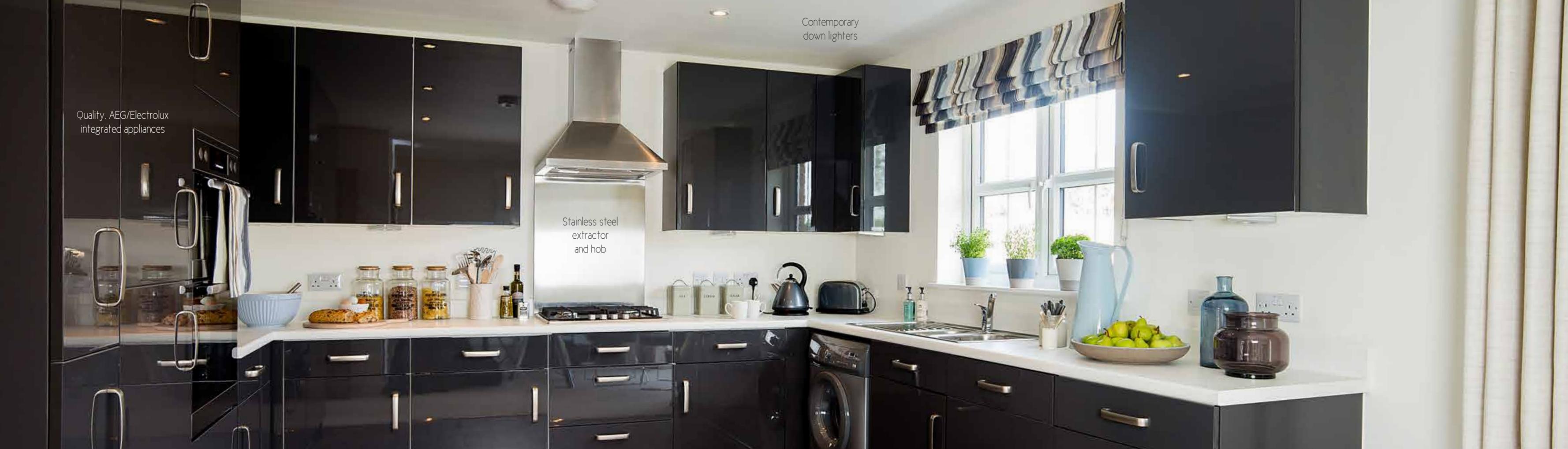


SPOILT FOR CHOICE
in the heart of the Eden Valley

Orchard Place boasts a stunning collection of 2, 3 and 4-bedroom house types including apartments, terraced houses, bungalows and semi detached and detached properties - there truly is something for everyone here.

The homes on this development are being beautifully finished in a mix of brick, red sandstone and render - Story Homes is renowned for its pleasing street scenes and Orchard Place doesn't disappoint.

And it's not just the exterior that we focus on. All of our properties boast thoughtfully-designed interiors and attractive facades. Each home is beautifully finished and has practically-designed kitchens featuring appliances from AEG/Electrolux. The majority of our homes have the much-coveted dining/kitchen area, en-suite bathroom and downstairs cloakroom.



Quality AEG/Electrolux integrated appliances

Contemporary down lighters

Stainless steel extractor and hob



Stained staircase



Feature fire/ fire surround



Extensive tiling to the bathroom

EXCELLENT SPECIFICATION *in the heart of the Eden Valley*

Our high specification includes*:

- A' rated AEG/Electrolux integrated kitchen appliances including:
 - Dishwasher
 - Stainless steel oven
 - Extractor hood
 - Fridge/freezer
 - Stainless steel hob
- Burglar alarm
- Stained staircase
- Paved patio
- French doors to patio
- Turfed gardens to front and rear
- 18 metre fence to rear garden
- Large, block paved driveway (whether you have a garage or not)
- Extensive tiling to bathrooms
- Fire / fire surround

*The specification relates to the majority of appliances/house types. Please check individual specification with Sales Executive, or see specification guide.



SAVING THE ENVIRONMENT...AND SAVING YOU MONEY
in the heart of the Eden Valley

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.

And as well as this, we recycle over 94% of site generated waste.

^Our rear gardens are safe and secure for families to play in, and the majority have 6' high fencing. We also incorporate cul de sacs into our developments to reduce traffic speeds.



Renowned for our quality and high specification, we employ traditional build techniques, whilst equipping 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. 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 of our properties are built with energy efficiency in mind which gives lower running costs, saving up to £1,410 pa on a 4-bed detached new build property*

As well as being sustainable our homes allow owners to analyse their energy consumption. Each home at Orchard Place is installed with a smart meter, and together with efficient water use appliances, thermally efficient building materials and an air tight design, the overall energy demands of our houses are reduced.

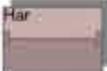
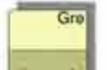
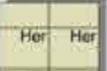
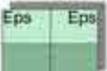
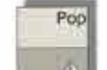
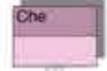
We are continually evolving our environmental policies and as well as recycling a high percentage of waste generated on site, we've planted hundreds of trees - as well as safeguarding hundreds of others too!

*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

DEVELOPMENT LAYOUT



HOUSE TYPES

- | | | | |
|---|---|---|---|
|  | The Harrow
4 Bedroom Detached House
Single Detached Garage |  | The Kingston
3 Bedroom Semi-Detached or Terraced House
Driveway or Courtyard Parking |
|  | The Warwick
4 Bedroom Detached House
Integral Single Garage |  | The Marlborough
2 Bedroom Apartment
Courtyard Parking |
|  | The Greenwich
4 Bedroom Detached House
Integral Single Garage |  | The Stafford
2 Bedroom Semi-Detached or Detached Bungalow
Driveway Parking |
|  | The Hereford
4 Bedroom Semi-Detached or Terraced House
Driveway Parking |  | The Epsom
2 Bedroom Semi-Detached or Terraced House
Driveway or Courtyard Parking |
|  | The Poplar
4 Bedroom Detached House
Integral Single Garage |  | The Nottingham
2 Bedroom Apartment
Integral Garage Below Apartment |
|  | The Chester
3 Bedroom Detached, Semi-Detached or Terraced House
Single Detached Garage or Driveway Parking |  | The Altrincham
2 Bedroom Apartment
Courtyard Parking |
|  | The Hastings
3 Bedroom Semi-Detached House
Driveway Parking | | |

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THE HARROW

4 bedroom detached 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"]
Bedroom 2: 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"]



THE CHESTER

3 bedroom semi-detached / detached / terrace with detached garage / 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 MARLBOROUGH

2 bedroom apartment with courtyard parking
 Approximate square footage: 733 sq ft



Apartment Dimensions:

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"]



THE EPSOM

2 bedroom semi / terrace with driveway / courtyard 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"]



THE NOTTINGHAM

2 bedroom apartment with integral garage below apartment
Approximate square footage: 666 sq ft



Apartment Dimensions:

Lounge:	5395 x 3143 [17'-9" x 10'-4"]
Kitchen:	3982 x 2600 [13'-1" x 8'-6"]
Master Bedroom:	3213 x 3104 [10'-7" x 10'-2"]
Bedroom 2:	3213 x 2523 [10'-7" x 8'-3"]



plan shows first floor layout

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

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



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