



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**

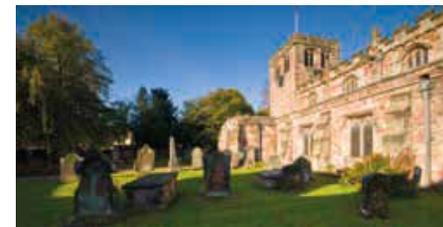


STUNNING STREET SCENES





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.





ORCHARD PLACE



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.





ORCHARD PLACE

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 new homes are built to a much higher specification than many other properties. Additionally we include many extras as standard*, whereas other house builders may charge you extra for them.

- A rated AEG/Electrolux integrated kitchen appliances including:
 - Dishwasher
 - Stainless steel oven
 - Extractor hood
 - Fridge/freezer
 - Stainless steel hob
- Extensive tiling to bathrooms
- Burglar alarm
- Stained staircase
- 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)





ORCHARD PLACE



Houses shown (l - r) Chester, Harrow and Henley

WITH YOU ALL THE WAY
in the heart of the Eden Valley

96% of our buyers would recommend us to a friend



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 96% of our buyers would recommend us to a friend.

We've been building award-winning homes for nearly 30 years so we've had plenty of time to listen to our customers and understand exactly what makes the perfect home. We've helped hundreds of buyers, often exceeding their expectations, whether they've been looking for a traditional family home, their first home, a house to downsize to or for an investment property.

But we're more than just house builders; moving to a new home is the perfect opportunity to make new friends and be part of an emerging community. You'll get to know your neighbours and start to discover your surroundings together.

And we're there to help you every step of the way. Our Sales Executives provide a first class, knowledgeable and professional service throughout your entire

house-buying journey. And when you move into your beautiful new home you'll be given a tour and handover to ensure you are totally happy with everything. A few days after this your Site Manager will pay you a courtesy call to make sure your home is to your satisfaction. Following this our Customer Care team provide dedicated and responsive after-care for two years after you've bought from us, in addition to your 10-year NHBC build warranty.





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.

We are renowned for building high specification, quality homes. We achieve this by choosing building materials carefully and using the most experienced crafts people to construct the home of your dreams that perfectly suits modern lifestyles.

Built to exacting regulations, a Story home meets high standards in its entire construction including structure, ventilation, sound insulation and fire and

electrical safety. Additionally our homes maximise energy efficiency by using the latest central heating systems, excellent loft insulation and energy saving double glazed windows and doors, which as well as giving lower running costs, makes your new home more sustainable and will save you money too*.

*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.)





HOUSE TYPES

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

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.



THE SANDRINGHAM

4 bedroom detached with single / double detached garage
 Approximate square footage: 1,943 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"]
Family Room:	3267 x 4131 [10'-9" x 13'-7"]
Utility:	3267 x 1641 [10'-9" x 5'-5"]

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:	3302 x 4041 [10'-10" x 13'-3"]



THE HENLEY

4 bedroom detached with integral double garage
 Approximate square footage: 1,648 sq ft



Ground Floor Dimensions:

Lounge:	4013 x 5518 [13'-2" x 18'-1"]
Kitchen:	3718 x 4233 [12'-2" x 13'-11"]
Dining:	3000 x 3670 [9'-10" x 12'-1"]
Study:	1899 x 2823 [6'-3" x 9'-3"]
Utility:	4820 x 2018 [15'-10" x 6'-7"]

First Floor Dimensions:

Master Bedroom:	3718 x 4919 [12'-2" x 16'-2"]
Bedroom 2:	4013 x 3144 [13'-2" x 10'-4"]
Bedroom 3:	3000 x 3670 [9'-10" x 12'-1"]
Bedroom 4:	2952 x 2259 [9'-8" x 7'-5"]



ORCHARD PLACE

THE ARUNDEL (with bays)

4 bedroom detached with detached garage
 Approximate square footage: 1,429 sq ft



Ground Floor Dimensions:

Lounge:	3715 x 7205 [12'-2" x 23'-8"]
Kitchen / Dining:	3331 x 7205 [10'-11" 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"]

ORCHARD PLACE

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"]



ORCHARD PLACE

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"]



ORCHARD PLACE

THE GREENWICH

4 bedroom detached with integral garage
 Approximate square footage: 1,261 sq ft



Ground Floor Dimensions:

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 Dimensions:

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 HEREFORD

4 bedroom semi-detached / terrace town house with driveway parking
 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 POPLAR

4 bedroom detached with integral garage
 Approximate square footage: 1,111 sq ft



Ground Floor Dimensions:

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 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 2860
 [11'-0" x 9'-5"]
 Bedroom 4: 3413 x 1970
 [11'-2" x 6'-6"]



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 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 / courtyard 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"]

First 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 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 STAFFORD

2 bedroom semi / detached bungalow with double detached garage / driveway parking
 Approximate square footage: 713 sq ft



Bungalow Dimensions:

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 semi / terrace with driveway / courtyard parking
 Approximate square footage: 711sq 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

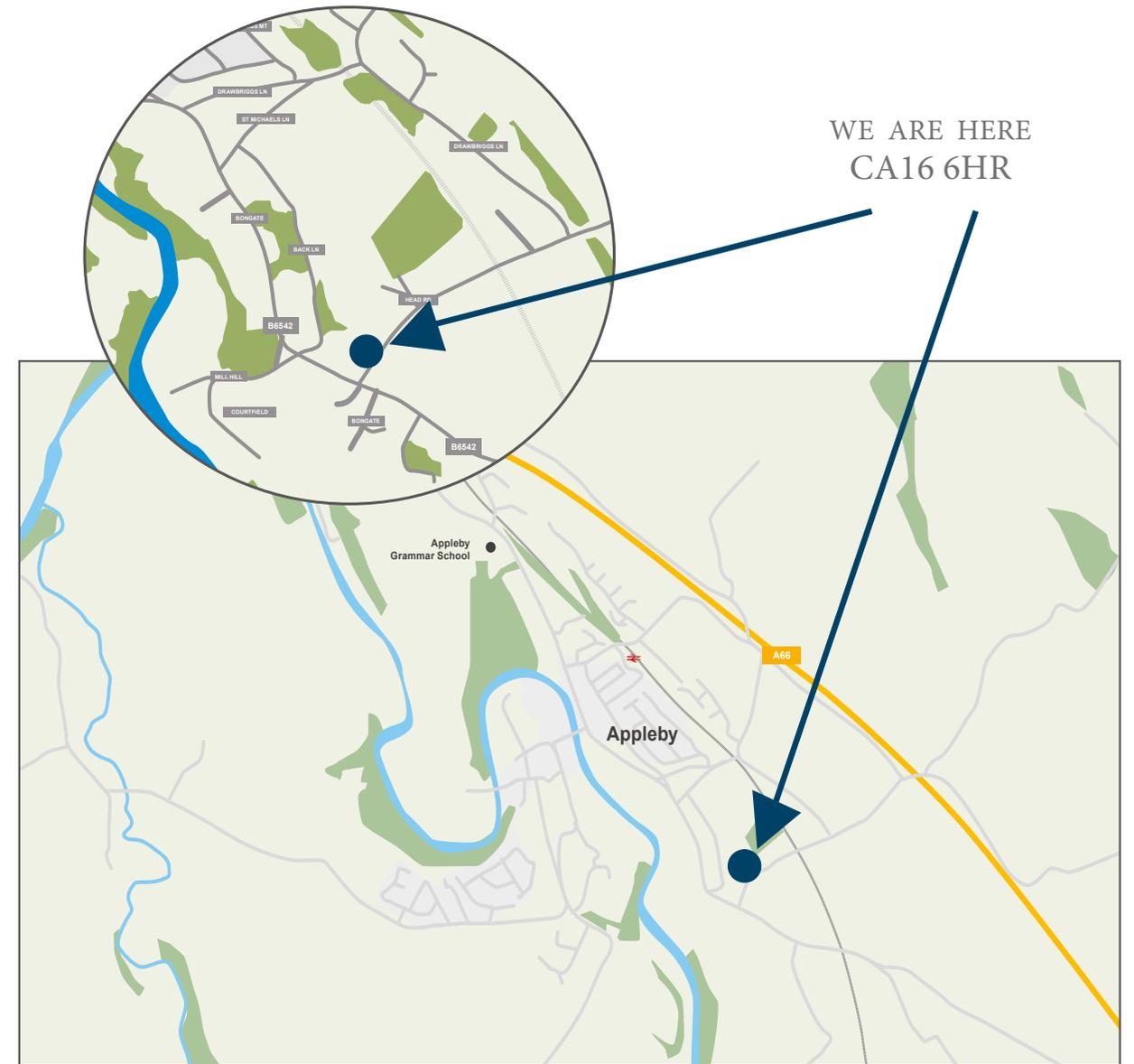


Apartment Dimensions:

- 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





StoryHomesCumbria



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