

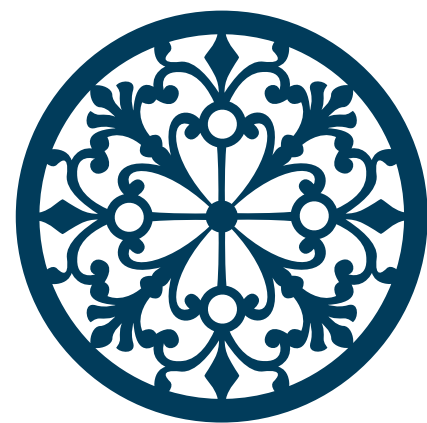
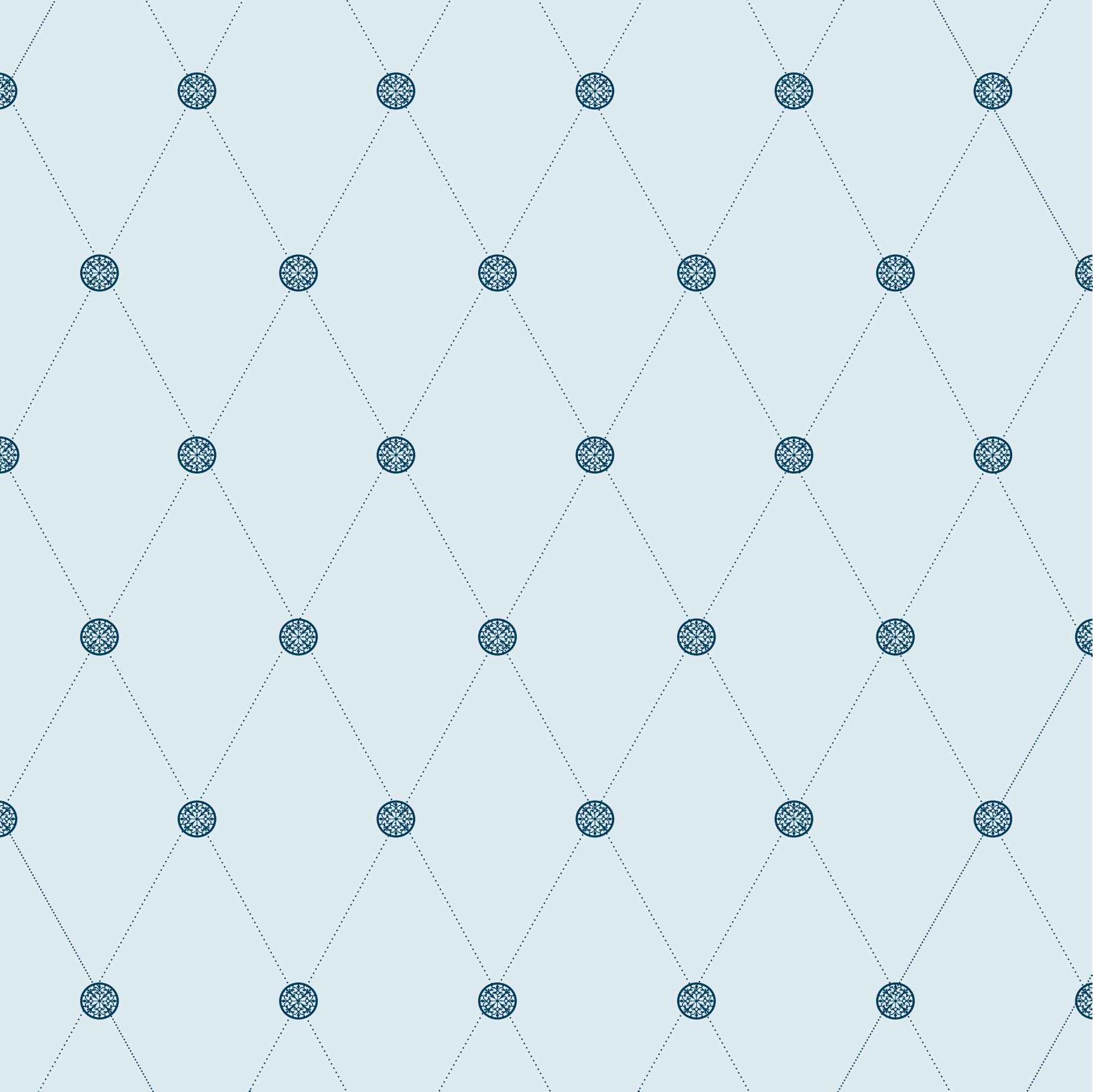


*Your beautiful new
home awaits at...*

EDEN GATE

HOUGHTON | CA3 0LS





Imagine a stylish new home, in a stunning location with culture,
shopping and leisure activities on your doorstep...

Welcome To...
EDEN GATE



*Quality &
high specification*

Eden Gate offers a stylish new development on the edge of the Great Border City. Ideally located with excellent road and rail links, it provides a superb collection of 2, 3, 4 and 5 bedroom house types up to 1,905 sq ft in size. Renowned for our stunning street scenes, Eden Gate doesn't fail to disappoint, boasting a stylish mix of stone, brick and render finishes.

Buying a home is one of the most important decisions you will ever make. The qualities that make Story Homes different mean that you can choose a new home from us with complete confidence. When you buy a Story Home you can be confident that it has very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

House types below (left to right): Mayfair (5-bed detached) and Balmoral (4-bed detached).



Style & design

Throughout our homes you will find features that create a sense of style and luxury including the contemporary designed kitchens and elegantly tiled bathrooms and en-suites. One of the keys to Story Homes' success is the finishing touches that make a real difference.

Properties at Eden Gate highlight the standard of specification that is synonymous with Story Homes. Well planned interiors maximise light and use of space, providing a practical yet desirable living space.

Whether it is family living or entertaining, at Eden Gate you will love the sense of space created by our open plan kitchens and dining areas and the natural light that floods into your home.





An area with so much to offer

Houghton village has much to offer with a good mix of local shops, a post office, church, village green and a village hall. Together they make up a true community, served by an excellent range of outdoor facilities with meandering paths for walking such as Gosling Sike Farm. Nearby Bitts Park, where children can explore in safety and make new friends and delight at the new 'urban adventure' high ropes course, provides the delights of relaxed countryside living within easy reach of Carlisle and beyond.

Houghton C of E School offers a great learning environment, where every child can enjoy a huge range of activities and experiences and continues to be one of the top primary schools in the area. The school is actively involved in the local community and staff and pupils regularly go out to support projects which enhance the environment and the community.



The Great Border City

In Carlisle you'll find a comprehensive range of leisure amenities with gymnasiums and swimming pools, as well as tennis courts, parks, a bowling alley, football club (home to Carlisle United) and rugby club; golfers too are well provided for with Eden Golf Club's 18-hole course within easy reach - in fact there are too many options to mention.

If your sense of fun runs to more cultural pursuits, the Sands Centre stages a wide variety of comedy, drama and musical productions. The award winning Tullie House Museum and Art Gallery is situated in the city centre, and with many hands-on activities, is a fantastic place to discover the varied history of the area including the infamous Border Reivers and Hadrian's Wall heritage. Carlisle plays host to several festivals which offer a wide range of the arts and local and international food fairs.

The combination of traditional independent retailers and 'big city' stores and brands makes Carlisle a great place to shop. In many ways, the area retains much of the charm of the best of the UK's market towns and villages. In addition to familiar high street names including M&S, House of Fraser and Debenhams, you can explore some lovely independent shops and boutiques, arts and crafts shops and antique emporiums.

Supermarket shopping is also well catered for; there are branches of Tesco, Asda, Morrisons and Sainsbury's, all within convenient reach of Eden Gate.

When it comes to dining, Carlisle offers an equally extensive variety of venues and menus to suit all tastes and pockets, ranging from delightful independent tearooms to cafés, bistros and restaurants. And of course, a good selection of traditional pubs.

For secondary education there are several schools in Carlisle and you will also find further and higher education opportunities for older children in the city too. For further details about educational options please visit: www.carlisle.gov.uk



- LED pelmet lighting
- Chrome down-lighters
- Integrated fridge/freezer

- Soft close doors
- Extractor fan
- Stainless steel double oven and hob

- 1.5 bowl, stainless steel inset sink

- Integrated dishwasher

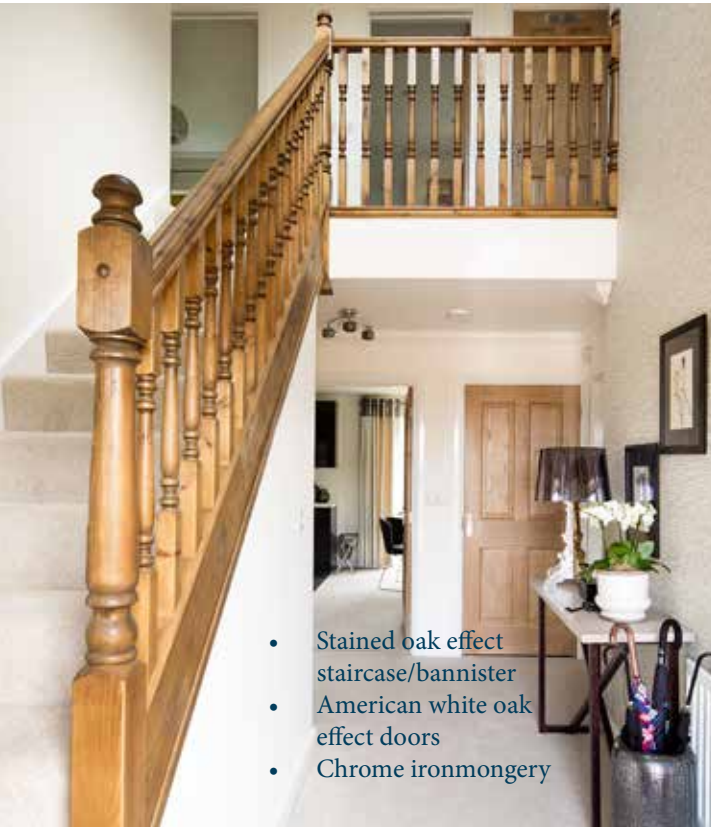
Extras we include as standard

At Story Homes we pride ourselves on our houses boasting attractive exteriors and well considered and planned interiors, but it doesn't stop there. Features include - and for which we don't charge you extra*:

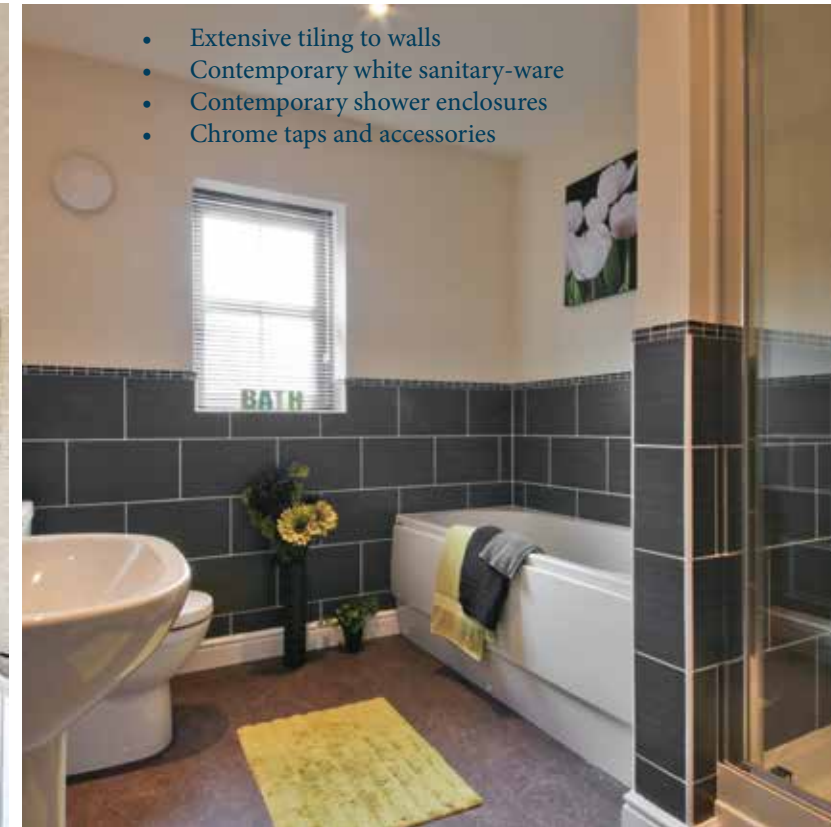
- 'A' rated, fully integrated AEG/ Electrolux kitchen appliances including:
 - Extractor fan
 - Dishwasher
 - Stainless steel double oven and hob
 - Fridge/freezer
- Kitchens also include:
 - 1.5 bowl, stainless steel inset sink
 - Soft close doors
 - LED pelmet lighting
 - Chrome down-lighters
- Bathrooms and en-suites feature:
 - Extensive tiling to walls
 - Contemporary white sanitary-ware
 - Chrome taps and accessories
 - Contemporary shower enclosures
- And throughout:
 - Stained oak effect staircase/bannister
 - American white oak effect doors
 - Chrome ironmongery
 - Fire / fire surround in lounge
 - TV points in all main areas (including bedrooms)
 - 100% low energy lighting and smoke, heat and CO detectors
 - French doors to patio
 - Burglar alarm
- To the outside you will have:
 - 1.8m privacy fence
 - Turfed gardens to the front and rear
 - Large block paved driveway (whether you have a garage or not)
 - Paved patio.

Please compare us with other house builders as they may charge you extra for the items listed above. Please check individual plot specification with Sales Executive.

*Majority of plots.



- Stained oak effect staircase/bannister
- American white oak effect doors
- Chrome ironmongery



- Extensive tiling to walls
- Contemporary white sanitary-ware
- Contemporary shower enclosures
- Chrome taps and accessories



- French doors
- 1.8m privacy fence
- Turfed gardens to the front and rear
- Paved patio.



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



5 Star Customer Care

For the fourth year running Story Homes has secured a top '5 Star' rating in the house building industry's annual customer satisfaction survey, achieving higher ratings than many of our competitors.

A 5 star rating is judged upon results from our customers and we regularly receive fantastic feedback from them 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 97% of our buyers are satisfied with the overall quality of their home and would recommend us to a friend.

*Source In-House Independent Customer Survey, 2016



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

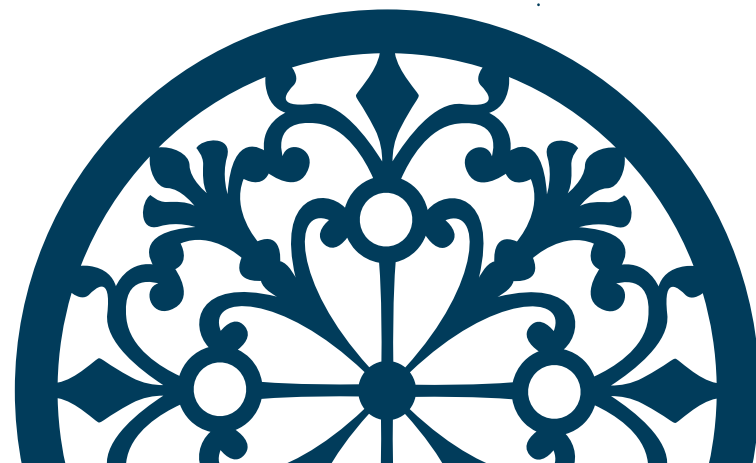
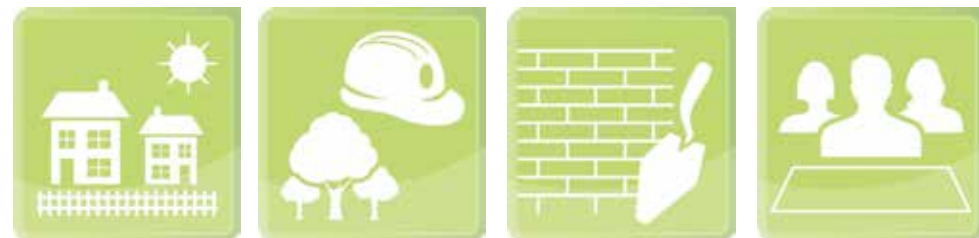


Our commitment to you

Since 1987 Story Homes has been run as a sustainable business and as a company we are committed to reducing energy, water and waste in the homes we build, on our construction sites and in our offices; green living and sustainable development are always high on our agenda.

With a long standing commitment to creating communities, our homes and developments are not just built for today. We start by choosing locations where people want to live, then we design stylish developments with attractive homes and sensible layouts incorporating a blend of different finishes. We employ modern building practices using quality materials and a high specification throughout the whole construction process.

In short, we are dedicated to creating quality homes that build communities and enhance people's lives. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part.



Perfectly sustainable

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 Dovecote 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

Stunning street scenes



House types above show (left to right): Warwick (4-bed detached), Balmoral (4-bed detached), Mayfair (5-bed detached) and Taunton (4-bed detached).

KEY TO HOUSE TYPES

-  **The Mayfair**
5 Bedroom Detached House
Integral Double Garage
-  **The Balmoral**
4 Bedroom Detached House
Integral Single Garage
-  **The Taunton**
4 Bedroom Detached House
Integral Single Garage
-  **The Grantham**
4 Bedroom Detached House
Single Detached Garage
-  **The Arundel**
4 Bedroom Detached House
Single Detached Garage
-  **The Warwick**
4 Bedroom Detached House
Integral Single Garage
-  **The Boston**
4 Bedroom Detached House
Integral Single Garage
-  **The Wellington**
4 Bedroom Detached House
Integral Single Garage
-  **The Hastings**
3 Bedroom Semi-Detached House
Driveway Parking
-  **The Rowan**
3 Bedroom Semi-Detached
Driveway Parking

AFFORDABLE HOMES

-  **The York**
3 Bedroom Semi-Detached or Linked House
Driveway Parking



Images shown are for illustrative purposes only. Although Story Homes has made every effort to ensure accuracy of information contained in this brochure, we reserve the right to amend and update the specification or layout without prior notification. The information contained herein is for guidance only and its accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. External finishes may vary from those shown and dimensions given are approximate (measured to the widest part) and we cannot be held responsible if sizes vary from those indicated. Fireplaces (where shown) are not included in our usual specification. Please consult our Sales Executive with regards to specification and specific plots. You should take appropriate advice to verify any information on which you wish to rely.



MAYFAIR

5-BED DETACHED WITH INTEGRAL DOUBLE GARAGE



1,905 SQ_FT

GROUND FLOOR DIMENSIONS:

Lounge: 3675 x 5530 [12'-1" x 18'-2"]
 Kitchen: 3630 x 3706 [11'-11" x 12'-2"]
 Dining / Family Room:
 3375 x 5425 [11'-1" x 17'-10"]
 Study: 2593 x 2231 [8'-6" x 7'-4"]
 Utility: 3326 x 1604 [10'-11" x 5'-3"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 4393 x 5118 [14'-5" x 16'-10"]
 Bedroom 2: 3429 x 3484 [11'-3" x 11'-5"]
 Bedroom 3: 2466 x 3915 [8'-1" x 12'-10"]
 Bedroom 4: 2466 x 3915 [8'-1" x 12'-10"]
 Bedroom 5: 3417 x 2881 [11'-3" x 9'-6"]

BALMORAL

4-BED DETACHED WITH INTEGRAL SINGLE GARAGE



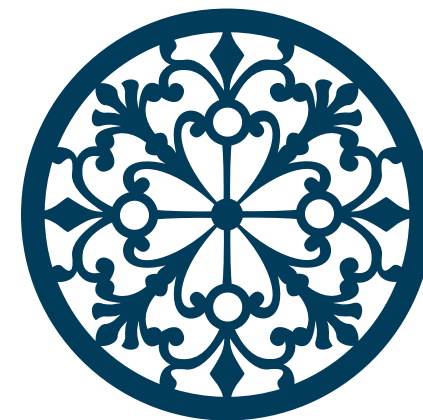
1,724 SQ_FT

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



TAUNTON

4-BED DETACHED WITH INTEGRAL SINGLE GARAGE



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"]

GRANTHAM

4-BED DETACHED WITH DETACHED SINGLE GARAGE



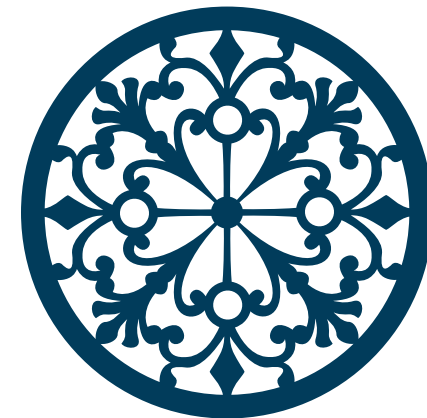
1,441 SQ FT

GROUND FLOOR DIMENSIONS:

Kitchen / Family / Dining: 7655 x 4173 [25'-2" x 13'-8"]
 Lounge: 3605 x 6005 [11'-10" x 19'-9"]
 Utility: 1750 x 2150 [5'-9" x 7'-1"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3605 x 4300 [11'-10" x 14'-1"]
 Bedroom 2: 2864 x 3854 [9'-5" x 12'-8"]
 Bedroom 3: 2950 x 3623 [9'-8" x 11'-11"]
 Bedroom 4: 2677 x 2551 [8'-9" x 8'-4"]



ARUNDEL

4-BED DETACHED WITH DETACHED SINGLE GARAGE



1,440 SQ FT (3 BAYS)

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"]

WARWICK

4-BED DETACHED WITH INTEGRAL SINGLE GARAGE



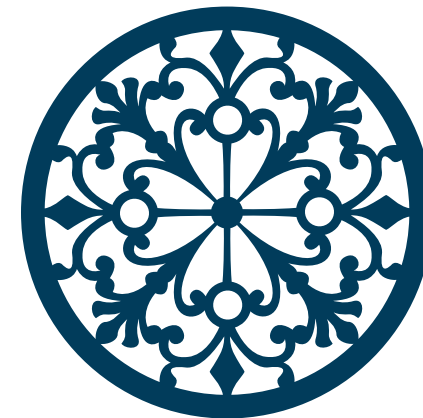
1,402 SQ FT

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"]



BOSTON

4-BED DETACHED WITH INTEGRAL SINGLE GARAGE



1,351 SQ FT

GROUND FLOOR DIMENSIONS:

Lounge: 3380 x 5794 [11'-1" x 19'-0"]
 Kitchen / Dining: 6565 x 3240 [21'-7" x 10'-8"]
 Utility: 1650 x 3240 [5'-5" x 10'-8"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3380 x 2592 [11'-1" x 17'-5"]
 Bedroom 2: 2514 x 4461 [8'-3" x 14'-8"]
 Bedroom 3: 3626 x 3079 [11'-11" x 10'-1"]
 Bedroom 4: 2330 x 3777 [7'-8" x 12'-5"]

WELLINGTON

4-BED DETACHED WITH INTEGRAL SINGLE GARAGE



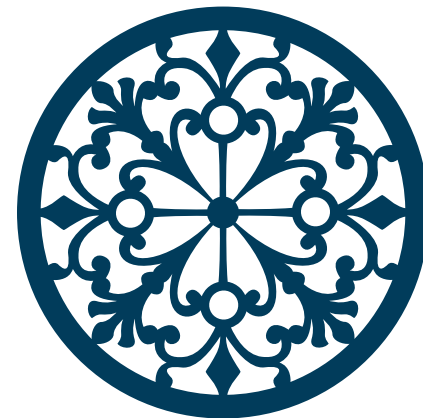
1,238 SQ FT

GROUND FLOOR DIMENSIONS:

Lounge: 3255 x 5315 [10'-8" x 17'-5"]
 Kitchen / Dining: 6415 x 2875 [21'-1" x 9'-5"]
 Utility: 1658 x 2875 [5'-5" x 9'-5"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3077 x 3945 [10'-1" x 12'-11"]
 Bedroom 2: 2830 x 3867 [9'-3" x 12'-8"]
 Bedroom 3: 3077 x 3595 [10'-1" x 11'-10"]
 Bedroom 4: 2607 x 3673 [8'-7" x 12'-1"]



HASTINGS

3-BED SEMI DETACHED WITH DRIVEWAY PARKING



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"]

YORK

3-BED SEMI DETACHED / LINKED WITH DRIVEWAY PARKING



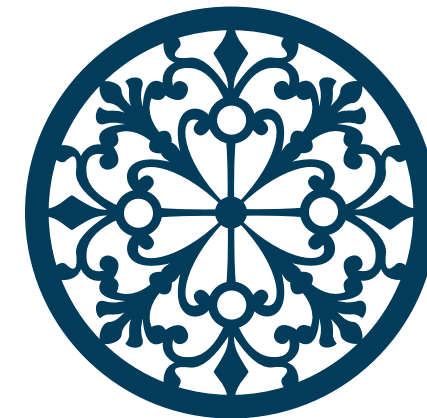
805 SQ FT

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:

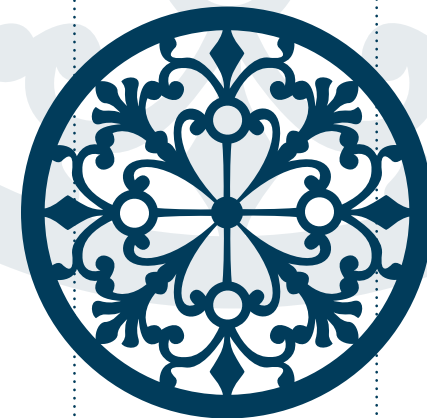
Master Bedroom: 2588 x 4090 [8'-6" x 13'-5"]
 Bedroom 2: 2588 x 3450 [8'-6" x 11'-4"]
 Bedroom 3: 2005 x 2509 [6'-7" x 8'-3"]



EDEN GATE

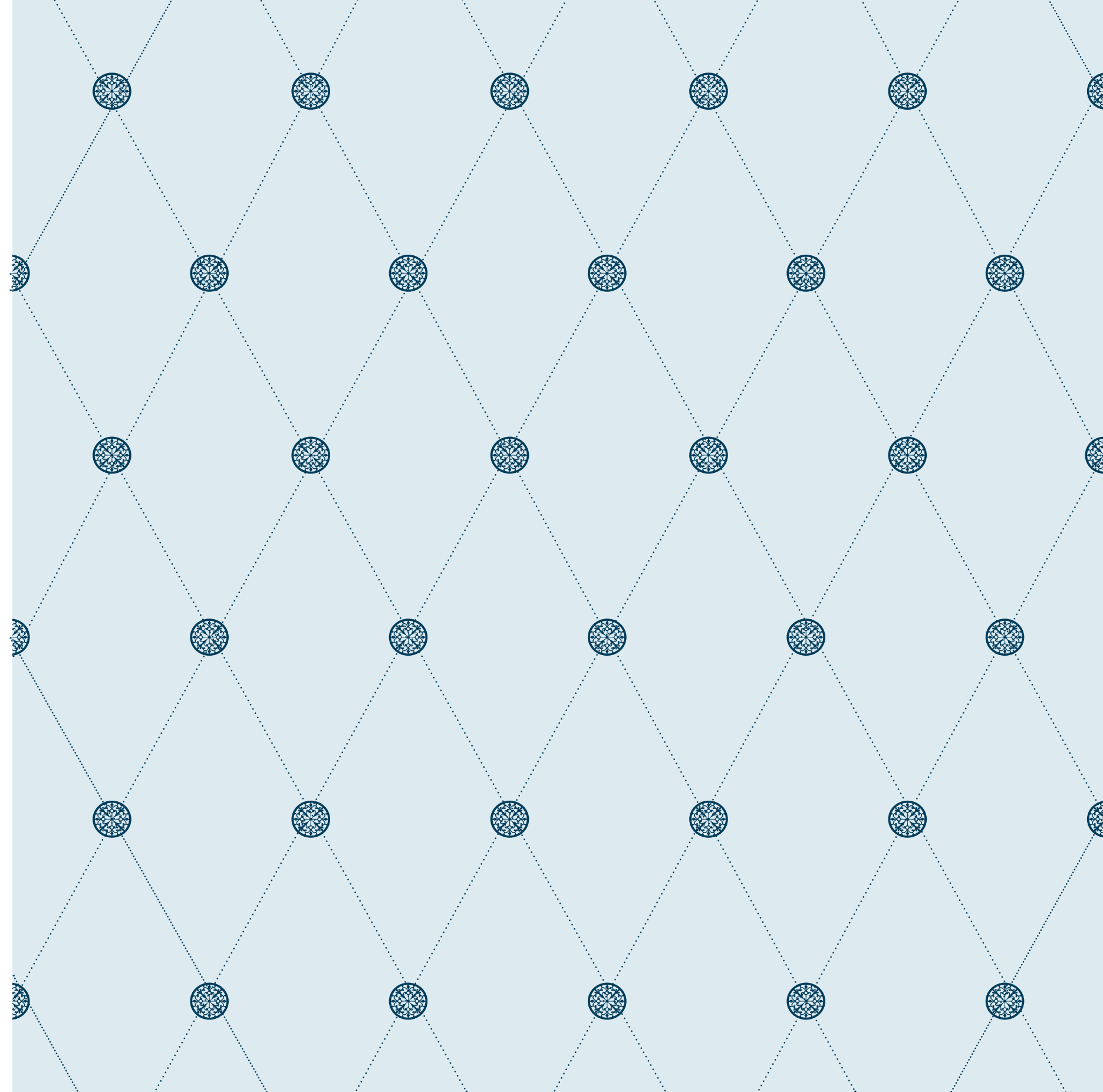
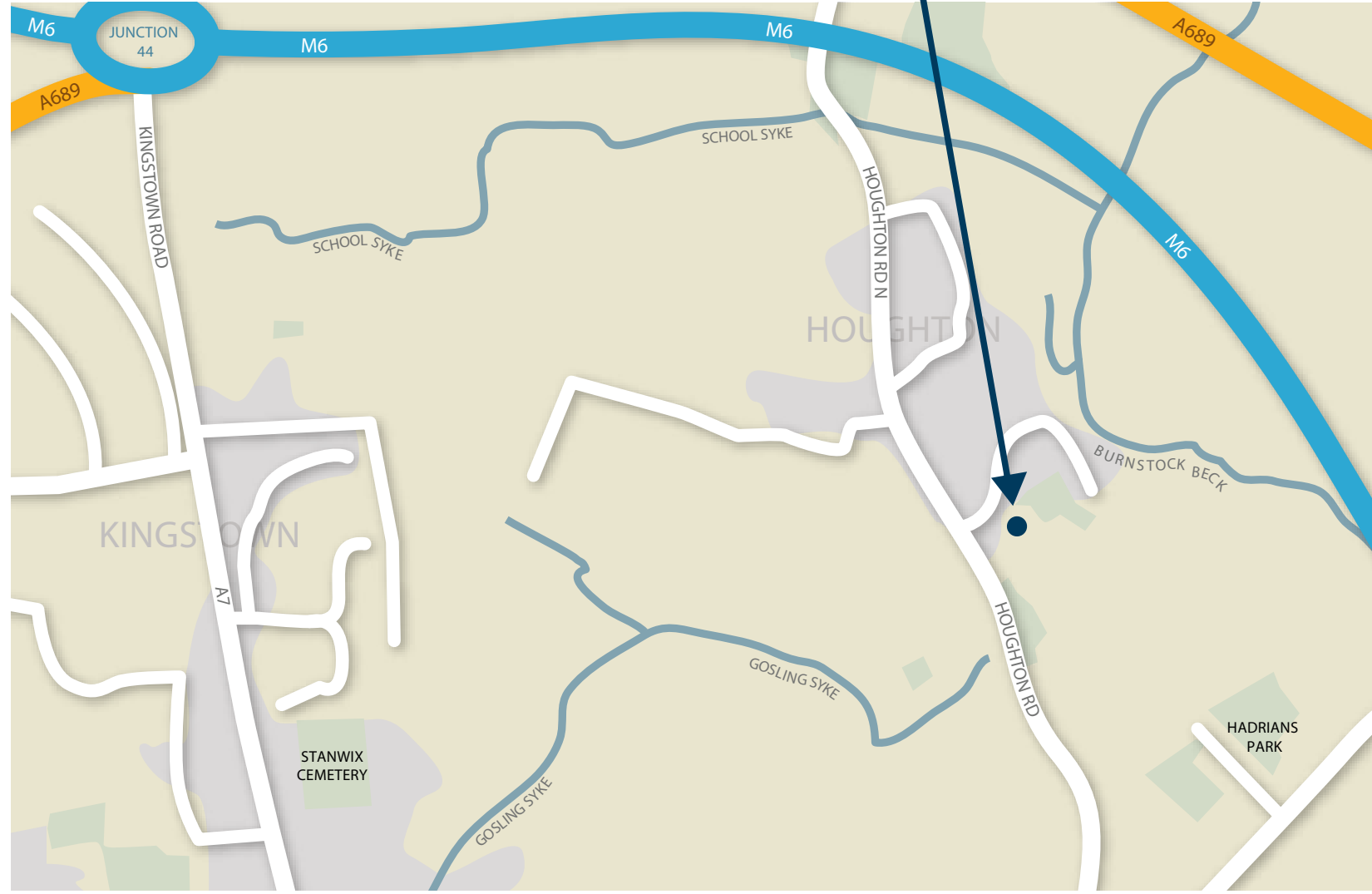
Built by award winning professionals

Because at Story Homes, nothing else will do.



DIRECTIONS

WE ARE HERE
HOUGHTON, CA3 0LS





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