



*Fallows Park*





WELCOME TO

*Fallows Park*



Story Homes is delighted to introduce an exclusive development of beautiful new homes to Wynyard.

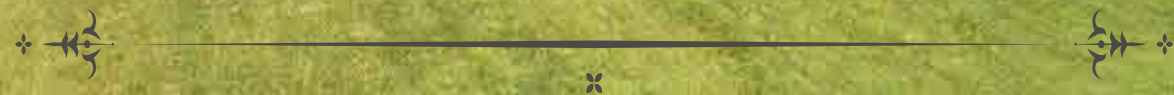
‘Fallows Park’ is an executive development of 4 and 5 bedroom properties, superbly finished to a high specification and taking aspirational living to the next level.

Renowned for our stunning street scenes, Fallows Park boasts a stylish mix of attractive exterior finishes, complemented by thoughtfully designed interiors.

Find your dream home at Fallows Park.



# Fallows Park



Fallows Park presents the opportunity to make your home in one of North East's most exclusive postcodes; perfect for the discerning buyer.

It is a place where you can enjoy the advantages of living in the exclusive Wynyard area; from community spirit to the pleasures of the beautiful woodland surroundings. All of this can be enjoyed with the added advantages of excellent leisure, education and transport facilities on your doorstep.



*'Fallows Park' is an executive development of 4 and 5 bedroom properties, superbly finished to a high specification and taking aspirational living to the next level*



Properties shown (top left to right): Westminster and Arundel  
(middle left to right) Durham and Boston  
(bottom left to right) Taunton and Mayfair



## Our Homes

Fallows Park perfectly demonstrates Story Homes' exceptional attention to detail, both in building in places where people want to live and creating homes you are proud to call your own. Careful consideration has been given to the diverse range of ten house types, which have been designed to meet the needs of modern living. We have ensured that there is plenty of green open space too.

Although we're already well known for our high specification and spacious interiors, these lovely new homes take aspirational living to the next level, offering even more in terms of specification with beautifully crafted kitchens and worktops,

bi-fold doors, sleek bathrooms and ensuites, Porcelanosa tiles and landscaped gardens.

All properties have either a single or double garage along with extensive driveway parking. A mix of stone, brick and render have been used at Fallows Park to give each home its individual personality, while blending perfectly into the local area.

These homes offer superb spaces and generous accommodation for families to grow, and are an ideal choice for those who are looking for a stylishly appointed new home in the sought after Wynyard area.



## Perfectly located

There is no need to compromise at Fallows Park with excellent transport links on your doorstep including the A19 and A689 leading to the A1.

Billingham train station is just four miles away from the development and offers services to Darlington and Newcastle where you can get a direct connection to London Kings Cross station. Durham Tees Valley airport is conveniently located and as well as being a major gateway to the rest of the world, also offers daily flights to Amsterdam.

Fallows Park is also ideally situated for those who enjoy the great outdoors with the Wynyard Estate located adjacent to the development. For centuries the parks and gardens surrounding Wynyard Hall have provided a stunning setting with acres of rolling lawns.

The North York Moors and stunning East Coast are within easy reach. For those who play golf one of the region's best courses is a stones throw away; Wynyard Golf Club boasts 18 holes and is a par 72 championship golf course.





# *Spoilt for choice*

At Fallows Park you will enjoy the very best of local amenities with day to day essentials located in Wynyard Village with a grocery store, pharmacy, salon, café and pub. The charming town centre of Yarm is within easy reach and offers a fantastic range of boutique shops, restaurants and coffee shops.

Sedgefield is just five minutes away and boasts a selection of boutique stores as well as high street names and supermarkets. For a family day out, Sedgefield Racecourse hosts race days throughout the year from family fun days to the eagerly anticipated and elegant 'Ladies Day'.





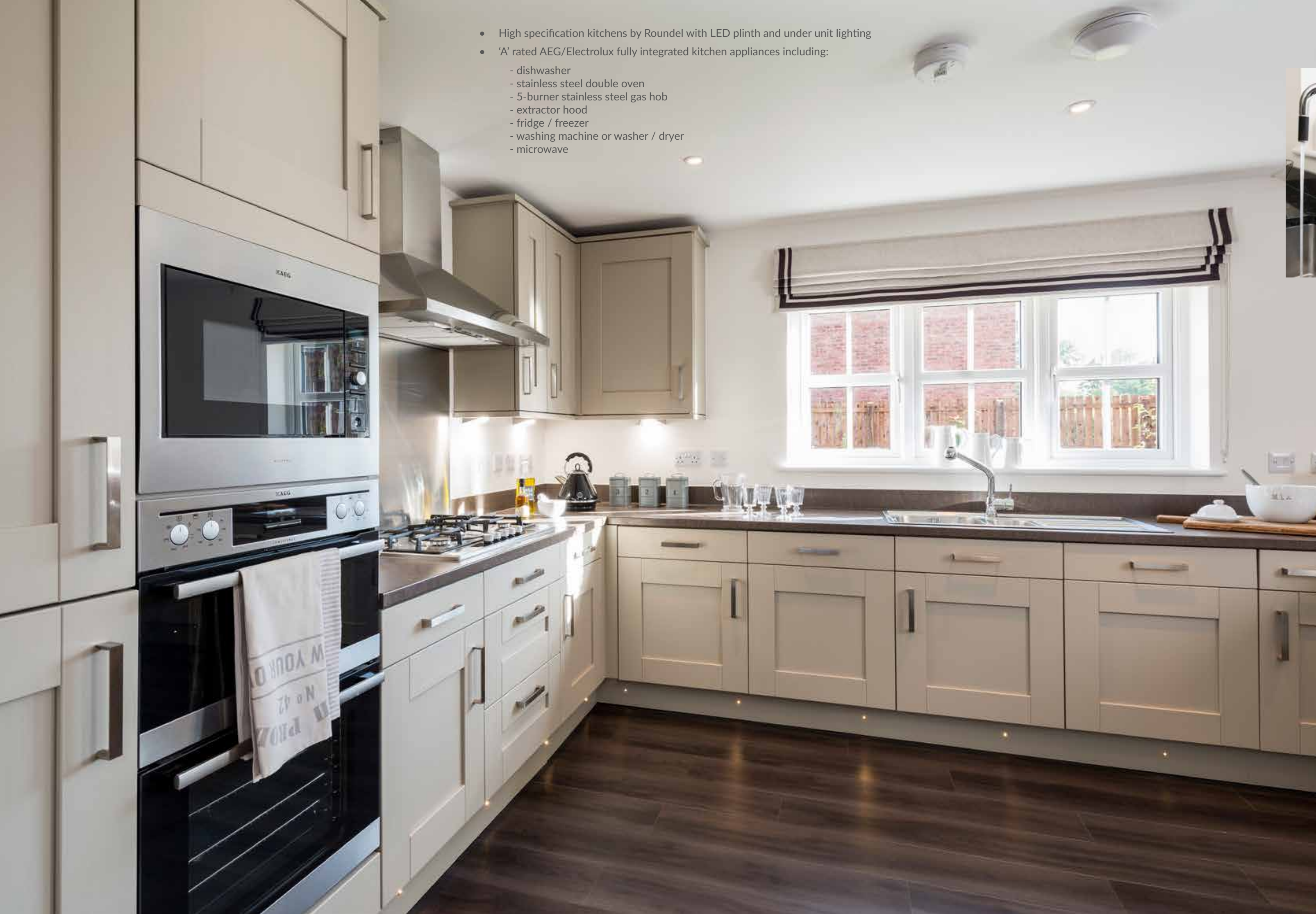
## Education

As you would expect from such a sought after area, there are a number of excellent primary schools nearby including the newly opened Wynyard Church of England Primary School. There are also plans for a new pre-school for Wynyard. For older children there is also a good range of secondary schools close by and many options for further education throughout the North East.

Nearby Billingham offers a superb range of schooling for children of all ages, including Red House School at Norton which offers independent schooling for all ages and was recently ranked as the no.1 independent school in the area.



- High specification kitchens by Roundel with LED plinth and under unit lighting
- 'A' rated AEG/Electrolux fully integrated kitchen appliances including:
  - dishwasher
  - stainless steel double oven
  - 5-burner stainless steel gas hob
  - extractor hood
  - fridge / freezer
  - washing machine or washer / dryer
  - microwave



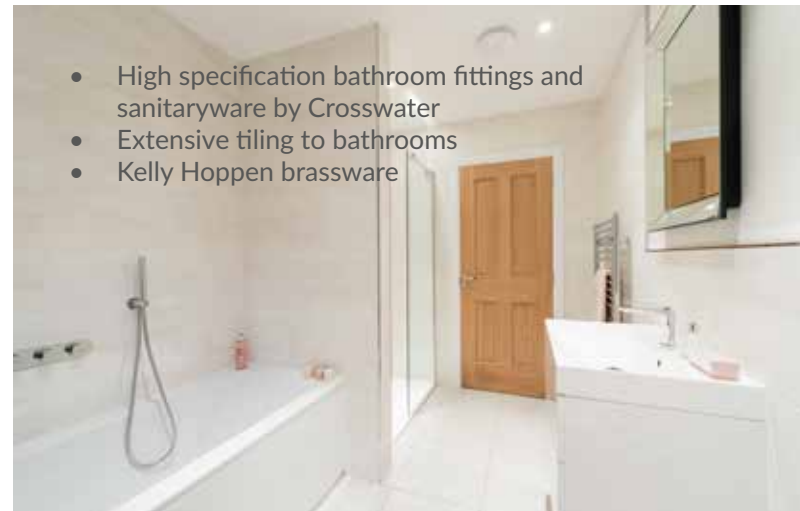
## *A superb specification*

At Fallows Park all of our homes exude superb quality and a high specification as standard.

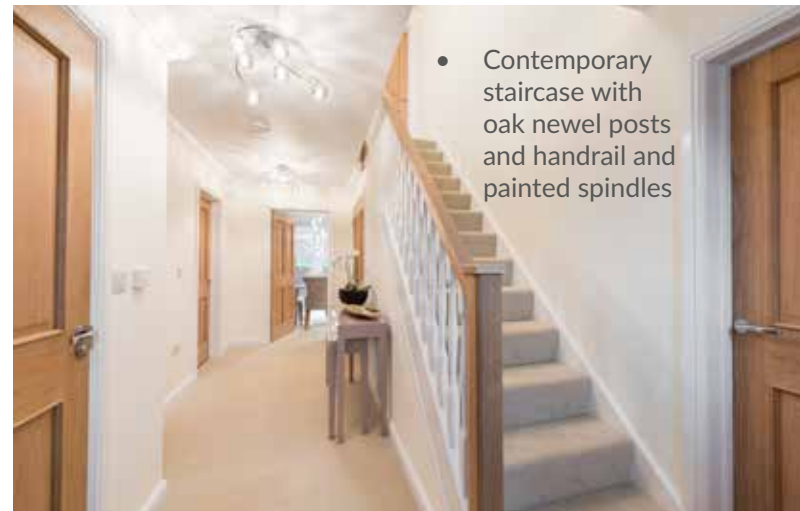
Our designer kitchens offer an inspirational collection of contemporary and traditional designs and colour options to create your perfect kitchen. Regardless of the look you choose you'll have fully integrated appliances including a 5-burner gas hob, extractor fan, dishwasher, double oven, fridge freezer and microwave. A choice of worktops, glass splashbacks, recessed down lighters and mood lighting provide the finishing touches which make a real difference to our superior homes.







- High specification bathroom fittings and sanitaryware by Crosswater
- Extensive tiling to bathrooms
- Kelly Hoppen brassware



- Contemporary staircase with oak newel posts and handrail and painted spindles



- Oak doors (internal)



- Paved patio
- Bi-fold/French doors to patio
- Turfed gardens to front and rear
- 6' fence to rear garden

- Also included:
- Loft light and electrical socket
  - Burglar alarm
  - Ample electrical sockets
  - External PIR sensor lights
  - Large, block paved driveway



Our elegant bathrooms and ensuites epitomise sumptuousness. Streamlined bathrooms offer a relaxing environment and boast double ended baths, dual flow showers and stylish taps and overhead showers from designer Kelly Hoppen, complimented by wall hung vanity units and storage and all beautifully accented with Porcelanosa tiles from the renowned Italian brand.

The interior of your beautiful home is finished in a crisp white and perfectly offsets the oak banister rails and oak doors with a choice of stylish door furniture. On a practical level there's plenty of tv, phone and electrical sockets and PIR sensor lights too.

Our homes radiate light and space that is further enhanced by stylish bi-fold doors, bringing the outdoors in and creating a seamless link to your paved patio and landscaped gardens.





*Beautiful homes*



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



## Award winning

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.

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.

A 5 Star rating is judged upon results from customers. The results confirmed that our buyers are satisfied with the overall quality of their home and would recommend Story Homes to a friend.

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

Customer satisfaction has always been a key strength for Story Homes and we regularly receive fantastic feedback



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](http://www.consumercodeforhomebuilders.com)



# Sustainability

## The benefits of a new home include lower running costs:

- 'A' rated kitchen appliances
- 4/2.6 litre dual flush toilets
- 100% of 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.

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 developments are always high on our agenda.

As well as being sustainable, our homes will save you money and you'll be helping the environment as a new build property is greener and more economical to run than an older property as it uses less energy and produces significantly lower CO<sup>2</sup> emissions.

Each home at Fallows Park is installed with a smart meter, allowing you to analyse your energy consumption. Together with efficient water use appliances, thermally efficient building materials and an air tight design, the overall energy demands of our houses are reduced - in fact a new home could save you up to £1,312 per year.\*

We recycle over 94% of waste generated on site and we've planted hundreds of trees - as well as safeguarding hundreds of others 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)



# Development layout: Phase 1



Show homes

# House types

-  Westminster  
5 Bedroom Detached  
Detached Double Garage
-  Mayfair  
5 Bedroom Detached  
Large Integral Garage
-  Balmoral  
4 Bedroom Detached  
Integral Single Garage
-  Taunton  
4 Bedroom Detached  
Integral Single Garage
-  Arundel  
4 Bedroom Detached  
Detached Single Garage
-  Warwick  
4 Bedroom Detached  
Integral Single Garage
-  Boston  
4 Bedroom Detached  
Integral Single Garage
-  Durham  
4 Bedroom Detached  
Integral Single Garage
-  Greenwich  
4 Bedroom Detached  
Integral Single Garage
-  Carlisle  
4 Bedroom Detached  
Integral Single Garage

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.

Development Layout All phases



Other developer

Other developer

# Westminster



# Mayfair



## 5 Bedroom Detached with Detached Double Garage

Approximate square footage: 2,138 sq ft

### GROUND FLOOR DIMENSIONS:

Lounge:	4393 x 6366 [14'-5" x 20'-11"]
Kitchen/Dining:	6980 x 4176 [22'-11" x 13'-9"]
Family:	3825 x 2826 [12'-7" x 9'-3"]
Utility:	3060 x 1590 [10'-1" x 5'-3"]
Study:	3324 x 2586 [10'-11" x 8'-6"]

### FIRST FLOOR DIMENSIONS:

Master Bedroom:	4393 x 5203 [14'-5" x 17'-1"]
Bedroom 2:	3393 x 3484 [11'-2" x 11'-5"]
Bedroom 3:	2466 x 3966 [8'-1" x 13'-0"]
Bedroom 4:	2466 x 3966 [8'-1" x 13'-0"]
Bedroom 5:	3381 x 2881 [11'-1" x 9'-6"]

## 5 Bedroom Detached with Large Integral Garage

Approximate square footage: 1,905 sq ft

### GROUND FLOOR DIMENSIONS:

Lounge:	3675 x 5520 [12'-1" x 18'-1"]
Kitchen:	3630 x 3703 [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:	3323 x 1604 [10'-11" x 5'-3"]

### FIRST FLOOR DIMENSIONS:

Master Bedroom:	4393 x 5206 [14'-5" x 17'-10"]
Bedroom 2:	3393 x 3484 [11'-2" x 11'-5"]
Bedroom 3:	2466 x 3966 [8'-1" x 12'-13"]
Bedroom 4:	2466 x 3966 [8'-1" x 12'-13"]
Bedroom 5:	3381 x 2881 [11'-1" x 9'-6"]



# Balmoral



# Taunton



## 4 Bedroom Detached with Integral Single 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 3798 [10'-9" x 12'-6"]

### FIRST FLOOR DIMENSIONS:

Master Bedroom: 4989 x 3610 [16'-5" x 11'-10"]  
 Bedroom 2: 4990 x 3710 [16'-5" x 12'-2"]  
 Bedroom 3: 4325 x 3754 [14'-2" x 12'-4"]  
 Bedroom 4: 3255 x 4041 [10'-8" x 13'-3"]



## 4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,597 sq ft

### GROUND FLOOR DIMENSIONS:

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

### FIRST FLOOR DIMENSIONS:

Master Bedroom: 3190 x 6092 [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"]





# Arundel



## 4 Bedroom Detached with Detached Double Garage

Approximate square footage: 1,429 sq ft (2 bay windows) - 1,440 sq ft (3 bay windows)

### GROUND FLOOR DIMENSIONS:

Lounge: 3715 x 7205 [12'-2" x 23'-8"]  
 Kitchen / Dining: 3775 x 7205 [12'-5" x 23'-8"]  
 Utility: 2235 x 1668 [7'-4" x 5'-6"]

### FIRST FLOOR DIMENSIONS:

Master Bedroom: 3331 x 4010 [10'-11" x 13'-2"]  
 Guest Bedroom: 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 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,402 sq ft

### GROUND FLOOR DIMENSIONS:

Lounge: 3830 x 4750 [12'-7" x 15'-7"]  
 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 3489 [12'-7" x 11'-5"]  
 Bedroom 2: 3727 x 2949 [12'-3" x 9'-8"]  
 Bedroom 3: 3183 x 2948 [10'-5" x 9'-8"]  
 Bedroom 4: 2740 x 3933 [9'-0" x 12'-11"]



Floor plan shows layout with 3 bay windows, please see Sales Executive for further information.

# Boston



# Durham



4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,377 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: 3370 x 5292 [11'-1" x 17'- 5"]  
 Bedroom 2: 2514 x 4495 [8'-3" x 14'-9"]  
 Bedroom 3: 3616 x 3382 [11'-10" x 11'-1"]  
 Bedroom 4: 2330 x 3777 [7'-8" x 12'-5"]



4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,366 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: 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"]



# Greenwich



## 4 Bedroom Detached with Integral Single 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 3026 [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:	2805 x 3450 [9'-3" x 11'-4"]
Bedroom 4:	2503 x 2787 [8'-3" x 9'-2"]



# Carlisle



## 4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,177 sq ft

### GROUND FLOOR DIMENSIONS:

Lounge:	3090 x 4663 [10'-2" x 15'-4"]
Kitchen / Dining:	6156 x 2877 [20'-3" x 9'-5"]
Utility:	1722 x 2419 [5'-8" x 7'-11"]

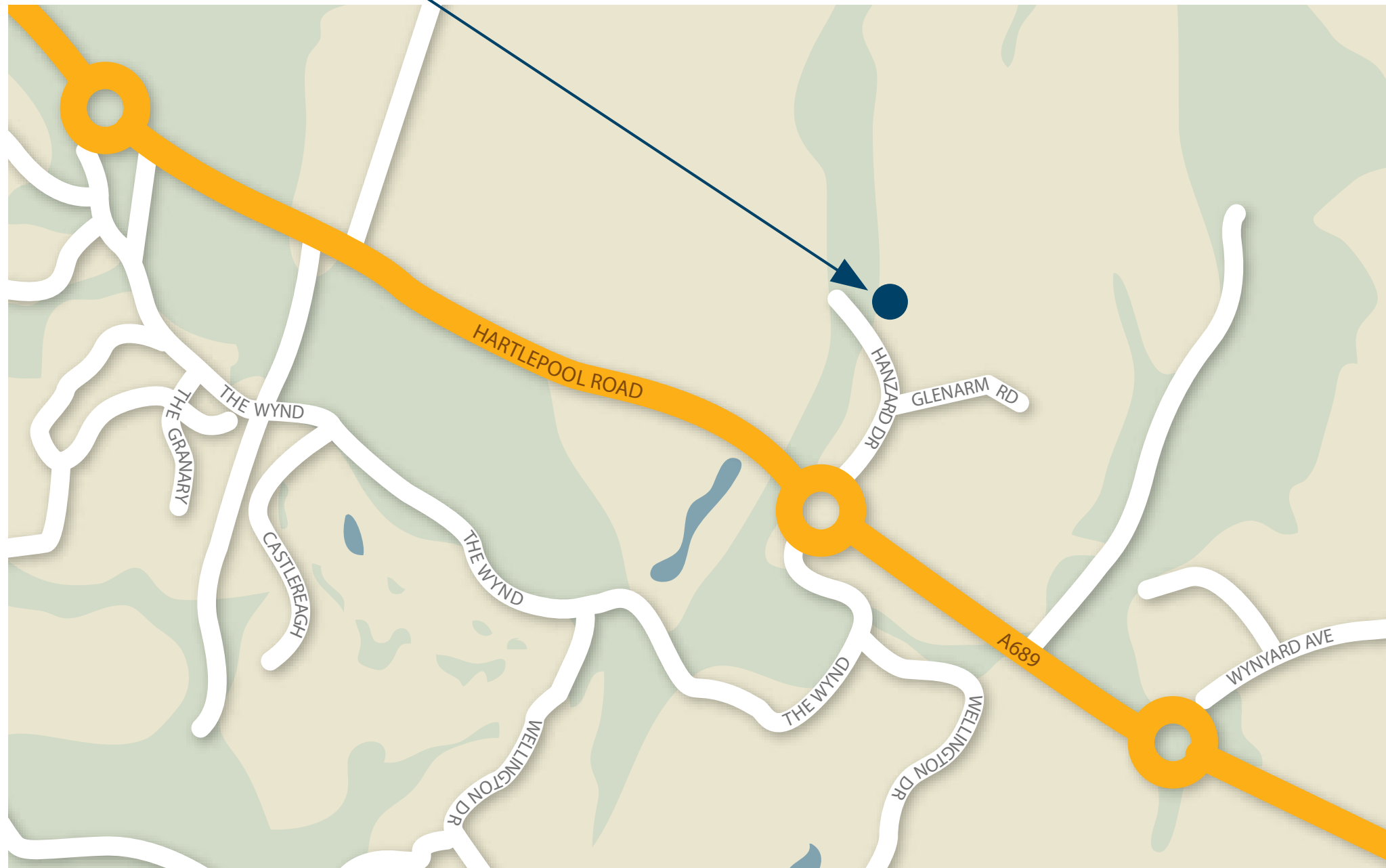
### FIRST FLOOR DIMENSIONS:

Master Bedroom:	4062 x 3890 [13'-4" x 12'-9"]
Bedroom 2:	3290 x 3296 [10'-10" x 10'-10"]
Bedroom 3:	2553 x 3650 [8'-5" x 12'-0"]
Bedroom 4:	2837 x 3324 [9'-4" x 10'-11"]



# How to find us

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## To find out more:

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