



Story
HOMES

Edgehill Park

WHITEHAVEN, CA 28 9UB



WELCOME TO
Edgehill Park

A collection of luxurious 2, 3 and 4-bedroom
homes in the Georgian town of Whitehaven.

Superior

SPECIFICATION

At Story Homes, we vary house types and external finishes to create beautiful and unique developments that set us apart. We're proud to have been building high quality homes that people aspire to live in for more than 30 years and our developments stand the test of time, looking as impressive now as they did when they were first built.

Our attention to detail can not only be seen in the homes that we build, but also in the locations we choose and the customer service we provide throughout your journey with us. With every Story Home, you are covered with a 2-year Story Homes warranty and a 10-year NHBC warranty.

Our homes offer something for everyone, with high quality fixtures and fittings included as standard.

IMPRESSIVE EXTERIORS

- Bi-fold doors to patio
- Turfed gardens to front and rear
- 1.8m (6ft) boundary fence/wall to rear garden
- Burglar alarm
- External sensor light
- Large block paved driveway

LUXURIOUS BATHROOMS AND EN-SUITES

- Dual flow showers
- A choice of tiles from luxury Spanish brand, Porcelanosa
- Wall-hung vanity units

BEAUTIFUL KITCHENS

- Choose from a high quality range of cabinets, worktops and up-stands
- Stainless steel splashback
- Chimney hood
- 'A' rated AEG and Electrolux
- Fully integrated appliances including:
 - Dishwasher
 - Stainless steel double oven
 - 5-burner stainless steel gas hob
 - Integrated fridge/freezer



The Boston master bedroom



The Warwick exterior



The Warwick exterior



The Hastings en-suite



The Boston entrance

The specification relates to the majority of plots and appliances and is dependent on housetype design. Please note that the interior design, fittings and furnishings that make up our show homes are not part of our standard specification. Story Homes reserve the right to amend the specification. Please check individual plot specification and build stage with your Sales Executive, or see our specification guide.

Luxury
AS STANDARD



DISCOVER THE STORY

Difference



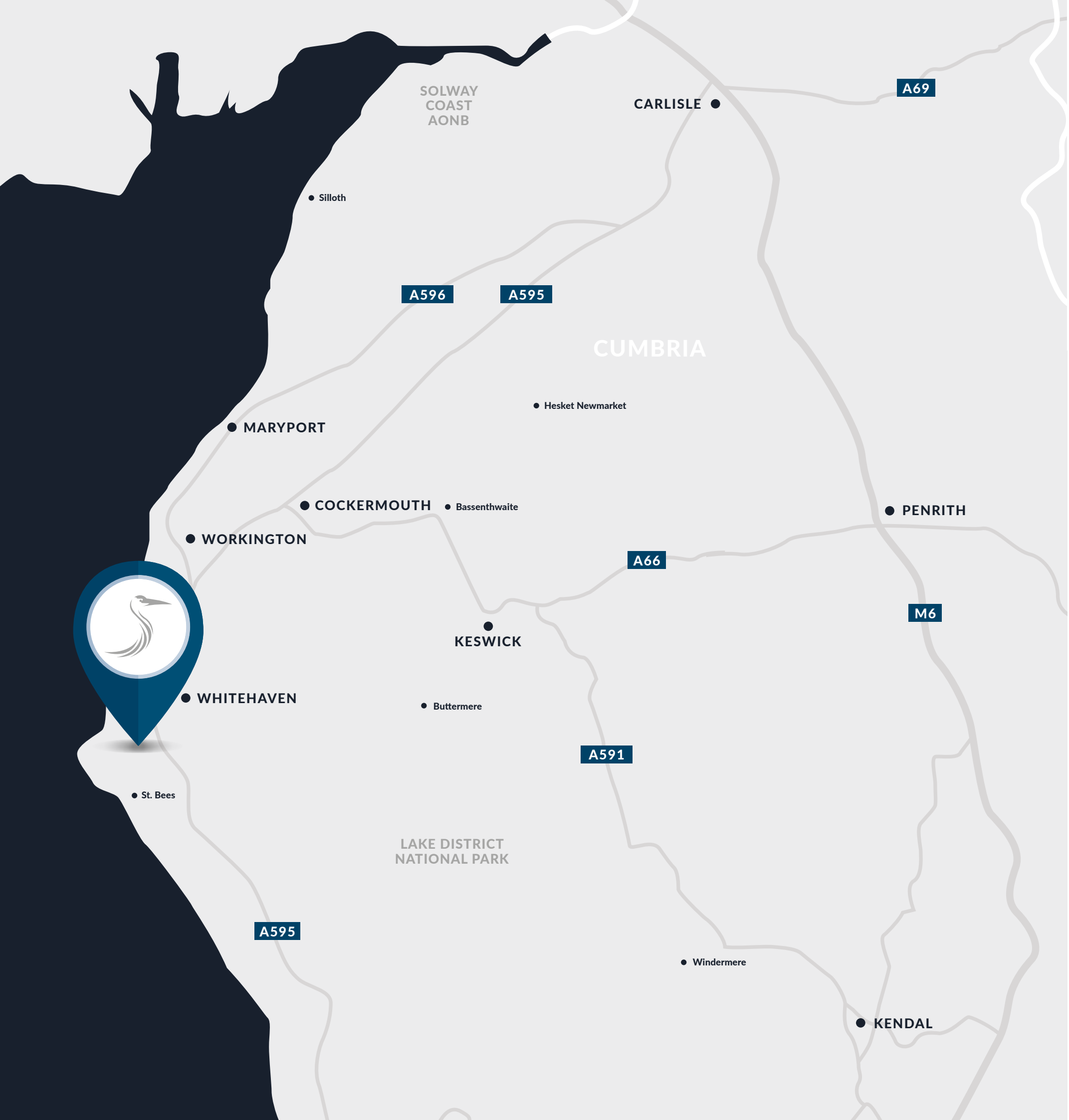
The Taunton

The Salisbury

The Hastings

The Taunton

Please note CGI's are a representation of Hawthorn Grange, Seaton. CGI's are for illustrative purposes only; external finishes including roof tile colours, brick, stone, render and landscaping may vary between plots.



IDEALLY
located



Valley Primary School and Nursery	1.1 MILES
Kells Infant School	1.1 MILES
Mirehouse Library	1.1 MILES
The Whitehaven Academy	2.6 MILES



St Benedicts RUFC	1.1 MILES
Whitehaven Golf Club	3.2 MILES
St. Bees Head Heritage Coast	5.7 MILES
Dent Fell	6.1 MILES



A595	1.9 MILES
A596	8 MILES
Whitehaven	2.4 MILES
Workington	10.7 MILES
A66	10.7 MILES
Cockermouth	16.3 MILES
Keswick	29.6 MILES
Carlisle	41.5 MILES



Corkickle Train Station (Corkickle has direct lines to Carlisle, once in Carlisle you can connect to national train routes)	2 MILES
Newcastle International Airport	94 MILES

Beautifully

DESIGNED DEVELOPMENTS

The Taunton

The Boston



Photographed at D'Urton Manor, Preston

Sustainable

LIVING

Our homes are built with sustainability in mind, with the aim of helping the environment as well as saving you money. A new build property is greener and more economical to run than an older property. It uses less energy and produces significantly lower CO₂ emissions which gives lower running costs, saving up to £1,410 pa on a 4-bed detached new build property*.

ENERGY SAVING FEATURES COULD INCLUDE:

- High levels of thermal efficiency
- 'A' rated kitchen appliances (majority of appliances)
- Dual flush toilets
- 100% energy efficient lighting



*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.

PICK YOUR PLOT AT

Edgehill Park



THE HARROW
4-bedroom,
detached house,
detached single garage



THE WARWICK
4-bedroom,
detached house,
integral single garage



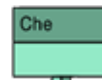
THE BOSTON
4-bedroom,
detached house,
integral single garage



THE DURHAM
4-bedroom,
detached house,
integral single garage



THE WELLINGTON
4-bedroom,
detached house,
integral single garage



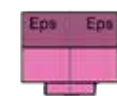
THE CHESTER
3-bedroom,
detached house
with parking



THE HASTINGS
3-bedroom,
semi-detached house
with parking



THE KINGSTON
3-bedroom,
semi-detached house
with parking



THE EPSOM
2-bedroom,
semi-detached house
with parking



Images shown are for illustrative purposes only. Although Story Homes has taken all reasonable care in the preparation of the contents of this brochure to ensure the accuracy of the information contained in it, such information can be subject to change and we do not warrant its accuracy. We continuously review our products for improvement and development so individual features may vary from time to time. We may also re-plan developments resulting in a change to the layout, housetypes and road layout. These particulars are therefore for general guidance only and do not constitute a contract or warranty. You should take appropriate steps to verify any information on which you intend to rely and in order to do so we would advise you to speak to a Sales Executive.



THE *Harrow*



4-bedroom, detached house with detached single garage
1,407 sq ft (approx)



THE *Warwick*



4-bedroom, detached house with integral single garage
1,400 sq ft (approx)



GROUND FLOOR DIMENSIONS

Lounge:	3715 x 6530	[12'-5" x 21'-5"]
Kitchen/dining:	3331 x 6530	[10'-11" x 21'-5"]
Utility:	2235 x 1668	[7'-4" x 5'-6"]

FIRST FLOOR DIMENSIONS

Master bedroom:	3331 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 2495	[10'-11" x 7'-11"]

Please note CGIs are for illustrative purposes only; external finishes including roof tile colours, brick, stone, render and landscaping may vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Story Homes reserves the right to alter and change certain aspects of a property – therefore it is recommended that you speak to a Sales Executive for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. These particulars do not form part of a contract or warranty.



GROUND FLOOR DIMENSIONS

Lounge:	3830 x 4920	[12'-7" x 16'-2"]
Kitchen/dining:	6195 x 3655	[20'-4" x 12'-0"]
Family room:	3260 x 2845	[10'-8" x 9'-4"]

FIRST FLOOR DIMENSIONS

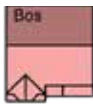
Master bedroom:	3830 x 3489	[12'-7" x 11'-5"]
Bedroom 2:	3727 x 2949	[12'-3" x 9'-8"]
Bedroom 3:	3183 x 2948	[10'-5" x 9'-8"]
Bedroom 4:	2740 x 3933	[9'-0" x 12'-11"]

Please note CGIs are for illustrative purposes only; external finishes including roof tile colours, brick, stone, render and landscaping may vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Story Homes reserves the right to alter and change certain aspects of a property – therefore it is recommended that you speak to a Sales Executive for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. These particulars do not form part of a contract or warranty.



THE *Boston*

4-bedroom, detached house with integral single garage
1,377 sq ft (approx)



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"]

Please note CGI's are for illustrative purposes only; external finishes including roof tile colours, brick, stone, render and landscaping may vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Story Homes reserves the right to alter and change certain aspects of a property - therefore it is recommended that you speak to a Sales Executive for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. These particulars do not form part of a contract or warranty.



THE *Durham*

4-bedroom, detached house with integral single garage
1,367 sq ft (approx)



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"]

Please note CGI's are for illustrative purposes only; external finishes including roof tile colours, brick, stone, render and landscaping may vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Story Homes reserves the right to alter and change certain aspects of a property - therefore it is recommended that you speak to a Sales Executive for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. These particulars do not form part of a contract or warranty.



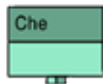
THE *Wellington*



4-bedroom, detached house with integral single garage
1,238 sq ft (approx)



THE *Chester*



3-bedroom, detached house with parking
1,031 sq ft (approx)



GROUND FLOOR DIMENSIONS

Lounge:	3255 x 5305	[10'-8" x 15'-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"]

Please note CGI's are for illustrative purposes only; external finishes including roof tile colours, brick, stone, render and landscaping may vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Story Homes reserves the right to alter and change certain aspects of a property – therefore it is recommended that you speak to a Sales Executive for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. These particulars do not form part of a contract or warranty.



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 3915	[9'-0" x 12'-10"]
Bedroom 2:	3174 x 3014	[10'-5" x 9'-11"]
Bedroom 3:	3174 x 2614	[10'-5" x 8'-7"]

Please note CGI's are for illustrative purposes only; external finishes including roof tile colours, brick, stone, render and landscaping may vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Story Homes reserves the right to alter and change certain aspects of a property – therefore it is recommended that you speak to a Sales Executive for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. These particulars do not form part of a contract or warranty.



THE *Hastings*



3-bedroom, semi-detached house with parking
955 sq ft (approx)



GROUND FLOOR DIMENSIONS

Lounge:	3492 x 4808	[11'-6" x 15'-9"]
Kitchen/dining:	5068 x 2785	[16'-8" x 9'-2"]

FIRST FLOOR DIMENSIONS

Master bedroom:	3648 x 3261	[12'-0" x 10'-8"]
Bedroom 2:	2821 x 2810	[9'-3" x 9'-3"]
Bedroom 3:	2131 x 2820	[7'-0" x 9'-3"]



THE *Kingston*



3-bedroom, semi-detached house with parking
846 sq ft (approx)



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 3627	[8'-6" x 11'-11"]
Bedroom 2:	2400 x 2923	[7'-11" x 9'-7"]
Bedroom 3:	2082 x 3136	[6'-10" x 10'-4"]

Please note CGIs are for illustrative purposes only; external finishes including roof tile colours, brick, stone, render and landscaping may vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Story Homes reserves the right to alter and change certain aspects of a property – therefore it is recommended that you speak to a Sales Executive for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. These particulars do not form part of a contract or warranty.

Please note CGIs are for illustrative purposes only; external finishes including roof tile colours, brick, stone, render and landscaping may vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Story Homes reserves the right to alter and change certain aspects of a property – therefore it is recommended that you speak to a Sales Executive for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. These particulars do not form part of a contract or warranty.



THE *Epsom*



2-bedroom, semi-detached house with parking
711 sq ft (approx)



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 3021	[15'-1" x 9'-11"]
Bedroom 2:	2481 x 3619	[8'-2" x 11'-11"]

Please note CGIs are for illustrative purposes only; external finishes including roof tile colours, brick, stone, render and landscaping may vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Story Homes reserves the right to alter and change certain aspects of a property – therefore it is recommended that you speak to a Sales Executive for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. These particulars do not form part of a contract or warranty.

**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.

The Code is designed to help you understand what levels of service to expect from Story Homes, and to feel fully informed about your purchase and know your consumer rights before and after you move in.

FIND OUT MORE
www.consumercode.co.uk

Printed March 2019 - v 1.0



Story
HOMES

LET US
tell you more...

Tel: 07711 463 438

Email: edgehillpark@storyhomes.co.uk
storyhomes.co.uk



Edgehill Park

WHITEHAVEN, CA28 9UB

Story Homes. Registration number 2275441.

Registered Office: Story House, Lords Way, Kingmoor Business Park, Carlisle, Cumbria, CA6 4SL.

Registered in England and Wales.