



Edgehill Park

WHITEHAVEN





Welcome to **Edgehill Park**

Story Homes is pleased to release an attractive development of new homes to Whitehaven. Edgehill Park is an executive development of 2, 3 and 4 bedroom properties, superbly finished to a high specification.

And as with any Story Homes development, the design and aesthetics of Edgehill Park is very much in keeping with the area's heritage, complemented by thoughtfully designed interiors.





STORY HOMES IS AN AWARD WINNING HOUSE BUILDER AND WE HAVE BEEN BUILDING DESIRABLE, HIGH SPECIFICATION PROPERTIES THROUGHOUT CUMBRIA FOR NEARLY 30 YEARS

During this time Story Homes has been the name most often associated with aspirational houses for sale throughout Cumbria, the North East, the North West and Scotland. Our passion for quality and excellence has seen us grow to become a multi award winning UK property developer and our modern, high specification homes instantly inspire our buyers.

Whether you're searching for your first house, or a new family home, you're sure to find the perfect fit at Edgehill Park where we have an unrivalled collection of stylish new properties. And if that's not enough, some properties on this superb development offer lovely views over the Irish Sea.

As well as being designed and built to exacting standards, you'll experience the highest level of care and finish with a Story Home throughout the whole of your house buying journey with us. This incorporates design, specification and quality, low environmental impact and an exceptional customer experience. For extra peace of mind, within the 10 year warranty all new homes receive, Story Homes operates a two year policy with dedicated Customer Service teams on hand to deal with enquiries quickly and effectively.

Edgehill Park is set to be more than just a new development; it is the start of a new community - a community which caters for all through a wide range of elegant, beautifully finished homes. Above all, Edgehill Park is a place to live your life now, and for years to come.

Images show: (top left to right) Arundel and Warwick
Images show: (bottom left to right) Boston and Hastings



THERE ARE SO MANY REASONS TO DELIGHT IN EDGEHILL PARK, WHERE THE LIFESTYLE IS RELAXED - POSSIBLY BECAUSE WHITEHAVEN IS ONE OF THE COUNTRY'S HAPPIEST PLACES TO BE!

In a 2015 survey of 25,000 homeowners by Hamptons International Estate Agents, Copeland was acknowledged as the country's happiest place; this Georgian town is certainly the place to be.

Whitehaven is a small, historical town boasting stunning views and impressive surroundings and, until the 1600's, was very much a coastal village dependent on fishing, farming and salt-making. The town's history is brought to life in various visitor attractions such as The Rum Story, The Beacon, Haig Colliery Mining Museum and St Nicholas' Church Tower (George Washington's grandmother is buried here).

The area is rich in countryside, being within easy reach of the internationally renowned Lake District National Park and enjoying breathtaking scenery towards Scafell Pike, Helvellyn and Skiddaw; offering the ideal combination of semi rural and urban living.

Situated on the edge of the county and just a mile from Whitehaven town centre, Edgehill Park is perfectly placed and provides an excellent commuter base for Cumbria. The M6 motorway is easily accessible and with two railway stations, is close enough to allow easy access around the county and to Carlisle, and from there, the West Coast mainline.





WHITEHAVEN COMBINES CONTEMPORARY CULTURE AND LIFESTYLE AGAINST A BACKDROP OF INTRIGUE WITH ITS EXCITING HISTORY IN THE COAL AND RUM TRADES; IT IS ONE OF ONLY 40 'GEM' TOWNS IN ENGLAND

Whatever you want to see or do, it's all just a stone's throw away from Edgehill Park.

As well as being on the start of the Coast to Coast cycle route, with its stunning scenery, the surrounding area boasts opportunities to try a wide variety of outdoor and cultural activities whilst providing some of the most peaceful and remote walking, riding and cycling in the country.

In the lovely Georgian town you'll discover quirky and designer shops, many of which are unique to Whitehaven, restaurants and independent pubs and a relaxed cafe culture with a beautiful harbour and marina that have been extensively and lovingly restored.

The town is a frequent winner of Cumbria in Bloom and always has a fine display of beautiful flowers, enhancing the 250 listed buildings. Whitehaven was recently named 'Best Town Centre' in the UK in the British Council Shopping Centres Prestigious Town Centre's Environment Award. The judges were impressed by the town's renaissance and transformation.

The town has many claims to fame including being listed in the Sunday Times list of Britain's top 10 seaside towns!



And it's not just the interior of your home that we pay great attention to; we are renowned for our street scenes and attractive façades. Our stylish 2, 3 and 4-bedroom properties boast a wide range of different house types and appeal to the most discerning client.

Properties at Edgehill Park have their own individual personality, while blending perfectly into the area. Many have a single garage, along with

a generous, paved driveway boasting extra off street parking. Red sandstone provides a lovely feature, complimented with high quality brick and render to ensure that our homes retain the local character. We pay great attention to landscaping and we ensure that there is plenty of green open space for you to enjoy.



AS WELL AS ENJOYING A DELIGHTFUL LOCATION, EDGEHILL PARK BRINGS A SUPERB RANGE OF 2, 3 AND 4 BEDROOM HOMES TO THE AREA IN A WIDE CHOICE OF DESIGNS AND LAYOUTS

A great deal of thought goes into every element of a Story Home which makes them both desirable and a pleasure to live in. Our interior layouts are designed to maximise the light, enhanced by French doors opening out onto a paved patio and fully turfed gardens which again bring the outside in, filling your home with natural light.

Behind the stylish façades of our properties you will discover fully integrated designer kitchens, offering an inspirational collection of colour options and designs. Our kitchens boast 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 all add to the ambience of the room. Bathrooms and en suite facilities are fitted with contemporary white suites and feature extensive tiling from the renowned Italian Porcelanosa brand.





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 are highlighted below*:

Please compare us with other house builders as they may charge you extra for some of these items.



- 1.5 bowl, stainless steel inset sink
- Stainless steel double oven
- 5 burner gas hob
- Integrated dishwasher
- Integrated fridge / freezer
- Integrated washer or washer / dryer
- Integrated microwave
- LED pelmet lighting
- Chrome down-lighters
- Soft close kitchen doors
- Brushed steel sockets
- Extractor fan
- Plinth lighting



- American white oak effect / white doors
- Chrome ironmongery
- Stained oak effect staircase / banister
- TV points in all main areas
- 100% low energy lighting
- Smoke and heat detectors
- Porcelanosa tiling

- Contemporary white sanitary-ware
- Contemporary shower enclosures
- Chrome taps and accessories
- Burglar alarm
- French doors
- Paved patio
- 1.8m privacy fence
- Turfed gardens to the front and rear
- Large block paved driveway (whether you have a garage or not)

*Majority of plots. The information given about this development applies to the majority of plots. For further information please contact our dedicated Sales Executive who will be delighted to help you in your search for your new home and advise on plot specification.



5 STAR CUSTOMER CARE

For the third 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 96% 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, 2015

**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



STORY HOMES HAS BEEN RUN AS A SUSTAINABLE BUSINESS EVER SINCE WE FIRST STARTED BUILDING HOUSES IN 1987

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.



^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

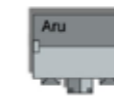




DEVELOPMENT LAYOUT



HOUSE TYPES



The Arundel
4 Bedroom Detached House
Detached Single Garage



The Harrow
4 Bedroom Detached
Detached Single Garage



The Warwick
4 Bedroom Detached House
Integral Single Garage



The Boston
4 Bedroom Detached House
Integral Single Garage



The Hailsham
3 Bedroom Townhouse
Integral Single Garage



The Greenwich
4 Bedroom Detached House
Integral Single Garage



The Hastings
3 Bedroom Semi-Detached House
Driveway or Courtyard Parking



The York
3 Bedroom Semi-Detached House
Driveway Parking



The Marlborough
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, including house types featuring chimneys, may vary from those shown on the images in this brochure and should be verified with Sales Executive on site. Images shown are representative of Story Homes' developments.

THE ARUNDEL

4-BED DETACHED WITH DETACHED GARAGE

Approximate 1,440 sq ft



THE HARROW

4-BED DETACHED WITH DETACHED GARAGE

Approximate 1,407 sq ft



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"]



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"]
 Guest Bedroom: 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 WARWICK

4-BED DETACHED WITH SINGLE INTEGRAL GARAGE

Approximate 1,402 sq ft



THE BOSTON

4-BED DETACHED WITH SINGLE INTEGRAL GARAGE

Approximate 1,351 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"]



Ground Floor Dimensions:

Lounge: 3380 x 5794 [11'-11" 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"]

THE HAILSHAM

3-BED TERRACED TOWNHOUSE WITH INTEGRAL GARAGE

Approximate 1,298 sq ft



THE GREENWICH

4-BED DETACHED WITH SINGLE INTEGRAL GARAGE

Approximate 1,261 sq ft



Ground Floor Dimensions:

Family Room / Bedroom:
4775 x 3009 [15'-8" x 9'-11"]

First Floor Dimensions:

Lounge: 4775 x 5112 [15'-8" x 16'-9"]
Kitchen/Breakfast: 4775 x 4198 [15'-8" x 13'-9"]

First Floor Dimensions:

Master Bedroom: 3538 x 3294 [11'-7" x 10'-10"]
Bedroom 2: 2500 x 4081 [8'-3" x 13'-5"]
Bedroom 3: 2160 x 3009 [7'-1" x 9'-11"]



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 HASTINGS

3-BED SEMI DETACHED WITH DRIVEWAY PARKING

Approximate 955 sq ft



THE YORK

3-BED SEMI DETACHED WITH DRIVEWAY PARKING

Approximate 805 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"]



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"]

THE MARLBOROUGH

2-BED APARTMENT WITH DRIVEWAY PARKING

Approximate 733 sq ft



Ground Floor Dimensions:

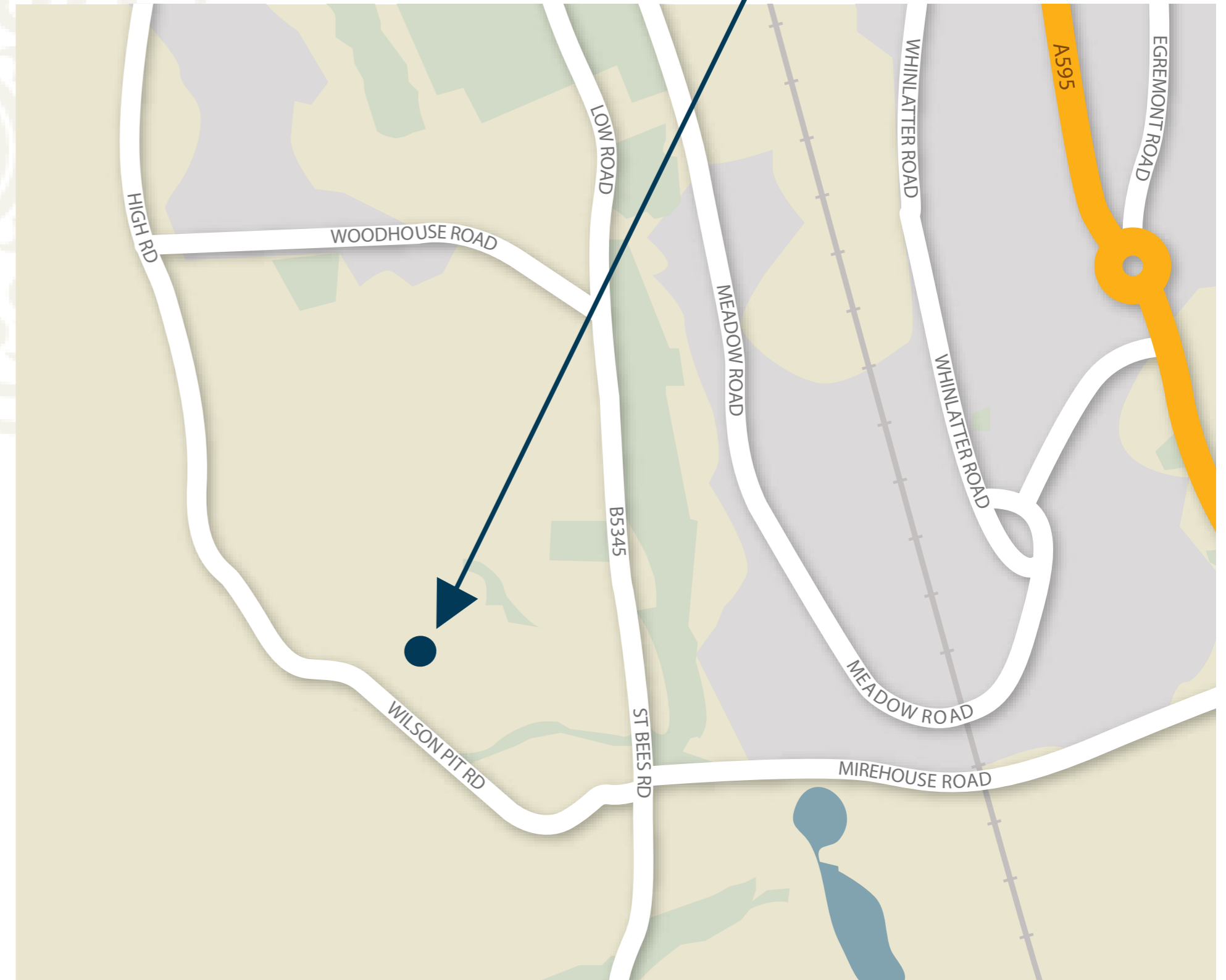
Kitchen / Lounge: 6643 x 4550 [21'-10" x 14'-11"]

Master Bedroom: 3255 x 4269 [10'-8" x 14'-0"]

Bedroom 2: 3273 x 3037 [10'-9" x 10'-0"]

How to find us

Edgehill Park - CA28 9UB



Edgehill Park is located on Wilson Pit Road and can be accessed from both High Road and St Bees Road (B5345).



To find out more:

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