

STRAWBERRY GRANGE

COCKERMOUTH, CA13 9XZ



STRONG • BEAUTIFUL



***STRONG.
BEAUTIFUL.***

AS A BUSINESS, WE GO TO GREAT LENGTHS TO CRAFT BEAUTIFUL, WELL-BUILT HOMES.

Homes that are not only strong in build, but in character too.

Story homes challenge the conventions of the mass-produced, standing apart from the crowd. There's all the features that make a Story home unique. The space we leave between each home, and footpaths that little bit wider, because that's what people need. Even our front doors are different colours. And the best combinations of bricks, render and stone are used, with considered design features at every turn.

With a brand new Story home, you will find there are no compromises on quality, no corners cut – just solid, beautiful homes.

SOLIDLY-BUILT WITH QUALITY MATERIALS.

Premium specification.
Added strength and character.

BUILDING BEAUTIFUL HOMES FOR OVER 30 YEARS.

Pride in our homes.
Pride in our workforce.

WE'LL GIVE YOU MORE SPACE INSIDE & OUT.

Well-proportioned living areas.
Set back off the road.

DESIGNED FOR LIFE.

Unique modern features.
Effortlessly flowing spaces.

COUNTRYSIDE LIVING ON THE EDGE OF THE LAKE DISTRICT. HISTORICAL MARKET TOWN. COCKERMOUTH REALLY DOES HAVE IT ALL.

Strawberry Grange is situated in the attractive market town of Cockermouth. Located on the edge of the Lake District, Strawberry Grange benefits from beautiful views whilst also being a stone's throw away from the historic town centre.

Cockermouth is one of only 51 towns in Britain classed as a Gem town, which has been recommended for preservation by the state as part of national heritage.

Residents will benefit from lots of local amenities within walking distance of Strawberry Grange – including local restaurants, cafés and bars.

For those with children, the closest schools to the development are Fairfield Primary School and Cockermouth School.

All journey times are approximate.



AN ENVIABLE LOCATION TO CALL HOME



**WE BUILD UNIQUE
HOMES WE ARE
PROUD TO PUT
OUR NAME TO**



“When designing our house types we want to create spaces that appeal to modern families. Open plan, flexible layouts with space for the whole family to live comfortably. That’s exactly what we have created with the Story Collection, and we couldn’t be more proud.”

– ANDREW HEWSON, HEAD OF DESIGN

Step inside a Story home and you will find a luxurious specification, with more included in the price tag than you might think. Here are just a few of our favourite features...



DESIGNER KITCHENS WITH BI-FOLD OR FRENCH DOORS



OPEN-PLAN FLEXIBLE LIVING



HIGH QUALITY MATERIALS



LARGER GARDENS AND PAVED PATIO AREAS



HIGHER CEILINGS CREATING LOTS OF NATURAL LIGHT



PORCELANOSA BATHROOM TILES



BEAUTIFUL STREET SCENES



RELAXED SPACIOUS LOUNGES

**STRONG
IN BUILD.
STRONG IN
CHARACTER.**



Image shown is for illustrative purposes only.

Of course, every home is unique. But with a new Story home, you'll discover some elements are shared. Like open-plan living areas that radiate light and space. Well-designed kitchens that deliver practicality and durability. Beautifully designed bathrooms and en-suites that take centre stage. And there's also French or bi-fold doors that are included as standard, helping to create a seamless link between your home and garden.

What's more, when you buy a new Story home, you have the opportunity to personalise your home even further with our choices, upgrades and optional extras which can be incorporated seamlessly into your new home.

But it's not only our premium specification that's well considered. Our homes are built with sustainability in mind, with the aim of helping the environment and saving you money.

*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.

A new build is more economical to run than an older property. It uses less energy and produces significantly lower CO2 emissions, meaning lower running costs, and a saving of up to £1,410 pa on a 4-bedroom 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

Each home at Strawberry Grange is built with thermally-efficient building materials, and has a smart meter installed, so you can monitor your energy consumption. This, along with water-saving appliances and an airtight design, will give you all the benefits of a new build home.

YOUR NEW HOME IS CRAFTED USING THE BEST QUALITY MATERIALS AND THE HIGHEST SPECIFICATION POSSIBLE.

		THE SPENCER	THE EMMERSON	THE HARRISON	THE SANDERSON	THE WILSON	THE WORTHING	THE HEWSON	THE MASTERTON	THE LAYTON	THE CHARLTON	THE PENNINGTON
DOORS, JOINERY AND FINISHES	Cast stone/features	Cast stone & / or brick features to front elevations										
	French doors	White French doors										
	Bi-fold doors	White bi-fold doors										
	External doors - front	Single cottage rectangle style obscure glaze coloured composite door with multi-point locking system (white finish inside)										
	External doors - rear	White half glaze style PVCu door with Cotswold obscure pattern and glazing with multi-point locking system										
	Internal doors	White Canterbury style 4-panel wood-grain finish doors with chrome lever door handle										
	Architrave and skirting boards	White MDF 69x19mm architrave and 119x19mm skirting										
	Staircase	White painted softwood spindles with oak newel post and handrail finished with clear varnish										
	Ceilings	White matt emulsion to all ceilings										
	Walls	Jasmine white matt emulsion to all walls										
KITCHEN AND APPLIANCES	Kitchen	Range of kitchens in a contemporary layout with matching panels, corners and plinths										
		Range of kitchens with a handleless option in a contemporary layout, all with matching panels, corners and plinths										
		Alternative traditional kitchen design and layout with choice of complementing door styles all with matching panels, corners and plinths										
	Work surfaces and upstand	38mm laminate worktops										
		100mm upstand to match worktop choice										
	Hob splashback	Glass splashback behind hob in grey										
	Lights to underside of kitchen wall units	Feature lighting to the underside of kitchen wall unit as per kitchen design										
	Sink	Polar white or stone grey Franke fragranite 1.5 bowl with mixer tap to main kitchen and Franke fragranite single bowl to utility area (where applicable)										
	Oven	AEG single oven										
		Zanussi single oven										
Dual AEG single ovens – stacked in tall housing unit												
Dual AEG single ovens – side by side												
Hob	AEG 60cm induction hob											
	Zanussi 60cm induction hob											
Cooker hood	90cm chimney hood											
	60cm chimney hood											
	90cm island extractor hood											
Integrated dishwasher	AEG integrated dishwasher											
Integrated fridge/freezer	AEG integrated 50/50 fridge freezer											
Integrated washing machine	Electrolux integrated washing machine											

Markers indicate standard specification. 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 reserves the right to amend the specification. Please check individual plot specification and build stage with Sales Executive, or see our specification guide.

■ Available as standard
▲ Available as an upgrade
- Not available

**WE KNOW THE DIFFERENCE
IS IN THE DETAIL. ON EVERY LEVEL.**

		THE SPENCER	THE EMMERSON	THE HARRISON	THE SANDERSON	THE WILSON	THE WORTHING	THE HEWSON	THE MASTERTON	THE LAYTON	THE CHARLTON	THE PENNINGTON	
BATHROOM AND SANITARYWARE	Bathroom basin	Free standing white basin and pedestal to bathroom/en-suite/cloakroom with chrome mixer tap	■	■	■	■	■	■	■	■	■	■	
	WC	Free standing white WC suite with soft close toilet seat to bathroom, en-suite and cloakroom	■	■	■	■	■	■	■	■	■	■	
	Bath	Double ended bath with centrally located chrome bath mixer tap and low-level shower hose/handset	■	■	■	■	■	■	■	■	■	■	■
		Shower over bath & screen	-	-	-	-	-	-	-	-	-	-	-
	Showering cubicle to bathroom and en-suite	Separate shower cubicle with low-entry shower tray. Glazed shower screen and thermostatically controlled shower valve with dual handset – high level shower head and mid-height shower handle	■	■	■	■	■	■	■	■	■	■	■
	Wall tiles to bathroom	Full height tiles to all shower enclosures with feature tiling to the back wall. Full height feature tiles to back of bath wall with bath return walls in plain tiles. WC and basin walls to be half tiled	■	■	■	■	■	■	■	■	■	■	■
Wall tiles to en-suite	Fully tiled walls to shower enclosure with feature tiles to the back wall enclosure. WC and basin walls to be half tiled	■	■	■	■	■	■	■	■	■	■	■	
Wall tiles to cloakroom	Splashback to wash basin	■	■	■	■	■	■	■	■	■	■	■	
HEATING	Central heating	Full gas central heating Vaillant system – combi boiler	■	■	■	■	■	-	-	-	-	-	
		Full gas central heating Vaillant system – system boiler with mains pressure hot water cylinder	-	-	-	-	-	■	■	■	■	■	■
		Single zone central heating system	■	-	-	-	-	-	-	-	-	-	-
		Dual zone central heating system	-	■	■	■	■	■	■	■	■	■	■
Towel rails	Chrome towel warmer to bathroom	■	■	■	■	■	■	■	■	■	■	■	
	Chrome towel warmer to en-suite	■	-	■	■	■	■	■	■	■	■	■	
ELECTRICAL	Electrical sockets/switch plates	White plastic electrical sockets/switch plates throughout	■	■	■	■	■	■	■	■	■	■	
		USB sockets to kitchen x 1, lounge x 1 and master bedroom x 2 sockets	■	■	■	■	■	■	■	■	■	■	■
	BT/phone point	BT point to lounge (NB first point will be standard BT box)	■	■	■	■	■	■	■	■	■	■	
	Media point	Media plate to lounge area and family room (where applicable) – including 2 double sockets, data and TV points. Please refer to electrical layout	■	■	■	■	■	■	■	■	■	■	
	TV point	TV point to selected locations	■	■	■	■	■	■	■	■	■	■	
	Cabling	Cabling to two points which can be utilised to carry data to your TV or internet device	■	■	■	■	■	■	■	■	■	■	
	Downlighters to kitchen and wet rooms	Brushed stainless steel LED downlighters to kitchen, bathroom and en-suite	■	■	■	■	■	■	■	■	■	■	

		THE SPENCER	THE EMMERSON	THE HARRISON	THE SANDERSON	THE WILSON	THE WORTHING	THE HEWSON	THE MASTERTON	THE LAYTON	THE CHARLTON	THE PENNINGTON
EXTERNAL WORKS	Fencing and gates	Open boarded or feather edge boarded 1.8m high fence or wall with timber gate. Please refer to site layout	■	■	■	■	■	■	■	■	■	■
	Front garden	Turf to front, side and rear garden	■	■	■	■	■	■	■	■	■	■
	Outside tap	To be fitted on rear elevation kitchen window of property (where kitchen not on rear elevation, tap to be fitted in agreed location to rear/side of property in accordance with working drawings) and insulated accordingly	■	■	■	■	■	■	■	■	■	■
	Garages	Power and light to all integral and detached garages	-	-	■	■	■	■	■	■	■	■
	Garage door	Retractable style garage door finished in a range of colours. Please refer to site layout for details	-	-	■	■	■	■	■	■	■	■
	Paving	Buff textured concrete paving	■	■	■	■	■	■	■	■	■	■
	Driveway	Block paved driveway	■	■	■	■	■	■	■	■	■	■
	Doorbell	Bell push with transformer	■	■	■	■	■	■	■	■	■	■
	Burglar alarm	Mains wired burglar alarm	▲	▲	■	■	■	■	■	■	■	■
	External lights	Black coach lamp	■	■	■	■	■	■	■	■	■	■



Image shown is for illustrative purposes only.

**OUR HOMES AT
STRAWBERRY
GRANGE**

*FROM THEIR UNIQUE CHARACTER AND BEAUTY
TO THE SPACE WE LEAVE BETWEEN EACH ONE,
OUR HOMES OFFER INDIVIDUALITY THROUGHOUT.*

- | | | | | | |
|---|--|---|---|---|---|
|  | THE PENNINGTON
5-bedroom detached house
<i>Detached double garage</i> |  | THE WILSON
4-bedroom detached house
<i>Detached single garage</i> |  | THE HARPER
3-bedroom semi-detached house
<i>Driveway parking</i> |
|  | THE CHARLTON
5-bedroom detached house
<i>Integral large garage</i> |  | THE SANDERSON
4-bedroom detached house
<i>Integral single garage</i> |  | THE FRASER
3-bedroom semi-detached or terraced house
<i>Driveway parking</i> |
|  | THE LAYTON
5-bedroom detached house
<i>Detached single garage</i> |  | THE HARRISON
4-bedroom detached house
<i>Integral single garage</i> |  | THE HAWTHORN
2-bedroom semi-detached house
<i>Driveway parking</i> |
|  | THE MASTERTON
5-bedroom detached house
<i>Integral double garage</i> |  | THE EMMERSON
4-bedroom semi-detached townhouse
<i>Driveway parking</i> |  | THE WESTBURY
2-bedroom apartment
<i>Driveway parking and courtyard parking</i> |
|  | THE HEWSON
4-bedroom detached house
<i>Integral single garage</i> |  | THE SPENCER
3-bedroom semi-detached house
<i>Driveway parking</i> |  | THE BIRCH
2-bedroom semi-detached bungalow
<i>Driveway parking</i> |
|  | THE WORTHING
4-bedroom detached house
<i>Integral single garage</i> | | | | |



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 PENNINGTON

5-bedroom detached house with detached double garage
Total floor area: 2169 sq ft



GROUND FLOOR

Lounge:	4280 x 5760	[14'-1" x 18'-11"]
Kitchen:	3605 x 4332	[11'-10" x 14'-3"]
Family/dining:	7200 x 3657	[23'-8" x 12'-0"]
Study:	3380 x 4022	[11'-1" x 13'-2"]



FIRST FLOOR

Main bedroom:	4279 x 5184	[14'-1" x 17'-0"]
Bedroom 2:	4395 x 2793	[14'-5" x 9'-2"]
Bedroom 3:	2603 x 5042	[8'-7" x 16'-7"]
Bedroom 4:	2553 x 4411	[8'-5" x 14'-6"]
Bedroom 5:	2801 x 3425	[9'-2" x 11'-3"]

Please note CGIs are for illustrative purposes only; external finishes such as roof tile colours, brick, stone, render and landscaping vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Dimensions are for guidance only and all measurements and areas may vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information.



THE CHARLTON

5-bedroom detached house with integral large garage
Total floor area: 1905 sq ft



GROUND FLOOR

Lounge:	3675 x 5486	[12'-1" x 18'-0"]
Kitchen:	3668 x 3600	[12'-1" x 11'-10"]
Dining/family area:	3596 x 5425	[11'-10" x 17'-10"]
Study:	2593 x 2484	[8'-6" x 8'-2"]



FIRST FLOOR

Main bedroom:	4393 x 4960	[14'-5" x 16'-3"]
Bedroom 2:	4395 x 2788	[14'-5" x 9'-2"]
Bedroom 3:	2515 x 4559	[8'-3" x 15'-0"]
Bedroom 4:	2529 x 3890	[8'-4" x 12'-9"]
Bedroom 5:	2801 x 3458	[9'-2" x 11'-4"]

Please note CGIs are for illustrative purposes only; external finishes such as roof tile colours, brick, stone, render and landscaping vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Dimensions are for guidance only and all measurements and areas may vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information.



THE LAYTON

5-bedroom detached house with detached single garage

Total floor area: 1902 sq ft



GROUND FLOOR

Lounge:
3320 x 5027 [10'-11" x 16'-6"]
Kitchen/dining:
5760 x 3867 [18'-11" x 12'-8"]
Family area:
3258 x 3001 [10'-8" x 9'-10"]



FIRST FLOOR

Main bedroom:
3382 x 4980 [11'-1" x 16'-4"]
Bedroom 2:
3235 x 3285 [10'-7" x 10'-9"]
Bedroom 3:
3235 x 3495 [10'-7" x 11'-6"]



SECOND FLOOR

Bedroom 4:
3382 x 5663 [11'-1" x 18'-7"]
Bedroom 5:
3217 x 5663 [10'-7" x 18'-7"]

Please note CGIs are for illustrative purposes only; external finishes such as roof tile colours, brick, stone, render and landscaping vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Dimensions are for guidance only and all measurements and areas may vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information.



THE MASTERTON

5-bedroom detached house with integral double garage

Total floor area: 1803 sq ft



GROUND FLOOR

Lounge: 4912 x 3962 [16'-2" x 13'-0"]
Kitchen/family area: 5068 x 4681 [16'-8" x 15'-4"]
Dining: 2865 x 3206 [9'-5" x 10'-6"]



FIRST FLOOR

Main bedroom: 4001 x 4162 [13'-2" x 13'-8"]
Bedroom 2: 2896 x 4080 [9'-6" x 13'-5"]
Bedroom 3: 5066 x 3813 [16'-8" x 12'-6"]
Bedroom 4: 2939 x 4044 [9'-8" x 13'-3"]
Bedroom 5: 2817 x 2865 [9'-3" x 9'-5"]

Please note CGIs are for illustrative purposes only; external finishes such as roof tile colours, brick, stone, render and landscaping vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Dimensions are for guidance only and all measurements and areas may vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information.



THE HEWSON

4-bedroom detached house with integral single garage
Total floor area: 1561 sq ft



GROUND FLOOR

Lounge:	3380 x 4366	[11'-1" x 14'-4"]
Kitchen:	2925 x 3296	[9'-7" x 10'-10"]
Dining:	2593 x 4507	[8'-6" x 14'-10"]
Family area:	3037 x 3296	[10'-0" x 10'-10"]



FIRST FLOOR

Main bedroom:	4412 x 5634	[14'-6" x 18'-6"]
Bedroom 2:	3367 x 3845	[11'-1" x 12'-7"]
Bedroom 3:	3809 x 2800	[12'-6" x 9'-2"]
Bedroom 4:	2929 x 4005	[9'-7" x 13'-2"]

Please note CGIs are for illustrative purposes only; external finishes such as roof tile colours, brick, stone, render and landscaping vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Dimensions are for guidance only and all measurements and areas may vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information.



THE WORTHING

4-bedroom detached house with integral single garage
Total floor area: 1553 sq ft



GROUND FLOOR

Lounge:	3500 x 4938	[11'-6" x 16'-3"]
Kitchen:	3155 x 4143	[10'-4" x 13'-7"]
Dining/family area:	4837 x 3243	[15'-11" x 10'-8"]



FIRST FLOOR

Main bedroom:	3350 x 5913	[11'-0" x 19'-5"]
Bedroom 2:	3913 x 3582	[12'-10" x 11'-9"]
Bedroom 3:	3913 x 3463	[12'-10" x 11'-4"]
Bedroom 4:	2079 x 3463	[6'-10" x 11'-4"]

Please note CGIs are for illustrative purposes only; external finishes such as roof tile colours, brick, stone, render and landscaping vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Dimensions are for guidance only and all measurements and areas may vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information.



THE WILSON

4-bedroom detached house with detached single garage
Total floor area: 1425 sq ft



GROUND FLOOR

Lounge:	3693 x 5012	[12'-1" x 16'-5"]
Kitchen:	3200 x 3230	[10'-6" x 10'-7"]
Dining/family area:	6063 x 3300	[19'-11" x 10'-10"]

FIRST FLOOR

Main bedroom:	3886 x 3605	[12'-9" x 11'-10"]
Bedroom 2:	3237 x 3605	[10'-8" x 11'-10"]
Bedroom 3:	3795 x 2837	[12'-6" x 9'-4"]
Bedroom 4:	3192 x 2837	[10'-6" x 9'-4"]

Please note CGI's are for illustrative purposes only; external finishes such as roof tile colours, brick, stone, render and landscaping vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Dimensions are for guidance only and all measurements and areas may vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information.



THE SANDERSON

4-bedroom detached house with integral single garage
Total floor area: 1412 sq ft



GROUND FLOOR

Lounge:	3605 x 4529	[11'-10" x 14'-10"]
Kitchen:	3268 x 3833	[10'-9" x 12'-7"]
Dining/family area:	4388 x 3050	[14'-5" x 10'-0"]

FIRST FLOOR

Main bedroom:	3492 x 4591	[11'-6" x 15'-1"]
Bedroom 2:	2802 x 4219	[9'-2" x 13'-10"]
Bedroom 3:	2802 x 4136	[9'-2" x 13'-7"]
Bedroom 4:	2365 x 3015	[7'-9" x 9'-11"]

Please note CGI's are for illustrative purposes only; external finishes such as roof tile colours, brick, stone, render and landscaping vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Dimensions are for guidance only and all measurements and areas may vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information.



THE HARRISON

4-bedroom detached house with integral single garage
Total floor area: 1356 sq ft



GROUND FLOOR

Lounge:	3380 x 4536	[11'-1" x 14'-11"]
Kitchen:	3380 x 3869	[11'-1" x 12'-8"]
Dining/family area:	4950 x 3169	[16'-3" x 10'-11"]

FIRST FLOOR

Main bedroom:	3380 x 4590	[11'-1" x 15'-1"]
Bedroom 2:	3282 x 3876	[10'-9" x 12'-9"]
Bedroom 3:	2542 x 4455	[8'-4" x 14'-8"]
Bedroom 4:	2728 x 3450	[8'-11" x 11'-4"]

THE EMMERSON

4-bedroom semi-detached townhouse with driveway parking
Total floor area: 1292 sq ft



GROUND FLOOR

Lounge/dining:	4775 x 5242	[15'-8" x 17'-3"]
Kitchen/breakfast:	2550 x 5413	[8'-4" x 17'-9"]

FIRST FLOOR

Bedroom 2:	2625 x 4086	[8'-7" x 13'-5"]
Bedroom 3:	2625 x 3819	[8'-7" x 12'-6"]
Bedroom 4:	2062 x 3166	[6'-9" x 10'-5"]

SECOND FLOOR

Main bedroom:	3562 x 7220	[11'-8" x 23'-8"]
---------------	-------------	-------------------

Please note CGIs are for illustrative purposes only; external finishes such as roof tile colours, brick, stone, render and landscaping vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Dimensions are for guidance only and all measurements and areas may vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information.

Please note CGIs are for illustrative purposes only; external finishes such as roof tile colours, brick, stone, render and landscaping vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Dimensions are for guidance only and all measurements and areas may vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information.



THE SPENCER

3-bedroom semi-detached house with driveway parking

Total floor area: 960 sq ft



**BUILD QUALITY
WITH NO
COMPARISON.**



GROUND FLOOR

Lounge:	3105 x 5480	[10'-2" x 18'-0"]
Kitchen/dining:	2525 x 3774	[8'-3" x 12'-5"]
Family area:	2700 x 2762	[8'-10" x 9'-1"]

FIRST FLOOR

Main bedroom:	3105 x 3806	[10'-2" x 12'-6"]
Bedroom 2:	2739 x 3248	[9'-0" x 10'-8"]
Bedroom 3:	2398 x 2245	[7'-10" x 7'-4"]

Please note CGIs are for illustrative purposes only; external finishes such as roof tile colours, brick, stone, render and landscaping vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Dimensions are for guidance only and all measurements and areas may vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information.

STORY HOMES HAS BEEN BUILDING BEAUTIFUL HOMES FOR OVER 30 YEARS ACROSS CUMBRIA, THE NORTH WEST, NORTH EAST AND SOUTHERN SCOTLAND.

*FOUNDED
IN 1987.*



As a privately-owned business, our mission is to design and build quality homes that people aspire to live in. Homes designed for life, that are strong in both build and character.

We have been successfully building high quality homes that stand out from the crowd for over thirty years. We would not be where we are today without our people, our craftsmen, our suppliers, our charities and of course, our customers.

Our passion, commitment and enthusiasm drives our 'can do' attitude to be the best. We are one team, working together to 'do it right' and our exceptional quality and attention to detail runs through everything we do.

Fred Story



*PRIDE IN
EVERYTHING
WE DO.*

***WE ARE PASSIONATE ABOUT BUILDING HOMES
THAT WE ARE PROUD TO PUT OUR NAME TO.***

Customer satisfaction has always been one of our key strengths, and we regularly receive superb feedback from our customers which we use to help us make continuous improvements to our homes and our after-sales service.

TAKING CARE OF YOU

Our reputation is firmly built on the quality of our exceptional homes and our high standards of customer service. Before you move in, you'll be given a comprehensive 'Home Information File' that explains everything about your new home and what you can expect from our Customer Aftercare team.

You will also receive a home demonstration from your Site Manager, who will answer any questions you might have about your new Story home. Your Site Manager and your Sales Executive will become your main points of contact in the first few weeks of owning your brand new home.

GOING THE EXTRA MILE

We pride ourselves on providing a friendly, easily accessible, knowledgeable and efficient service for our customers. And as well as care and support from our Sales team during your purchase, our local and dedicated team of advisors and technicians will also be here to take care of you after you have moved in.

Your Site Manager will contact you in the days following completion, and then again during the first few weeks you are in your home. This is to ensure everything is as you would expect your new Story home to be.

Our Customer Aftercare team will call you directly to introduce themselves. We provide dedicated and responsive aftercare for two years after buying your Story home, in addition to your 10-year build warranty, so you can rest assured you are in safe, professional hands with us.

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.co.uk

**CONSUMER
CODE FOR
HOME BUILDERS**




www.consumercode.co.uk





**PUTTING
STRAWBERRY
GRANGE
ON THE MAP.**

*STAYING CLOSE BY, OR EXPLORING FURTHER.
YOU CAN EASILY EXPERIENCE EVERYTHING
THE AREA HAS TO OFFER.*

ATTRACTIONS		SCHOOLS		TRAVEL	
Cockermouth Rugby Union Football Club	0.2 miles	Strawberry How Nursery School	0.1 miles	B5292	0.3 miles
Grasmoor Sports Centre	0.2 miles	Kirkgate Pre-School	0.7 miles	Cockermouth	1.2 miles
Cockermouth Leisure Centre	1.1 miles	Fairfield Primary School	1.1 miles	A595	2.4 miles
Highfield Sports Ground	1.4 miles	All Saints' CE Primary School	1.3 miles	Workington	8.8 miles
Fitz Park	1.7 miles	Cockermouth School	1.4 miles	Carlisle	27.6 miles
		Eaglesfield Paddle CE Primary Academy	3.6 miles	Penrith	29.7 miles

DIRECTIONS

Travelling north on the M6 (M) – exit the M6 at junction 44, take the A7 exit to Workington/ Carlisle. At the roundabout follow signs for the A595 until you reach Belle Vue Roundabout, just above Cockermouth. Take the 1st left at the roundabout following the road down into town, going over the bridge and turning left at the mini roundabout. Go straight ahead at the next mini roundabout then take the 1st right on to Station Street. Take a left at the traffic lights and follow the road round. Turn right onto Lorton Road then take the 2nd left onto Strawberry How Road.

Travelling south on the M6 (M) – exit the M6 at junction 40 (Penrith). At the roundabout, take the 1st exit onto A66. At the next roundabout, take the 3rd exit to stay on A66. At the 3rd roundabout, take the 2nd exit to remain on A66. After approx 9.5 miles turn left, then take the 1st right onto Hundeth Hill Road. Follow for a further 0.5 miles then turn right on to Strawberry How Road.

Images shown are for illustrative purposes only. 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 and does not constitute a contract, part of a contract or warranty.
Floorplans and dimensions are taken from architectural drawings and could vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information. You should take appropriate advice to verify any information on which you wish to rely. HG/0619

STRAWBERRY GRANGE

COCKERMOUTH, CA13 9XZ

01900 837267

StrawberryGrange@storyhomes.co.uk

STORYHOMES.CO.UK



STRONG • BEAUTIFUL