



# St. Andrew's View

THURSBY



St. Andrew's View:  
a great place for your family to  
live, grow and enjoy



WELCOME

Story Homes is delighted to introduce a beautiful new development of high specification homes to the tranquil village of Thursby.

St. Andrew's View features a choice of 2, 3, 4 and 5 bedroom homes including bungalows, terraced, semi-detached and detached properties.

As well as boasting high specification interiors these homes offer up to 1,905 sq ft of living space and feature attractive exteriors incorporating sandstone, brick and render, adding to the charm of the area and creating the stunning street scenes for which Story Homes is renowned.







Images are for illustrative purposes only



## ATTENTION TO DETAIL

Just imagine waking every day in your beautiful new home in picturesque Thursby. Traditionally designed to harmonise with the surrounding architecture and built to the highest standards, these superb dwellings reflect the character and spirit of this lovely Cumbrian village. Sensitive landscaping further enhances this desirable development.

Stylish from the outside, finished in a mix of sandstone, brick and render, and excellently appointed inside, these family homes offer the best of modern living in perfect harmony with their timeless surroundings.

And as with any Story Home, the quality of finish and attention to detail that we put into all of our new homes is very much evident at St Andrew's View.





## THURSBY

The quintessential village of Thursby lies on an old Roman road and is centred around the Victorian Church of St. Andrew. Said to be built by David I, King of Scotland, the present church has a number of original features still remaining, from bells located in the tower to marble monuments, and ancient font encrypted in the walls.

Thursby village continues to thrive and grow. The parish hall reopened in 2010, replacing an old WWI wooden hut. Regular events are held here as well as being home to various community groups. The purpose built venue is only a short walk from St. Andrew's View and offers the perfect opportunity to embrace village life.



## VILLAGE

Another central point for the local community and also within a short walk of the development is The Ship Inn, which overlooks the green and is renowned for serving excellent pub food and fine cask ales. The Royal Oak pub in the nearby village of Curthwaite also offers great food and drink if you enjoy dining out.

Public footpaths meander through the rural area creating an ideal loop for a countryside walk, part of which follows the River Wampool. Local sporting facilities and a play area can be found at Jubilee Field next to the primary school and for the keen angler, Crofton Lake offers the chance to unwind in beautiful countryside with 12 acres of coarse fishing available. About a mile west of Thursby is the remains of the Crofton Hall Estate and nearby Crofton Hall is home to Thorny Moor Dairy, makers of award-winning cheese.





## CARLISLE

Located just six miles south west of Carlisle, Thursby enjoys an enviable location, close to two major roads which link the village to the city, the Lake District and the west coast (A595/96), making it an ideal place to live. This charming village offers an idyllic rural lifestyle, yet it is still within easy reach of all the benefits that the city has to offer. The nearest railway station is at Dalston (2.5 miles away) and offers access to local towns and cities with ease, as well as connecting to national train routes at Carlisle and the West Coast mainline. The nearest airport is Newcastle, just over 60 miles away.

Cumbria boasts many places to visit and enjoy; Keswick has a renowned Theatre by the Lake and The Sands Centre in Carlisle has a regular programme of performances



## THE LAKE DISTRICT

attracting well known comedians, bands and stage productions the whole year round. Carlisle has a beautiful historic centre, with a Cathedral which is almost 900 years old, a Castle and Tullie House Museum and Art Gallery, as well as all other activities you would expect from a vibrant city. The city has excellent shops featuring high street brands including M&S, Next and House of Fraser and many lovely restaurants and cafés making it a great place to dine out.

For those who love the outdoors, Thursby provides a great base from which to enjoy easy access to the internationally renowned Lake District National Park with its beautiful scenery, less than 20 miles away; a short drive will take you to the picturesque market town of Keswick.





## PERFECT FOR FAMILIES

Thursby has a thriving local primary school within easy walking distance of St. Andrew's View. Following the most recent inspection, the school was rated 'outstanding' in 'pupils overall achievement'. Thursby Nursery is also located within the primary school and offers childcare for younger members of the family.

For those with older children, secondary schools are located in Dalston and Carlisle and offer many opportunities for education for 11-18 year olds. Higher education is well catered for too with universities readily accessible in Cumbria, the North East, North West and Scotland.







## EXTRAS INCLUDED AS STANDARD\*

- Bi-fold/French doors to patio
- High specification bathroom fittings and sanitary-ware by Crosswater
- Contemporary staircase with oak newel posts, handrails and painted spindles
- Extensive tiling to bathrooms
- Kelly Hoppen brassware
- Burglar alarm
- Large, block paved driveway
- Turfed gardens to front and rear
- Paved patio
- 1.8m (6 ft) boundary fence / wall to rear garden
- Loft light and electrical socket
- External PIR sensor lights

\*The specification relates to the majority of plots and is dependent on house type design. Please check individual plot specification with Sales Executive, or see specification guide.



## HIGH SPECIFICATION

Our homes radiate light and space that is further enhanced by stylish bi-fold/French doors, bringing the outdoors in and creating a seamless link to your paved patio and turfed gardens. Inside, the light is maximised with a crisp white interior to perfectly offset the contemporary staircase and stylish range of door furniture.

Our elegant bathrooms and en-suites are perfect for those who recognise and appreciate quality. Streamlined bathrooms offer a relaxing environment and boast double ended baths, dual flow showers, overhead showers and stylish taps from designer Kelly Hoppen. All are complimented by wall hung vanity units with storage and beautifully accentuated with Porcelanosa tiles from the renowned Spanish brand.





## HEART OF THE HOME

Story Homes recognise that the heart of a modern home is the space where family and friends gather to cook, eat, and enjoy the time they spend together. That's why every one of our developments pays close attention to the design, layout and functionality of the kitchen, dining and family areas.

Our partnership with Symphony Kitchens allows you to choose from the 'Gallery' range of beautifully designed kitchens and cabinets, worktops and up-stands and available in a variety of finishes, allowing you to give your kitchen its own personality.



### KITCHEN SPECIFICATION INCLUDES\*

- High specification kitchens, incorporating Symphony Kitchens 'Gallery' range with under unit lighting
- \*'A' rated AEG or Electrolux fully integrated kitchen appliances including:
  - dishwasher
  - stainless steel double oven
  - 5-burner stainless steel gas hob
  - chimney hood
  - fridge / freezer

\*The specification relates to the majority of plots and is dependent on house type design. Please check individual plot specification with Sales Executive, or see specification guide.





## SUSTAINABLE BUILD

Story Homes is committed to reducing energy, water and waste in the homes we build, on our construction sites and in our offices.

As well as being sustainable, our homes could 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 CO2 emissions.

Each home at St Andrew's View is installed with a smart meter, allowing you to analyse your energy consumption. Together with water saving appliances, thermally efficient building materials and an airtight design, the overall energy demands of our houses are reduced - in fact a new home could save you up to £1,410 per year.\*



\*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



## GOOD FOR THE ENVIRONMENT\*

*The benefits of a new home could include lower running costs:*

- 'A' rated kitchen appliances
- 4/2.6 litre dual flush toilets
- All homes have 100% 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^

^Our rear gardens are safe and secure for families to play in and the majority have a 1.8m high boundary fence/wall. We also incorporate cul de sacs into our developments to reduce traffic speeds.



## RECOMMENDED BY OUR BUYERS

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

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.

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

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 would recommend us to a friend\*.

\*Source: 2016 In-House independent customer survey





Images are for illustrative purposes only



# DEVELOPMENT LAYOUT



## HOUSE TYPES

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**The Mayfair**  
5 Bedroom Detached House  
Large Integral Garage
- 

**The Salisbury**  
4 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 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 Banbury**  
3 Bedroom Detached Dormer Bungalow  
Single Detached Garage
- 

**The Hastings**  
3 Bedroom Semi-Detached House  
Driveway Parking
- 

**The Rowan**  
3 Bedroom Semi-Detached House  
Driveway Parking
- 

**The Epsom**  
2 Bedroom Semi-Detached House  
Driveway Parking
- 

**The Hawthorn**  
2 Bedroom 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.





# THE MAYFAIR

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 3706 [11'-11" x 12'-2"]
Dining/Family Room:	3350 x 5425 [11'-0" 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 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"]

Dimensions/images are for illustrative purposes only.



# THE SALISBURY

4 Bedroom Detached with Integral Double Garage

Approximate square footage: 1,795 sq ft

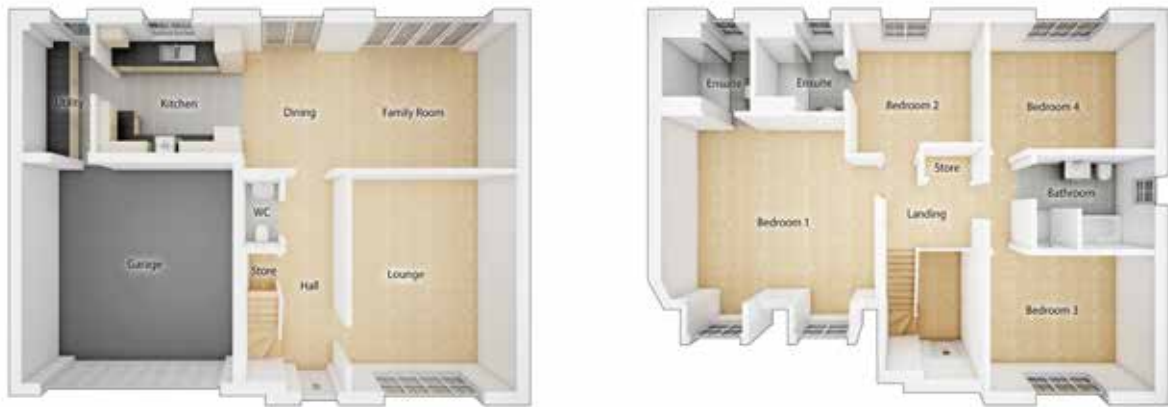
GROUND FLOOR DIMENSIONS:

Lounge:	4055 x 5106 [13'-4" x 16'-9"]
Kitchen:	3530 x 3042 [11'-7" x 10'-0"]
Dining / Family room:	6842 x 3411 [22'-6" x 11'-2"]
Utility:	1668 x 3042 [5'-6" x 10'-0"]

FIRST FLOOR DIMENSIONS:

Master Bedroom:	5257 x 5115 [17'-3" x 16'- 10"]
Bedroom 2:	3315 x 3055 [10'-11" x 10'-0"]
Bedroom 3:	4055 x 3195 [13'-4" x 10'-6"]
Bedroom 4:	4055 x 2955 [13'-4" x 9'-8"]

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# THE BALMORAL

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:	3454 x 3610 [11'-4" x 11'-10"]
Bedroom 3:	4325 x 3394 [14'-2" x 11'-2"]
Bedroom 4:	3302 x 4009 [10'-10" x 13'-2"]

Please note that this property has a designated utility area to the rear of the garage.

Dimensions/images are for illustrative purposes only.



# THE TAUNTON

4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,592 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 3320 [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"]

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# THE GRANTHAM

4 Bedroom Detached with Detached Single Garage

Approximate square footage: 1,443 sq ft

GROUND FLOOR DIMENSIONS:

- Lounge: 3605 x 6005 [11'-10" x 19'-9"]
- Kitchen/Dining/Breakfast: 7655 x 4408 [25'-2" x 14'-6"]
- Utility: 1750 x 1850 [5'-9" x 6'-1"]

FIRST FLOOR DIMENSIONS:

- Master Bedroom: 3605 x 4100 [11'-10" x 13'-6"]
- Bedroom 2: 2864 x 3854 [9'-5" x 12'-8"]
- Bedroom 3: 2950 x 3800 [9'-8" x 12'-6"]
- Bedroom 4: 2652 x 2751 [8'-9" x 9'-0"]



Dimensions/images are for illustrative purposes only.



# THE WARWICK

4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,402 sq ft

GROUND FLOOR DIMENSIONS:

- Lounge: 3830 x 4920 [12'-7" x 16'-2"]
- 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 3479 [12'-7" x 11'- 5"]
- Bedroom 2: 3627 x 2949 [11'-11" x 9'-8"]
- Bedroom 3: 3188 x 2948 [10'-6" x 9'-8"]
- Bedroom 4: 2740 x 3933 [9'-0" x 12'-11"]



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# THE BOSTON

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"]

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# THE WELLINGTON

4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,238 sq ft

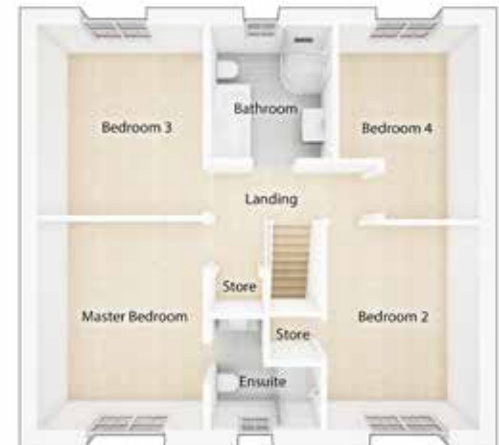
### GROUND FLOOR DIMENSIONS:

Lounge:	3255 x 5305 [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"]

Dimensions/images are for illustrative purposes only.







# THE BANBURY

3 Bedroom Detached Bungalow with Detached Single Garage

Approximate square footage: 1,069 sq ft

GROUND FLOOR DIMENSIONS:

Lounge:	4515 x 4038 [14'-10" x 13'-3"]
Kitchen/Dining:	2930 x 3876 [9'-7" x 12'-9"]
Bedroom 2:	3138 x 3042 [10'-4" x 10'-0"]
Bedroom 3:	3268 x 2739 [10'-9" x 9'-0"]

FIRST FLOOR DIMENSIONS:

Master Bedroom:	3603 x 4412 [11'-10" x 14'-6"]
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# THE HASTINGS

3 Bedroom Semi-Detached with Driveway Parking

Approximate square footage: 955 sq ft

GROUND FLOOR DIMENSIONS:

Lounge:	3492 x 4808 [11'-7" 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"]

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## THE EPSOM

*2 Bedroom Semi-Detached with Driveway Parking*

*Approximate square footage: 711 sq ft*

### 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 3151 [15'-1" x 10'-4"]
Bedroom 2:	2481 x 3489 [8'-2" x 11'-5"]

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## HOW TO FIND US

### FROM THE NORTH

Leave the M6 at junction 44 and take the A7 exit to Workington/Carlisle. At the roundabout take the 5th exit onto A689, following signs for Workington. After approximately 5 miles take the 3rd exit at the roundabout joining the A595 to Workington, follow for approximately 4 miles then take the second left, turning into Thursby village. Continue for 1.5 miles and St. Andrew's View is on your right.

### FROM THE SOUTH

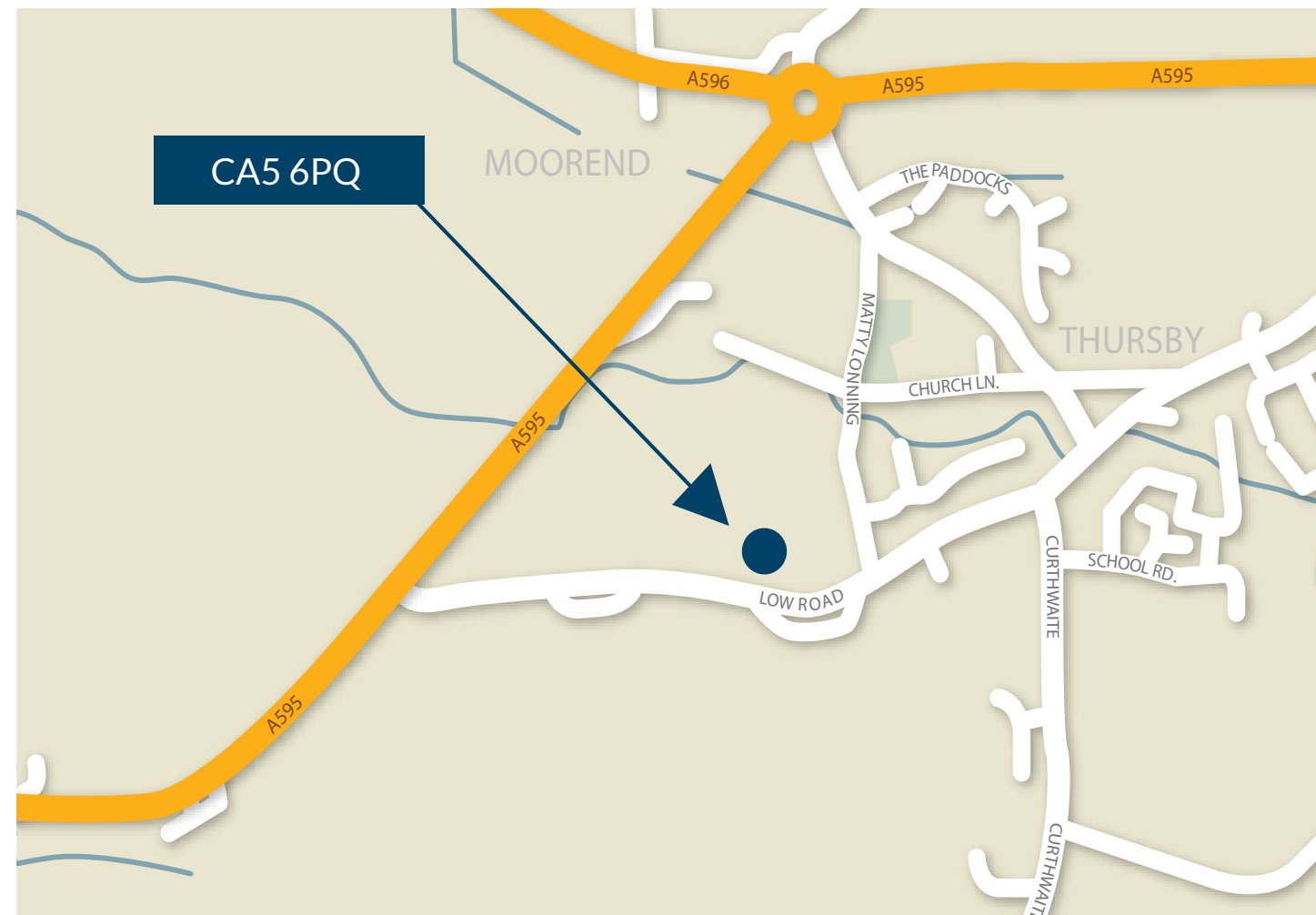
Leave the M6 at junction 41 and take the 1st exit towards B5305, following signs for Wigton. After approximately 13 miles and passing through Rosley, turn right following signs for Curthwaite. Turn right into the village of Curthwaite and follow signs for Thursby. Turn left on to Low Road and St. Andrew's View is on your right.

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://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](http://www.consumercodeforhomebuilders.com)







*Let us tell you more:*

TEL: 07870 880541

EMAIL: [standrewsview@storyhomes.co.uk](mailto:standrewsview@storyhomes.co.uk)

WEB: [storyhomes.co.uk](http://storyhomes.co.uk)



CONTACT STORY HOMES:

Story House, Lords Way, Kingmoor Business Park, Carlisle, Cumbria CA6 4SL

Story Homes. Registration number 2275441.

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

Registered in England and Wales.