



Story
HOMES



Edenholme Park

CUMWHINTON

Experience the
CHARM
of village living at



EDENHOLME PARK

CUMWHINTON

Elegant 3, 4 & 5 bedroom
HOMES

This exceptional new development, of only 22 properties offers a truly unique and sought after living environment. Showcasing traditional architecture and sophisticated interiors, the beautiful collection of homes provides something to suit every lifestyle.

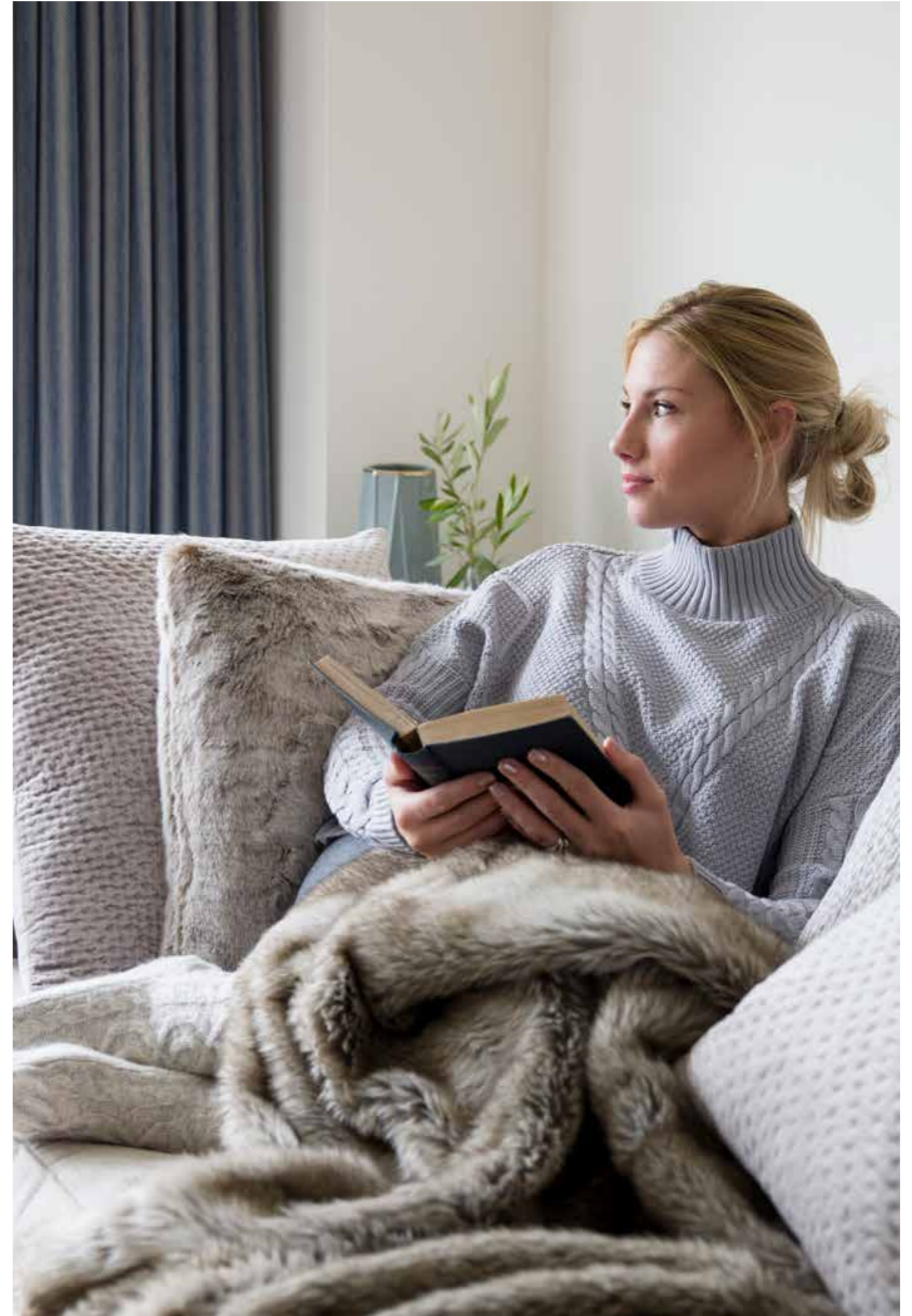
Combining elegant façades with modern interiors, Edenholme Park has been designed to bring together the best of village life into homes that offer timeless appeal.



Indulgent country **LIVING**

Each and every home at Edenholme Park has been designed and engineered to our award winning, high standards whilst considering today's modern lifestyle. Story Homes is in partnership with leading manufacturers, enabling us to build your home to the highest levels of specification.

As well as high specification interiors our homes feature attractive exteriors incorporating stone, brickwork and render, adding to the charm of the area and creating the stunning street scenes for which Story Homes is renowned.





A quintessential **VILLAGE**

Cumwhinton is a quintessential village, dating back to the mid 12th century and boasting a thriving and welcoming community. It is surrounded by beautiful countryside, with views over green fields to the Lake District Hills and the Scottish Borders. For a small village it has excellent amenities including a shop, pub and village hall.





Enjoying the great outdoors is hard to beat... open countryside, leisurely walks and a picnic or lovely pub lunch - what could be better?



A wealth of **ACTIVITIES**

Edenholme Park couldn't be more perfect for those who enjoy the great outdoors. It's an ideal place to live, a place where you can unwind after a busy day by taking a gentle stroll or an energising run.

Cumwhinton is only 30 minutes away from the Lake District National Park, offering breathtaking scenery, and for the keen walker, hills such as Scafell Pike, Helvellyn and Skiddaw. For those who enjoy the outdoors this is the perfect place to be with a wealth of opportunities for walkers and bikers - thrill seekers are well catered for too!



Welcome to your new
LIFESTYLE



Locally there are two golf courses, Carlisle Golf Club and Eden Golf Club, providing hours of leisure time. Nearby Wetheral has a bowling club and The Crown Hotel boasts good facilities for those who want to keep fit or unwind with a gym and pool. The River Eden is a popular destination for people walking or cycling along the picturesque riverside.

Traditional and gastro pubs are easy to find with several restaurants being extremely popular for locally sourced delicious food.



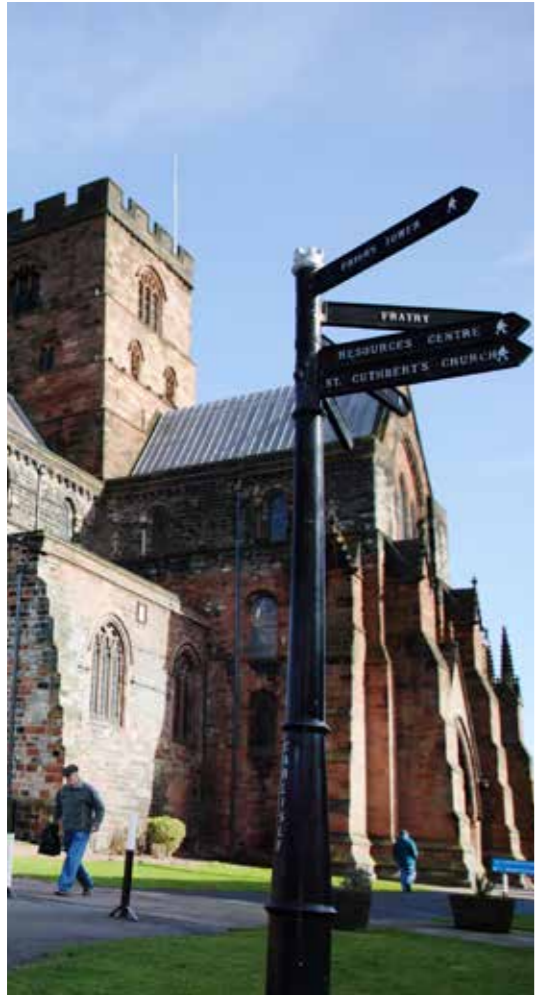


The Great Border CITY

Cumwhinton is just four miles from the historic city of Carlisle, and offers good road and rail connections to major routes throughout the county and beyond, including the M6 and the A69. The village is also within easy reach of the A66 and Carlisle Northern Development Route, linking to West Cumbria.

There is a regular bus service, connecting to local villages and into the centre of Carlisle. The nearest train station is at Wetheral and has regular trains into Carlisle and further afield.

Carlisle offers many cultural activities including the 900-year old castle, a cathedral dating back to 1122 and museums. For those whose passion is to shop, The Lanes Shopping Centre is located in the city centre, with well known department stores as well as some of the best high street names and specialist shops too.



Exceptional DETAIL

Renowned for building sought after homes of quality, our superior specification and attention to detail are integral in the appeal of our homes.

At Edenholme Park you will enjoy a new home that offers all the very best for an enjoyable lifestyle. Stylish homes built for modern living with spacious, light filled living areas, designer kitchens and luxuriously appointed bathrooms; every detail has been considered.

Add to this, the increased energy efficiency of a new home and quality materials used throughout, and the result is a stunning home that you can enjoy for years to come.

And for extra peace of mind, each of our properties comes with a 10 year NHBC Buildmark Scheme guarantee in addition to your two year customer warranty from Story Homes.



Bi-fold doors let the light flood in....





Beautiful **KITCHENS**

Beautifully designed kitchens and cabinets in a variety of finishes epitomise the highest standards with an array of worktops and upstands to choose from. Whether you opt for a traditional or contemporary look, you'll have fully integrated kitchen appliances including a 5-hob gas burner, double oven, fridge/freezer and dishwasher*.

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



Many extras included as
STANDARD*

OUR SPECIFICATION INCLUDES:

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



With a beautiful Story Home you can move in and start your new life straight away as everything you'll need is taken care of, from fully fitted kitchens, to turfed gardens

*The specification relates to the majority of plots and is dependent on house type design. Please check individual plot specification and build stage with Sales Executive, or see specification guide. Please note: fireplaces (where shown in this brochure) are not included in our usual specification.



A high standard of **EDUCATION**

Edenholme Park is perfectly placed for growing families, offering a range of primary and secondary schools including a Primary school in the village (within easy walking distance of Edenholme Park), as well as one at nearby Scotby. There are several secondary schools in Carlisle itself, and the popular Caldew school is just seven miles away at Dalston.

As for higher education options Carlisle has two University of Cumbria campuses. Easily accessible to the east are Northumbria and Newcastle Universities and to the south, Lancaster University.



Happy CUSTOMERS

For the fourth year running Story Homes has secured a top '5 Star' rating in the house building industry's annual customer satisfaction survey.

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 97% of our buyers are satisfied with the overall quality of their home and would recommend us to a friend.



*5 star rated house builder
for four years running...*



**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



Our ETHOS

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[^].

Renowned for our quality and high specification, we employ traditional build techniques, whilst equipping your home for 21st century modern living. Not only is your property designed and built to exacting standards but the level of care and finish is very much evident with a Story Home. It goes without saying that we use quality materials throughout.

And we don't just focus on the aesthetics, we use high security doors with multi-point locking, and all of our properties are built with energy efficiency in mind which gives lower running costs, saving up to £1,410 pa on a 4-bed detached new build property*.

As well as being sustainable our homes allow owners to analyse their energy consumption. Each home at Edenholve Park is installed with a smart meter, and together with efficient water use appliances, thermally efficient building materials and an air tight design, the overall energy demands of our houses are reduced.

We are continually evolving our environmental policies and as well as recycling a high percentage of waste generated on site, we've planted hundreds of trees - as well as safeguarding hundreds of others too!

[^]Our rear gardens are safe and secure for families to play in, and the majority have 6' high fencing. We also incorporate cul de sacs into our developments to reduce traffic speeds.

*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

Timeless
DESIGNS



Images are for illustrative purposes only

Development layout




House types

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

 **The Balmoral**
4 Bedroom Detached House
Integral Single Garage

 **The Taunton**
4 Bedroom Detached House
Integral Single Garage

 **The Warwick**
4 Bedroom Detached House
Integral Single Garage

 **The Boston**
4 Bedroom Detached House
Integral Single Garage

AFFORDABLE HOMES

 **The Hastings**
3 Bedroom Semi-Detached 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. 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: 3399 x 2881 [11'-2" x 9'-6"]



Dimensions/images are for illustrative purposes only.

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"]



Dimensions/images are for illustrative purposes only.

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

The Taunton

4 Bedroom Detached with Integral Single Garage
Approximate square footage: 1,597 sq ft



The Warwick

4 Bedroom Detached with Integral Single Garage
Approximate square footage: 1,400 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"]



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"]



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 Hastings

3 Bedroom Semi Detached with Driveway Parking
Approximate square footage: 955 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"]



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How to find us

Directions

Leave the M6 at junction 42 and take the exit to Carlisle.
At the roundabout take the exit signposted B6263 (1st exit from the North and 4th exit from the South) and continue for around 1.5 miles before turning right onto Peter Gate. Drive up the hill, past Cumwhinton Primary School and shortly after the school, Edenholme Park is on your left.



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Story
HOMES

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