

# CAIRNS PARK

MOOR ROAD | STAINBURN

————— *Story Homes proudly introduce...* —————



**CAIRNS PARK**



Images are for illustrative purposes only

## CAIRNS PARK

Cairns Park is a lovely development next to our popular Cairns Chase scheme and ideally located on the outskirts of Workington and in the district of Stainburn.

The development name is inspired by Freddie Cairns who lived here in the late 1800's and who was affectionately known as the 'Duke of Workington'. He was renowned for being the 'constructor of paper jumping jacks and windmills', which he sold on the streets from a basket hung around his neck. Freddie featured on Victorian black and white postcards as a significant Workington character. An endearing story of his wedding day adventures made the newspaper in 1895, indicating the level of local affection for the 'Duke'.

*'jumping jacks and windmills...'*



## *Relaxed living in desirable locations...*

Story Homes is in partnership with leading manufacturers, enabling us to build your home to the highest levels of specification. Cairns Park does not disappoint with natural stone, brick and render adding to the charm and character of Stainburn and creating the spectacular street scenes for which we are renowned for.



*Whether you are looking for your first home, or you need more space for a growing family, you'll be spoilt for choice at Cairns Park. Each and every home has been designed and engineered to our award winning, high standards and combined with practical 21<sup>st</sup> century design features to meet today's modern lifestyles.*



## *Ideally located...*

Stainburn is ideally situated for commuting with good connections into the town of Workington, and further afield to Carlisle, Penrith, Keswick and the Lakes via the A66. The A596 road links the Workington area with Maryport and the A595 links to Whitehaven ensuring that all areas of the Coastal region can be reached.

The Cumbrian Coast Line provides regular train services from Workington station to Carlisle and Barrow-in-Furness, with occasional through trains to Newcastle, Lancaster and Preston.

As well as being great for the commuter, the location is perfect for a flexible work/life balance with easy access to many of the County's tourist attractions. As Workington sits astride the River

Derwent, with views over the Solway Firth and with the backdrop of The Lakes, Stainburn is a location which offers an abundance of opportunities to venture outside. Whether you enjoy a calm stroll along the coastal footpaths or a more challenging hike up Lord's Rake, there's something for everyone.

Some images are courtesy of: [www.golakes.co.uk](http://www.golakes.co.uk)





## *Out & about...*

At night time, Workington offers something for everyone too with live music, a plaza cinema, ten pin bowling and many delicious eateries.

For those seeking a family adventure, Clip and Climb and an Aquarium are both available at Maryport; Whitehaven Marina and The Lake District are all just a short distance away, providing endless hours of fun.

As well as being known for rugby and football, the town is home to the Comets, a professional speedway team which compete in the British Speedway Premier League. Maryport Indoor Karting gives you the opportunity to enjoy an adrenalin fuelled adventure!





## *First class education...*

Cairns Park is perfectly placed for growing families, offering a range of primary schools and a secondary school in the town of Workington, which is only a two minute drive away.

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



## *The Story Difference...*

Story Homes are renowned for paying great attention to detail. Our homes provide an exceptional standard of living and at Cairns Park you can enjoy a new home that offers all the maintenance free worries of an older property.

Each one of our homes feature designer kitchens with AEG fitted appliances, sleek bathrooms with quality Porcelanosa tiling - be greeted by a light filled entrance hall and impressive oak banister with crisp white spindles.

Fabulous bi-fold doors let the outside in and our gardens are turfed and ready for you to enjoy from the minute you move in.

For extra peace of mind, every home comes with a 10 year NHBC Build-mark Scheme guarantee in additions to your two year customer service warranty from Story Homes.





## *Beautiful kitchens...*

Our partnership with Symphony Kitchens allows you to choose from the 'Gallery' range of beautifully designed kitchens and cabinets in a variety of finishes, matched with quality worktops and up-stands that provide the perfect finishing touches.

Regardless of the look you choose you'll have fully integrated appliances including a 5 burner gas hob, extractor hood, dishwasher, double oven and 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.





## *A superb specification...*

- 'A' rated AEG/Electrolux integrated kitchen appliances including:
  - dishwasher
  - stainless steel oven
  - extractor hood
  - fridge/freezer
  - stainless steel hob
- Contemporary staircase with oak newel posts, handrail and painted spindles
- High specification bathroom fittings including wall hung vanity units by Crosswater
- Extensive Porcelanosa tiling to bathrooms
- Kelly Hoppen brassware
- Chrome towel rails
- Crisp jasmine white painted interior
- Loft light and electrical socket
- Burglar alarm
- External PIR sensor lights
- Bi-fold doors to paved patio
- Turfed gardens to front and rear
- 1.8 metre fence to rear garden
- Large, block paved driveway

The specification above 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 brochure) are not included in our usual specification.

WHEN IT COMES TO CUSTOMER SATISFACTION,  
97% OF OUR BUYERS ARE HAPPY TO  
RECOMMEND US TO A FRIEND\*



*Award winning...*

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

A 5 Star rating is judged upon feedback 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: In-House independent customer survey 2016



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)

GREEN LIVING AND  
SUSTAINABILITY HAVE ALWAYS  
BEEN HIGH ON OUR AGENDA



*Our sustainable Story...*

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

You'll be helping the environment as a new build property is greener and more economical to run than an older property, using less energy and producing significantly lower CO2 emissions.

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

THE BENEFITS OF A NEW HOME COULD INCLUDE:

- Lower running costs
- 'A' rated kitchen appliances
- 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^.

\*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

^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.

# Development layout



# House types

- |  |   |  |   |
|--|---|--|---|
|  | <b>The Mayfair</b><br>5 Bedroom Detached House<br>Large Integral Garage   |  | <b>The Durham</b><br>4 Bedroom Detached House<br>Integral Single Garage     |
|  | <b>The Oxford</b><br>4 Bedroom Detached House<br>Integral Double Garage   |  | <b>The Wellington</b><br>4 Bedroom Detached House<br>Integral Single Garage |
|  | <b>The Gosforth</b><br>4 Bedroom Detached House<br>Integral Single Garage |  | <b>The Hastings</b><br>3 Bedroom Semi-Detached House<br>Driveway Parking    |
|  | <b>The Warwick</b><br>4 Bedroom Detached House<br>Integral Single Garage  |  | <b>The York</b><br>3 Bedroom Semi-Detached House<br>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-bed detached with large integral garage

APPROXIMATE 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:	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"]



## the OXFORD

4-bed detached with double integral garage

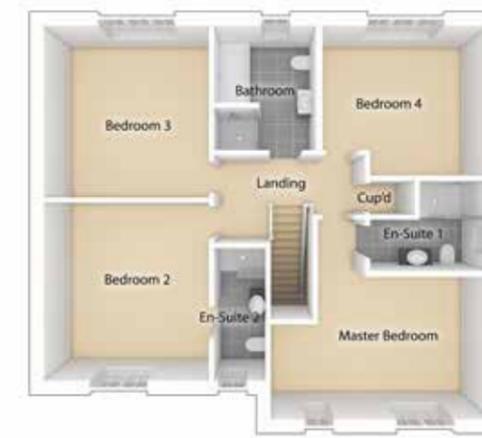
APPROXIMATE 1,779 SQ FT

### Ground Floor Dimensions:

Lounge:	4948 x 3975 [16'-3" x 13'-1"]
Kitchen/Family/Breakfast:	5292 x 3727 [17'-5" x 12'-3"]
Dining:	2953 x 3200 [9'-8" x 10'-6"]
Utility:	2130 x 1715 [7'-0" x 5'-8"]

### First Floor Dimensions:

Master Bedroom:	5068 x 3338 [16'-8" x 11'-0"]
Bedroom 2:	3835 x 4187 [12'-7" x 13'-9"]
Bedroom 3:	3835 x 4028 [12'-7" x 13'-3"]
Bedroom 4:	3882 x 3515 [12'-9" x 11'-6"]





## the GOSFORTH

4-bed detached with  
single integral garage

APPROXIMATE 1,533 SQ FT

### Ground Floor Dimensions:

Lounge:	3665 x 4938 [12'-0" x 16'-3"]
Kitchen/Dining/Family:	7965 x 4143 [26'-2" x 13'-7"]
Utility:	1712 x 3243 [5'-7" x 10'-8"]

### First Floor Dimensions:

Master Bedroom:	3358 x 6479 [11'-0" x 21'-3"]
Bedroom 2:	3660 x 3574 [12'-0" x 11'-9"]
Bedroom 3:	3897 x 2466 [12'-10" x 8'-1"]
Bedroom 4:	2068 x 3533 [6'-9" x 11'-7"]



## the WARWICK

4-bed detached with  
single integral garage

APPROXIMATE 1,400 SQ FT

### 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 DURHAM

4-bed detached with  
single integral garage

APPROXIMATE 1,367 SQ FT

### 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"]



## the WELLINGTON

4-bed detached with  
single integral garage

APPROXIMATE 1,238 SQ FT

### 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"]





## the HASTINGS

3-bed detached with  
driveway parking

APPROXIMATE 955 SQ FT

### 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 1: 2821 x 2810 [9'-3" x 9'-3"]

Bedroom 2: 2131 x 2820 [7'-0" x 9'-3"]



## the YORK

3-bed semi detached with  
driveway parking

APPROXIMATE 805 SQ FT

### 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"]

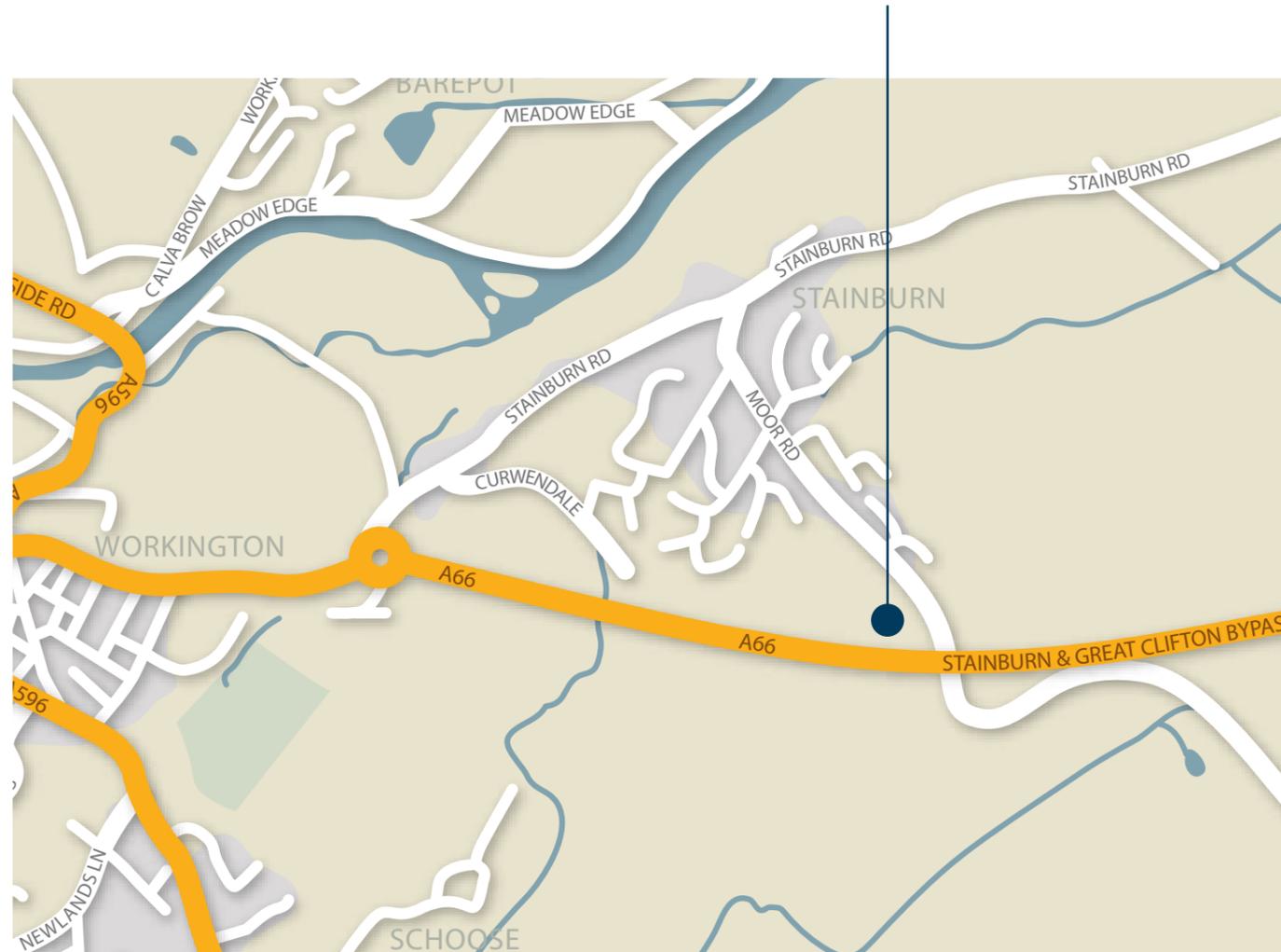
Bedroom 2: 2588 x 3450 [8'-6" x 11'-4"]

Bedroom 3: 2018 x 2484 [6'-7" x 8'-2"]



# How to find us...

Postcode CA14 1WY



FROM THE NORTH, EAST: Follow the A595 until you get to Low Road Roundabout, take the third exit onto the A66 and follow the A66 until you get to the Bridgefoot Roundabout. At the roundabout, take the 3rd exit onto Main Road and follow Main Road until you reach Stainburn Road. Follow Stainburn Road, then turn left onto Moor Road and Cairns Park is on your right.

FROM WORKINGTON: Take the A66 Stainburn Road and at the roundabout take first left, continuing on Stainburn Road. Turn right onto Moor Road (by The Briery pub) and continue along Moor Road and Cairns Park is on your right.



*Contact Story Homes...*



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