



HAWTHORN
GRANGE





YOUR STORY BEGINS HERE

Hawthorn Grange is an executive development of beautifully designed homes that are timeless in appearance and a complimentary addition to the village of Seaton. Each home is airy, spacious and welcoming, making the most of the natural light. The development is ideally located in one of England's largest villages, perfectly positioned for the coast, the Lakes and many local towns. With shops, pubs and two schools on your doorstep, everything you could need is just a pleasant walk away.

Each home is thoughtfully designed to reflect Seaton's proud past and to create a safe, secure and desirable neighbourhood for generations to come.



BREATHTAKING LANDSCAPES

The scenery surrounding Hawthorn Grange is some of the most beautiful in Cumbria. Whatever your interests there are so many sights to marvel at just a short drive from home. From historic, iconic landmark buildings, such as Maryport Lighthouse – the oldest iron lighthouse in the UK built in 1796 – to rare natural wonders such as the cliffs of St Bees Head and its RSPB reserve where you can see the UK's only colony of Black Guillemots, along with puffins, terns and other sea birds.

*Sunsets over harbours, rugged coastlines
and the world-famous Lake District – when
it comes to views there are few places as
magnificent as Cumbria.*

Image above: Maryport Lighthouse. Image to right: St Bees Head





Whether you are an adventurer or content just to just enjoy a peaceful view – there are many happy memories to be made here.

For day trips, or local leisure activities, the area surrounding Seaton has something to suit every one. Historic towns provide excellent options for those wanting to explore.

The ancient market and industrial town of Workington is less than two miles away and located at the mouth of the River Derwent. Workington offers some fantastic leisure facilities including Carnegie Theatre, museums, The Plaza multi screen cinema, Leisure Centre and pool. Workington is also the main shopping centre for West Cumbria featuring high street brands such as M&S, Debenhams and many other well known names, plus an array of charming, specialist boutiques.



If you're looking for golf-with-a-view Cumbria has many excellent courses, including Workington Golf Club, less than four miles away, which boasts magnificent views of the Solway Firth and the Cumbrian Fells.

The Lake District World Heritage Site is known as 'the adventure capital of the UK'. From abseiling to bushcraft, canoeing to climbing and paragliding to paintballing – it would be hard to find a better place for adventurers and explorers.

For shopping and socialising the picturesque town of Cockermouth, just eight miles away, is renowned for its colourful buildings, independently owned boutique shops, wide range of coffee shops and restaurants.

*Images: Left (clockwise from top left): Penrith Golf Course, Cockermouth, Whitehaven Harbour, Buttermere.
Above: Whinlatter Forest, Bassenthwaite*



TIMELESS DESIGN

Every detail of these homes has been meticulously designed. The pastel palette of colours and variety of styles and materials – including locally sourced stone – mirror the terraced cottages and traditional townhouses of Seaton. Features such as bay windows and bi-fold doors make the most of light and create character, while high quality fixtures and fittings add elegant touches.

The thought that has gone into every detail of these houses ensure they are homes to be proud of for future generations.

FIRST CLASS

EDUCATION

Seaton has two primary schools – Seaton Academy and Seaton Junior Church of England school – both of which achieved outstanding status and pride themselves on being happy places where children succeed.

For secondary education Workington Academy is a dynamic, forward-looking recently established Academy and St Joseph's Catholic High School scored good Ofsted ratings in every area, with increasingly impressive GCSE results each year. Both feed into local colleges and national universities and have good links with businesses and the local community.

Seaton's reputed local schools feed into colleges, universities and the business community. They are happy and innovative places where children achieve.





Image shows Warwick housetype

BEAUTIFUL KITCHENS

Our stylish 'Gallery' range of kitchens are designed by well-established kitchen specialist Symphony. They offer classic and contemporary styles, along with a choice of quality worktops and upstands which complement any design or finish.

Whether you opt for a traditional or contemporary look, your kitchen will feature fully integrated A-rated kitchen appliances including 5-burner gas hob, double oven, fridge/freezer and dishwasher*. Upgrade options include integrated microwave, wine cooler and plinth lighting which provide the finishing touches and make the perfect addition to our superior homes.

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

EXCEPTIONAL SPECIFICATION

The interior walls of your new home will be finished in jasmine white, which perfectly offsets the oak banister rails and oak doors with a choice of designer ironmongery. Bi-fold doors radiate light throughout the ground floor, with the swift concertina fold allowing maximum natural light to burst into your home creating a seamless indoor to outdoor flow.



Designed with light and space in mind our luxurious family bathrooms boast dual flow showers and wall hung vanity basin units, providing the perfect sanctuary for relaxation. All bathrooms and en-suites are complemented with a range of Porcelanosa tiling for a stylish finish.

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

- High specification Symphony kitchens with fully integrated A-rated AEG/Electrolux appliances
- High specification bathroom fittings and sanitaryware by Crosswater
- Extensive Porcelanosa tiling to bathrooms
- Contemporary staircase with oak newel posts, handrail and painted spindles
- Internal American white oak doors
- Bi-fold/French doors to paved patio
- Burglar alarm
- External PIR sensor lights
- Turfed gardens to front and rear
- 1.8m fence or wall to rear garden
- Large, block paved driveway



SUSTAINABLE LIVING



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 Hawthorn Grange 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.*

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

- 'A' rated kitchen appliances (Majority of appliances)
- 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^

**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.

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. 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 (In-house Customer Satisfaction Survey, 2016).







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.

HOUSE TYPES



THE SALISBURY

4 Bedroom Detached House
Integral Double 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



THE WELLINGTON

4 Bedroom Detached House
Integral Single Garage



THE BANBURY

3 Bedroom Detached Dormer Bungalow
Detached Single Garage or Driveway Parking



THE CHESTER

3 Bedroom Detached House
Detached Single Garage or Rear Parking



THE HASTINGS

3 Bedroom Semi-Detached House
Driveway Parking

AFFORDABLE HOMES



THE KINGSTON

3 Bedroom Semi-Detached House
Driveway Parking or Rear Parking



THE YORK

3 Bedroom Terraced House
Driveway Parking



THE EPSOM

2 Bedroom Terraced House
Driveway Parking



THE SALISBURY

4 Bedroom Detached
with Integral Double Garage
Approximate square footage: 1,803sq ft

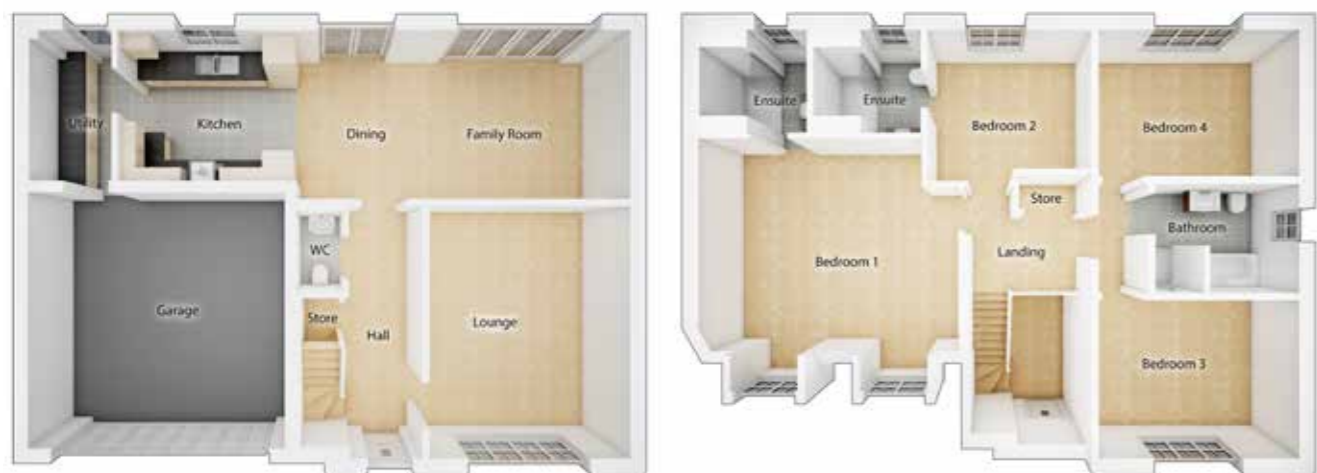
GROUND FLOOR

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

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"



THE TAUNTON

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

GROUND FLOOR

LOUNGE
4055 x 5670 / 13'-4" x 18'-7"

KITCHEN / DINING
8239 x 3635 / 27'-1" x 11'-11"

UTILITY
1776 x 3220 / 5'-10" x 10'-7"



FIRST FLOOR

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"



THE WARWICK

4 Bedroom Detached House
with Integral Single Garage
Approximate square footage: 1,400 sq ft

GROUND FLOOR

LOUNGE

3830 x 4920 [12'-7" x 16'-2"]

KITCHEN / DINING

6195 x 3655 [20'-4" x 12'-0"]

FAMILY ROOM

3260 x 2845 [10'-8" x 9'-4"]

FIRST FLOOR

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 House
with Integral Single Garage
Approximate square footage: 1,377 sq ft

GROUND FLOOR

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

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"





THE WELLINGTON

4 Bedroom Detached House
with Integral Single Garage
Approximate square footage: 1,238 sq ft

GROUND FLOOR

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

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 BANBURY

3 Bedroom Detached Dormer Bungalow
with Detached Single Garage or Driveway Parking
Approximate square footage: 1,076 sq ft

GROUND FLOOR

LOUNGE

4515 x 4038 / 14'-10" x 13'-3"

KITCHEN

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

MASTER BEDROOM

3603 x 4412 / 11'-10" x 14'-6"





THE CHESTER

3 Bedroom Detached House
with Detached Single Garage or Rear Parking
Approximate square footage: 1,031 sq ft

GROUND FLOOR

LOUNGE

3028 x 5742 / 9'-11" x 18'-10"

KITCHEN / DINING

2715 x 5743 / 8'-11" x 18'-10"

UTILITY

2175 x 1220 / 7'-2" x 4'-0"

FIRST FLOOR

MASTER BEDROOM

2750 x 3915 / 9'-0" x 12'-10"

BEDROOM 2

3174 x 3014 / 10'-5" x 9'-11"

BEDROOM 3

3174 x 2614 / 10'-5" x 8'-7"



THE HASTINGS

3 Bedroom Semi-Detached House
with Driveway Parking
Approximate square footage: 955 sq ft

GROUND FLOOR

LOUNGE

3492 x 4808 / 11'-6" x 15'-9"

KITCHEN / DINING

5068 x 2785 / 16'-8" x 9'-2"

FIRST FLOOR

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"





THE KINGSTON

3 Bedroom Semi-Detached House
with Driveway Parking or Rear Parking
Approximate square footage: 846 sq ft

GROUND FLOOR

LOUNGE

4775 x 3633 / 15'-8" x 11'-11"

KITCHEN / DINING

2581 x 4885 / 8'-6" x 16'-0"



THE YORK

3 Bedroom Terraced House
with Driveway Parking
Approximate square footage: 805 sq ft

GROUND FLOOR

LOUNGE

3707 x 4878 / 12'-2" x 16'-0"

KITCHEN / DINING

4707 x 2628 / 15'-5" x 8'-8"



FIRST FLOOR

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"



THE EPSOM

2 Bedroom Terraced House
with Driveway Parking
Approximate square footage: 711 sq ft

GROUND FLOOR

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

MASTER BEDROOM

4606 x 3151 / 15'-1" x 10'-4"

BEDROOM 2

2481 x 3489 / 8'-2" x 11'-5"



HOW TO FIND US

High Seaton, Workington
CA14 1LJ

FROM THE SOUTH

Exit the M6 at junction 40 (Penrith). At the roundabout take the 1st exit onto A66 West, continue to the end of the A66 West until it meets the A596. At the traffic lights turn right, follow the A596 until you reach the mini roundabout, take the 2nd exit onto Calva Brow, continue through the village of Seaton. The destination is on the left hand side at the Northern end of the village.

FROM THE NORTH

Exit the M6 at junction 44, take the A7 exit to Workington/Carlisle. At the roundabout take the 5th exit onto A689. Continue on the A689 until you see signs for Workington A595, continue on the A595 until you see signs for the A66 West, at that roundabout take the 3rd exit sign posted for Workington. Continue to the end of the A66 West until it meets the A596. At the traffic lights turn right, follow the A596 until you reach the mini roundabout take the 2nd exit onto Calva Brow, continue through the village of Seaton. The destination is on the left hand side at the Northern end of the village.

HAWTHORN
GRANGE

**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



LET US TELL YOU MORE

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