



PRIORY
GRANGE





PRIORY

GRANGE

Story Homes is delighted to bring an exclusive collection of sought after homes to the village of Wetheral.

Priory Grange features an attractive collection of 3, 4 and 5-bedroom homes, superbly finished to a high specification throughout with many extras included as standard.

Like every Story Homes development, Priory Grange is designed to exceed the expectations of today's home buyer in terms of location, build quality and internal specification.



EXCLUSIVE
LIVING
DESIRABLE
LOCATION



PERFECTLY PLACED

Wetheral is a quaint village located close to the city of Carlisle. The village stands high on a bank overlooking the River Eden, with parts of the riverbank surrounded by ancient woodlands, including Wetheral Woods which is owned by the National Trust.

The village is steeped in history and is known for its idyllic, peaceful atmosphere. However, with access to the M6 and A69 just a five-minute drive away, this village offers the best of both rural and suburban living.

The location of Priory Grange allows easy access to local services associated with a growing village. Visitors can stop by the local pub, the Wheatsheaf Inn, for a quick drink or those looking for a bite to eat can visit popular local restaurant Fantails.

Wetheral village provides all the essentials that residents and visitors might need including; a post office, newsagents and café all located around the village green.

The village has plenty of outdoor amenities for the whole family to enjoy, such as easy and accessible playing fields, children's playgrounds and a local cricket ground.



MOMENTS AWAY

Wetheral is just over four miles from the historic city of Carlisle, which offers excellent transport links to major routes throughout the county via the M6 and A69, plus direct routes via rail to London, Manchester, Newcastle and Scotland. In addition, Carlisle Airport has recently announced direct services to London, Belfast City and Dublin airports.

Carlisle is a city that is immersed in history and culture, including Carlisle Castle, a cathedral dating back to 1122 and a museum. 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.

When it comes to dining, Carlisle offers an equally extensive variety of venues and menus to suit all tastes, ranging from delightful independent tearooms to cafés, bistros and stylish restaurants.

For those who love the outdoors, Wetheral provides easy access to the internationally renowned Lake District National Park, offering breathtaking scenery, and for the keen walker, hills such as Scafell Pike, Helvellyn and Skiddaw. For lovers of nature, this is the perfect environment for walkers, bikers and thrill seekers too.





EDUCATION

Priory Grange is the ideal location for growing families. Parents will find a number of excellent schools close by, such as Scotby pre-school, Cumwhinton Primary School and Great Corby School and Nursery.

There are several secondary schools in Carlisle itself and the popular William Howard School is just over six miles away, alternatively Caldew School is only nine miles away in the nearby village of 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.



BEAUTIFUL KITCHENS

Our partnership with Symphony Kitchens allows you to choose from beautifully designed cabinets in a variety of finishes, matched with quality worktops and upstands.

Whether you opt for a traditional or contemporary look, these kitchens epitomise the highest standards and are selected as much for their style as for their quality. Regardless of the look you choose, you'll receive fully integrated appliances including a five-burner gas hob, extractor fan, dishwasher, double oven, frost free fridge/freezer, washing machine and microwave*.

A choice of worktops, glass splashbacks, recessed down lighters and mood lighting provide the finishing touches which make a real difference to our high specification homes.

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

A PLACE FOR
EVERYTHING
AND
EVERYTHING
IN ITS PLACE





EXCEPTIONAL SPECIFICATION

At Story Homes we pride ourselves on the quality and high specification of each home we build. The properties at Priory Grange demonstrate Story Homes' exceptional attention to detail, creating homes customers are proud to call their own.

Our homes radiate light and space, enhanced by bi-fold doors*, bringing the outdoors in and creating a seamless connection from your home to your paved patio and turfed garden. The interior of your new home is finished in jasmine white, which perfectly complements the contemporary staircase with oak newel posts, handrail, painted spindles and oak doors* with a choice of stylish interior door options.

Our luxurious family bathrooms and en suites are beautifully finished with the highest attention to detail, spacious walk-in showers with ceiling mounted shower heads and stylish taps from renowned designer Kelly Hoppen, and elegant sanitaryware from Crosswater.

INCLUDED AS STANDARD*

- High specification kitchens by Symphony with LED plinth and under unit lighting
- 'A' rated AEG/Electrolux fully integrated kitchen appliances
- High specification bathroom fittings and sanitaryware by Crosswater
- Extensive Porcelanosa tiling to bathrooms
- Kelly Hoppen brassware
- Contemporary staircase with oak newel posts and handrail and painted spindles*
- Oak doors (internal)*
- Bi-fold/French doors to patio*
- Ample electrical sockets
- Burglar alarm*
- External PIR sensor lights
- Turfed gardens to front and rear
- Paved patio
- 6' fence or wall to rear garden
- Large, block paved driveway

*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 our Sales Executive, or see specification guide.



AWARD WINNING

For the fifth 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.

In a separate independent customer survey by 'In-house', Story Homes attracted both an Outstanding and a Gold Award for customer satisfaction, revealing that 96% of our buyers are satisfied with the overall quality of their home and would recommend us to a friend (In-house Customer Satisfaction Survey, 2018).

A FIVE STAR
BUILDER
FIVE YEARS
RUNNING





SUSTAINABLE LIVING

As a business, Story Homes is committed to reducing the consumption of 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 too. 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 Priory Grange is installed with a smart meter, allowing you to analyse your energy consumption. Together with water saving appliances, thermally efficient building materials, the overall energy demands of our homes are reduced - in fact a new home could save you up to £1,410 per year.*

Energy saving features could include:

- High levels of thermal efficiency
- 'A' rated kitchen appliances (Majority of appliances)
- Dual flush toilets
- All homes have 100% energy efficient lighting
- More accurate bills and monitoring energy consumption

We create sustainable communities ensuring:

- Close proximity to essential amenities including schools and shops
- Good access to public transport
- Streets that are pedestrian, cyclist and car friendly
- Secure private 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 and shared surface roads into our developments to reduce traffic speeds.



DEVELOPMENT LAYOUT



HOUSE TYPES

- 

The Mayfair
5 Bedroom Detached House
Large Integral Garage
- 

The Hampton
5 Bedroom Detached House
Large Integral Garage
- 

The Balmoral
4 Bedroom Detached House
Integral Single Garage
- 

The Cambridge
4 Bedroom Detached House
Integral Single Garage
- 

The Gosforth
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
- Affordable Units

The Kingston
3 Bedroom Semi Detached House
Driveway Parking
- 

The Hawthorn
2 Bedroom Terraced 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. This brochure does 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 regard to specification and specific plots. You should take appropriate advice to verify any information on which you wish to rely.



THE MAYFAIR

APPROX. 1,905 sq ft
5 Bedroom Detached with Large Integral Garage

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 HAMPTON

APPROX. 1,779 sq ft
5 Bedroom Detached with Integral Double Garage

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:	4176 x 4135 [13'-9" x 13'-7"]
Bedroom 2:	3104 x 4080 [10'-2" x 13'-5"]
Bedroom 3:	5068 x 3381 [16'-8" x 11'-1"]
Bedroom 4:	2900 x 3987 [9'-6" x 13'-1"]
Bedroom 5:	2793 x 2915 [9'-3" x 9'-7"]





THE BALMORAL

APPROX. 1,724 sq ft
4 Bedroom Detached with Integral Single Garage

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"]



THE CAMBRIDGE

APPROX. 1,626 sq ft
4 Bedroom Detached with Integral Single Garage

GROUND FLOOR DIMENSIONS

Lounge: 3830 x 5244 [12'-7" x 17'-3"]
Kitchen/Breakfast: 4955 x 3451 [16'-3" x 11'-4"]
Dining/Family Room: 3830 x 3274 [12'-7" x 10'-9"]
Utility: 1755 x 2177 [5'-9" x 7'-2"]

FIRST FLOOR DIMENSIONS

Master Bedroom: 5416 x 3817 [17'-9" x 12'-6"]
Bedroom 2: 3124 x 3555 [10'-3" x 11'-8"]
Bedroom 3: 2705 x 4350 [8'-11" x 14'-3"]
Bedroom 4: 3777 x 3555 [12'-5" x 11'-8"]





THE GOSFORTH

APPROX. 1,531 sq ft
4 Bedroom Detached with Integral Single Garage

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: 3610 x 3574 [11'-10" 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

APPROX. 1,400 sq ft
4 Bedroom Detached with Integral Single Garage

GROUND FLOOR DIMENSIONS

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 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

APPROX. 1,377 sq ft
4 Bedroom Detached with Integral Single Garage

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"]



THE WELLINGTON

APPROX. 1,238 sq ft
4 Bedroom Detached with Integral Single Garage

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 KINGSTON

APPROX. 846 sq ft

3 Bedroom Semi Detached with Driveway Parking

GROUND FLOOR DIMENSIONS

Lounge: 4775 x 3633 [15'-8" x 11'-11"]

Kitchen/Dining: 2581 x 4885 [8'-6" x 16'-0"]

FIRST FLOOR DIMENSIONS

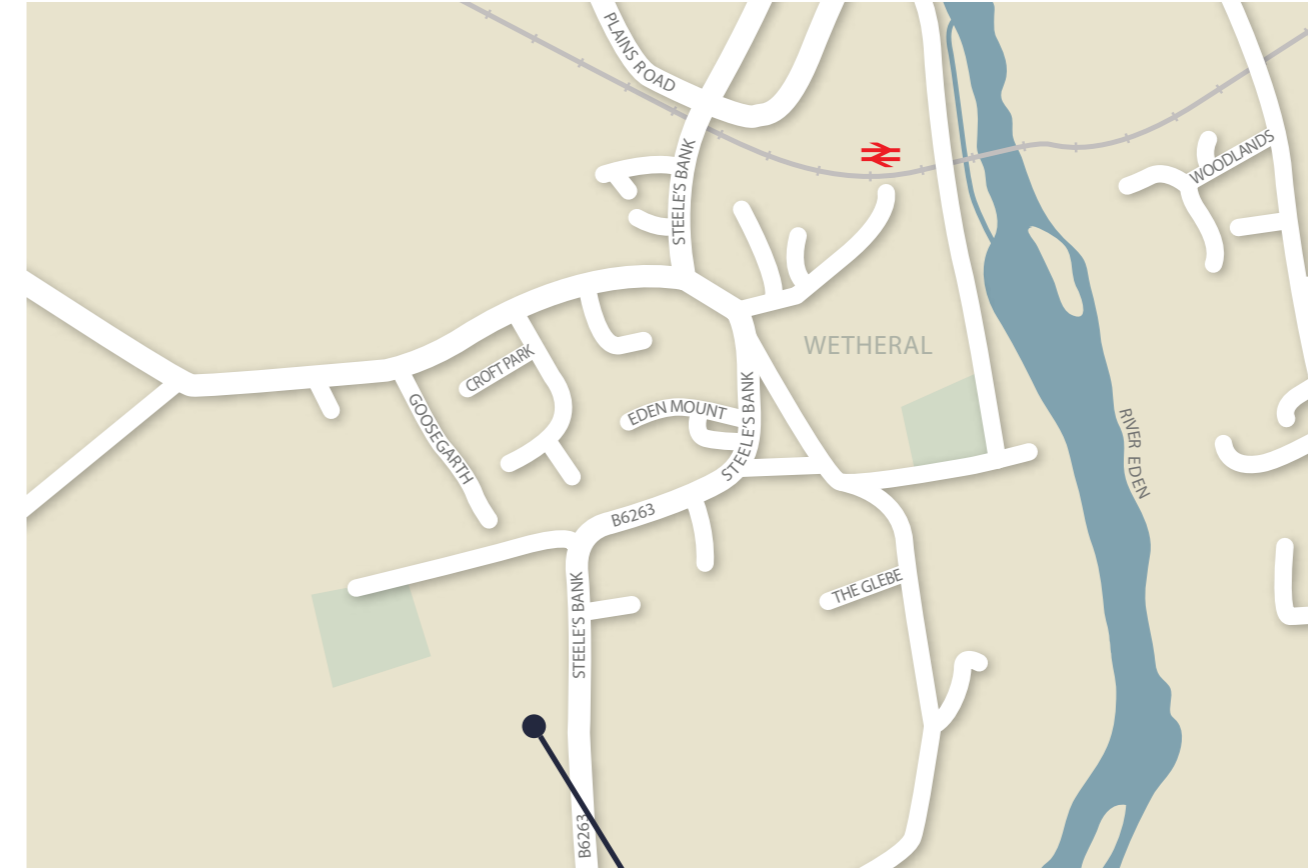
Master Bedroom: 2578 x 3649 [8'-6" x 12'-0"]

Bedroom 2: 2578 x 2923 [8'-6" x 9'-7"]

Bedroom 3: 2082 x 3136 [6'-10" x 10'-4"]



HOW TO FIND US



CA4 8FQ

FROM THE NORTH

Exit the M6 at junction 43, take the first exit on the roundabout for the A69 towards Hexham/Carlisle/Newcastle, continue along the A69 until you reach a sign for Wetheral and turn right down Plains Road. Once you reach the end of Plains Road turn right at Steele's Bank/B6263 and follow the road until you reach Priory Grange on the right.

FROM THE SOUTH

Exit the M6 at junction 42, take the fourth exit on the roundabout towards Wetheral/B6263, continue along the B6263, through the village of Cumwhinton and follow the road until you reach Priory Grange on the left.



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.consumercode.co.uk



LET US TELL YOU MORE

Tel: 07870 881100

Email: priory.grange@storyhomes.co.uk

Web: 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

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