



Story
HOMES

Priority Grange

WETHERAL, CA48FQ

WELCOME TO
Priory Grange

A collection of luxurious 3, 4 and 5 bedroom homes
located in the sought after village of Wetheral.



Superior

SPECIFICATION

At Story Homes, we vary house types and external finishes to create beautiful and unique developments that set us apart. We're proud to have been building high quality homes that people aspire to live in for more than 30 years and our developments stand the test of time, looking as impressive now as they did when they were first built.

Our attention to detail can be seen not only in the homes that we build, but also in the locations we choose and the customer service we provide throughout your journey with us. With every Story Home, you are covered with a 2-year Story Homes warranty and a 10-year Premier warranty.

Our homes offer something for everyone, with high quality fixtures and fittings included as standard.

IMPRESSIVE EXTERIORS

- Bi-fold doors to patio
- Turfed gardens to front and rear
- 1.8m (6ft) boundary fence/wall to rear garden
- Burglar alarm
- External sensor light
- Large block paved driveway

LUXURIOUS BATHROOMS AND EN-SUITES

- Double ended baths
- Dual flow showers
- A choice of tiles from luxury Spanish brand, Porcelanosa
- Wall-hung vanity units

BEAUTIFUL KITCHENS

- Choose from a high quality range of cabinets and worktops
- Stainless steel splashback
- Chimney hood
- 'A' rated AEG and Electrolux Fully integrated appliances including:
 - Dishwasher
 - Stainless steel double oven
 - 5-burner stainless steel gas hob
 - Integrated fridge/freezer



*The specification relates to the majority of plots and appliances and is dependent on house type design. Please note that the interior design, fittings and furnishings that make up our show homes are not part of our standard specification. Story Homes reserves the right to amend the specification. Please check individual plot specification and build stage with Sales Executive, or see our specification guide.

Luxury
AS STANDARD



DISCOVER THE STORY

Difference

The Cambridge

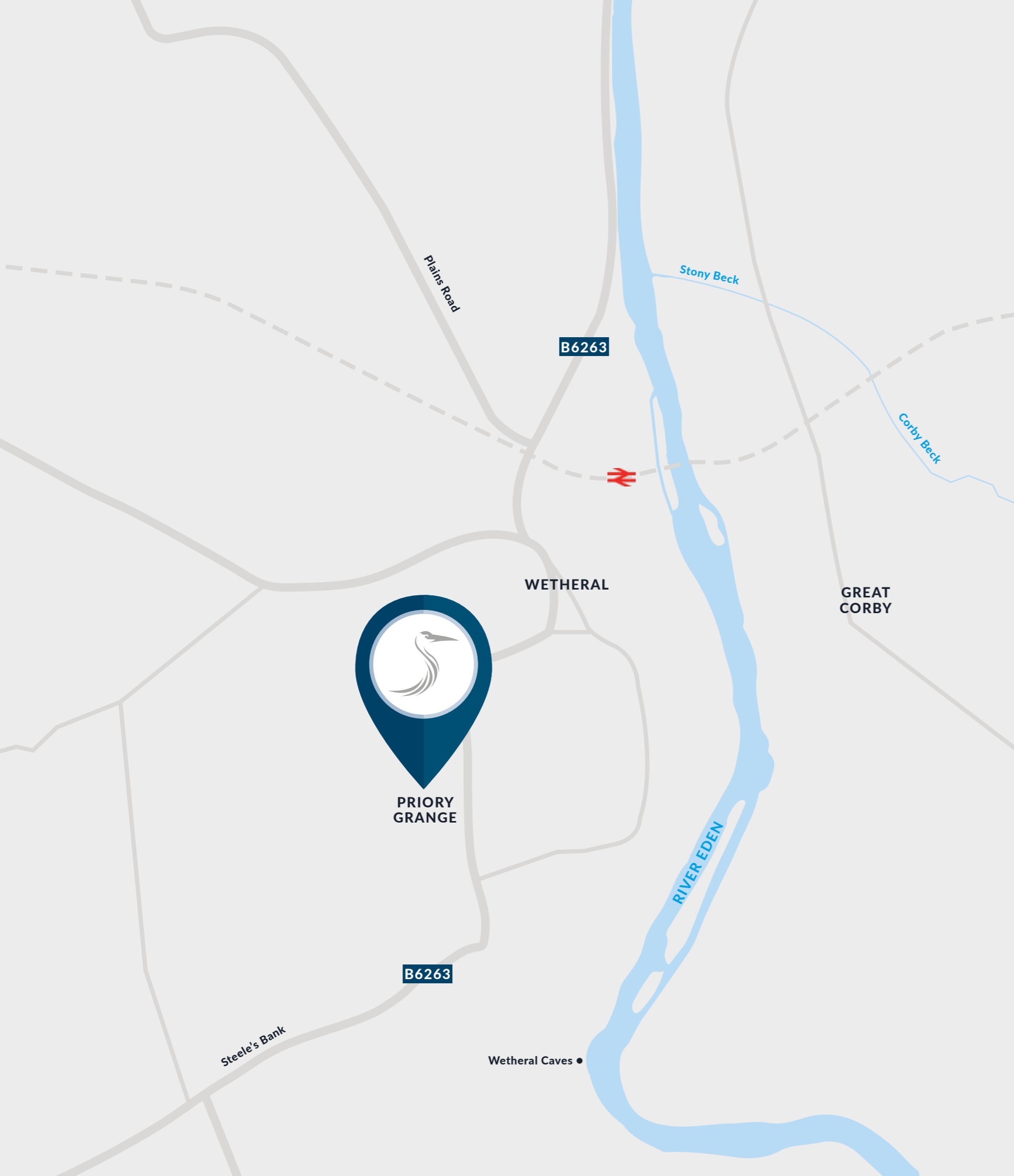
The Hampton

The Hampton

The Balmoral

Please note CGIs are for illustrative purposes only; external finishes including roof tile colours, brick, stone, render and landscaping may vary between plots.

IDEALLY
located



Wetheral Village Community Hall	13 FT
Cumwhinton Primary School	1.3 MILES
Warwick Bridge Primary School	2.1 MILES
Great Corby School & Nursery	3.7 MILES



Carlisle Golf Club	2.4 MILES
Eden Golf Club	4.6 MILES
Eden Rock	4.1 MILES
Rickerby Park	6.4 MILES



B6263	0.6 MILES
A69	2.3 MILES
M6	2.8 MILES
Carlisle	5.4 MILES
Penrith	17.2 MILES
Gretna	15.8 MILES
Newcastle	55.5 MILES



Wetheral Train Station (Wetheral has direct lines to Carlisle and Newcastle, once in Carlisle you can connect to national train routes)	0.5 MILES
Newcastle International Airport	53 MILES

Beautifully

DESIGNED DEVELOPMENTS

The Warwick

The Boston



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Sustainable

LIVING

Our homes are built with sustainability in mind, with the aim of helping the environment as well as saving you money. A new build property is greener and more economical to run than an older property. It uses less energy and produces significantly lower CO₂ emissions which gives lower running costs, saving up to £1,410 pa on a 4-bed detached new build property*.

ENERGY SAVING FEATURES COULD INCLUDE:

- High levels of thermal efficiency
- 'A' rated kitchen appliances (majority of appliances)
- Dual flush toilets
- 100% energy efficient lighting

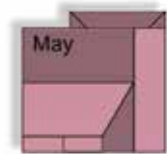


Photographed at D'Urton Manor, Preston

*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.

PICK YOUR PLOT AT

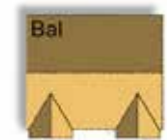
Priory Grange



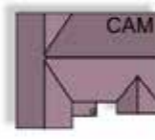
THE MAYFAIR
5 Bedroom,
Detached House,
Large Integral Garage.



THE HAMPTON
5 Bedroom,
Detached House,
Large Integral Garage.



THE BALMORAL
4 Bedroom,
Detached House,
Integral Single Garage.



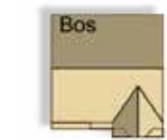
THE CAMBRIDGE
4 Bedroom,
Detached House,
Integral Single Garage.



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 HOMES



THE KINGSTON
3 Bedroom,
Semi Detached House,
with Parking.



THE HAWTHORN
2 Bedroom,
Terraced House,
with Parking.

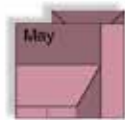


Images shown are for illustrative purposes only. Although Story Homes has taken all reasonable care in the preparation of the contents of this brochure to ensure the accuracy of the information contained in it, such information can be subject to change and we do not warrant its accuracy. We continuously review our products for improvement and development so individual features may vary from time to time. We may also re-plan developments resulting in a change to the layout, housetypes and road layout. These particulars are therefore for general guidance only and do not constitute a contract or warranty. You should take appropriate steps to verify any information on which you intend to rely and in order to do so we would advise you to speak to a Sales Executive.



THE *Mayfair*

5 Bedroom, Detached House with Large Integral Garage.
1,905 sq ft (approx)



THE *Hampton*

5 Bedroom, Detached House with Large Integral Garage.
1,779 sq ft (approx)



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"]



GROUND FLOOR DIMENSIONS

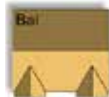
Lounge:	4948 x 3975	[16'-3" x 13'-1"]
Kitchen/Family/Breakfast:	5292 x 3727	[17'-5" x 12'-3"]
Dining:	2953 x 3200	[9'-8" x 10'-6"]
Utility:	2130 x 1715	[7'-0" x 5'-8"]

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"]



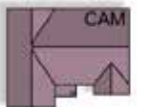
THE *Balmoral*



4 Bedroom, Detached House with Integral Single Garage.
1,724 sq ft (approx)



THE *Cambridge*



4 Bedroom, Detached House with Integral Single Garage.
1,626 sq ft (approx)



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"]



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 *Gosfoth*

4 Bedroom, Detached House with Integral Single Garage.
1,531 sq ft (approx)



THE *Warwick*

4 Bedroom, Detached House with Integral Single Garage.
1,400 sq ft (approx)



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"]



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"]

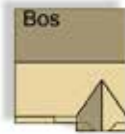
FIRST FLOOR DIMENSIONS

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*

4 Bedroom, Detached House with Integral Single Garage.
1,377 sq ft (approx)



THE *Wellington*

4 Bedroom, Detached House with Integral Single Garage.
1,238 sq ft (approx)



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"]

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"]

Please note CGIs are for illustrative purposes only; external finishes including roof tile colours, brick, stone, render and landscaping may vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Story Homes reserves the right to alter and change certain aspects of a property – therefore it is recommended that you speak to a Sales Executive for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. These particulars do not form part of a contract or warranty.

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THE *Kingston*



3 Bedroom, Semi Detached House with Parking.
846 sq ft (approx)



**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.

The Code is designed to help you understand what levels of service to expect from Story Homes, and to feel fully informed about your purchase and know your consumer rights before and after you move in.

FIND OUT MORE
www.consumercode.co.uk

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: 3077 x 3595 [10'-1" x 11'-10"]

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Story
HOMES

LET US
tell you more...

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Priory Grange

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Registered in England and Wales.