

A large, stylized blue bird graphic, possibly a swan or heron, is the central focus. It has a long, pointed beak and a long, flowing neck. The bird is positioned on the left side of the page, facing right. The background is a light gray with some subtle, curved lines in shades of blue and gray.

GREYSTOKE FIELDS

GREYSTOKE, PENRITH CA11 0TJ



STRONG • BEAUTIFUL



***STRONG.
BEAUTIFUL.***

***AS A BUSINESS, WE GO
TO GREAT LENGTHS
TO CRAFT BEAUTIFUL,
WELL-BUILT HOMES.***

Homes that are not only strong in build, but in character too.

Story homes challenge the conventions of the mass-produced, standing apart from the crowd. There's all the features that make a Story home unique. The space we leave between each home, and footpaths that little bit wider, because that's what people need. Even our front doors are different colours. And the best combinations of bricks, render and stone are used, with considered design features at every turn.

With a brand new Story home, you will find there are no compromises on quality, no corners cut – just solid, beautiful homes.

**SOLIDLY-BUILT WITH
QUALITY MATERIALS.**

Premium specification.
Added strength and character.

**BUILDING BEAUTIFUL HOMES
FOR OVER 30 YEARS.**

Pride in our homes.
Pride in our workforce.

**WE'LL GIVE YOU MORE
SPACE INSIDE & OUT.**

Well-proportioned living areas.
Set back off the road.

**DESIGNED
FOR LIFE.**

Unique modern features.
Effortlessly flowing spaces.

*WELCOME TO
GREYSTOKE
FIELDS.*



*A BEAUTIFUL COLLECTION OF 3, 4 & 5-BEDROOM HOMES, IN
GREYSTOKE, PENRITH. FINISHED TO A PREMIUM SPECIFICATION, OUR
HOMES FEATURE ATTRACTIVE EXTERIORS, ADDING TO THE CHARM
OF THE AREA AND CREATING THE BEAUTIFUL STREET SCENES FOR
WHICH STORY HOMES IS RENOWNED.*

GREYSTOKE IS A PICTURESQUE VILLAGE ON THE EDGE OF THE LAKE DISTRICT NATIONAL PARK

Greystoke Fields is located in the village of Greystoke, surrounded by the beautiful scenery of the Lake District.

The development is close to the A66 which links to the M6 motorway, and Penrith train station is a short drive away.

Located around the corner from the development is Greystoke Primary School, a local Post Office, a swimming pool and a traditional family pub, The Boot & Shoe Inn.

Less than 10 minutes away in the centre of Penrith, there is a wide range of restaurants, bars and pubs, including The Lounge, Four and Twenty and Salsa Mexican Bistro. There is also a variety of supermarkets, including Sainsburys and Morrisons, which are a short drive away.

A wide range of education facilities are close by too, including Hunter Hall School, North Lakes School, Nutkins Nursery and Preschool and Ullswater Community College.

All journey times are approximate.



***AN ENVIABLE
LOCATION TO
CALL HOME***



**WE BUILD UNIQUE
HOMES WE ARE
PROUD TO PUT
OUR NAME TO**



“When designing our house types we want to create spaces that appeal to modern families. Open plan, flexible layouts with space for the whole family to live comfortably. That’s exactly what we have created with the Story Collection, and we couldn’t be more proud.”

– ANDREW HEWSON, HEAD OF DESIGN

Step inside a Story home and you will find a luxurious specification, with more included in the price tag than you might think. Here are just a few of our favourite features...



DESIGNER KITCHENS WITH BI-FOLD OR FRENCH DOORS



OPEN-PLAN FLEXIBLE LIVING



HIGH QUALITY MATERIALS



LARGER GARDENS AND PAVED PATIO AREAS



HIGHER CEILINGS CREATING LOTS OF NATURAL LIGHT



PORCELANOSA BATHROOM TILES



BEAUTIFUL STREET SCENES



RELAXED SPACIOUS LOUNGES

*STRONG
IN BUILD.
STRONG IN
CHARACTER.*



Image shown is for illustrative purposes only.

Of course, every home is unique. But with a new Story home, you'll discover some elements are shared. Like open-plan living areas that radiate light and space. Well-designed kitchens that deliver practicality and durability. Beautifully designed bathrooms and en-suites that take centre stage. And there's also French or bi-fold doors that are included as standard, helping to create a seamless link between your home and garden.

What's more, when you buy a new Story home, you have the opportunity to personalise your home even further with our choices, upgrades and optional extras which can be incorporated seamlessly into your new home.

But it's not only our premium specification that's well considered. Our homes are built with sustainability in mind, with the aim of helping the environment and saving you money.

A new build is more economical to run than an older property. It uses less energy and produces significantly lower CO2 emissions, meaning lower running costs, and a saving of up to £1,410 pa on a 4-bedroom 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

Each home at Greystoke Fields is built with thermally-efficient building materials, and has a smart meter installed, so you can monitor your energy consumption. This, along with water-saving appliances and an airtight design, will give you all the benefits of a new build home.

YOUR NEW HOME IS CRAFTED USING THE BEST QUALITY MATERIALS AND THE HIGHEST SPECIFICATION POSSIBLE.

		THE FERGUSON	THE SANDERSON	THE WILSON	THE REDFORD	THE HEWSON	THE LAWSON	THE CRANFORD	THE RICHMOND	THE PENNINGTON
DOORS, JOINERY AND FINISHES	Cast stone/features	Cast stone & / or brick features to front elevations								
	French doors	White French doors								
	Bi-fold doors	White bi-fold doors								
	External doors - front	Single cottage rectangle style obscure glaze coloured composite door with multi-point locking system (white finish inside)								
	External doors - rear	White half glaze style PVCu door with Cotswold obscure pattern and glazing with multi-point locking system								
	Internal doors	White Canterbury style 4-panel wood-grain finish doors with chrome lever door handle								
	Architrave and skirting boards	White MDF 69x19mm architrave and 119x19mm skirting								
	Staircase	White painted softwood spindles with oak newel post and handrail finished with clear varnish								
	Ceilings	White matt emulsion to all ceilings								
	Walls	Jasmine white matt emulsion to all walls								
KITCHEN AND APPLIANCES	Kitchen	Range of kitchens in a contemporary layout with matching panels, corners and plinths	■	■	■	■	■	■	■	■
		Range of kitchens with a handleless option in a contemporary layout, all with matching panels, corners and plinths	▲	▲	▲	▲	▲	▲	▲	▲
		Alternative traditional kitchen design and layout with choice of complementing door styles all with matching panels, corners and plinths	▲	▲	▲	▲	▲	▲	▲	▲
	Work surfaces and upstand	38mm laminate worktops	■	■	■	■	■	■	■	■
		100mm upstand to match worktop choice	■	■	■	■	■	■	■	■
	Hob splashback	Glass splashback behind hob in grey	■	■	■	■	■	■	■	■
	Lights to underside of kitchen wall units	Feature lighting to the underside of kitchen wall unit as per kitchen design	■	■	■	■	■	■	■	■
	Sink	Polar white or stone grey Franke fragranite 1.5 bowl with mixer tap to main kitchen and Franke fragranite single bowl to utility area (where applicable)	■	■	■	■	■	■	■	■
	Oven	AEG single oven	-	-	-	-	-	-	-	-
		Dual AEG single ovens – stacked in tall housing unit	■	-	■	-	■	-	■	-
		Dual AEG single ovens – side by side	-	■	-	■	-	■	-	■
	Hob	AEG 60cm induction hob	■	■	■	■	■	■	■	■
	Cooker hood	90cm chimney hood	■	■	■	-	-	-	■	-
		90cm island extractor hood	-	-	-	■	■	■	-	■
	Integrated dishwasher	AEG integrated dishwasher	■	■	■	■	■	■	■	■
	Integrated fridge/freezer	AEG integrated 50/50 fridge freezer	■	■	■	■	■	■	■	■
	Integrated washing machine	Electrolux integrated washing machine	■	■	■	■	■	■	■	■
	Wine cooler	300mm wine cooler	-	-	-	▲	▲	-	-	-
		600mm wine cooler	-	▲	▲	-	-	▲	▲	▲
	Dryer	Electrolux dryer	-	-	-	-	-	-	▲	-

*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.

*A number of our Ferguson house types are affordable homes, as well as open market, the specification for an affordable home differs from an open market home. Please speak to our Sales Executive for further details on the affordable housing specification. Markers indicate standard specification. The specification relates to the majority of plots and appliances and is dependent on housetype design. Please note that the interior design, fittings and furnishings that make up our show

■ Available as standard
▲ Available as an upgrade
- Not available

WE KNOW THE DIFFERENCE
IS IN THE DETAIL. ON EVERY LEVEL.

			THE FERGUSON	THE SANDERSON	THE WILSON	THE REDFORD	THE HEWSON	THE LAWSON	THE CRANFORD	THE RICHMOND	THE PENNINGTON
BATHROOM AND SANITARYWARE	Bathroom basin	Free standing white basin and pedestal to bathroom/en-suite/cloakroom with chrome mixer tap	■	■	■	■	■	■	■	■	■
	WC	Free standing white WC suite with soft close toilet seat to bathroom, en-suite and cloakroom	■	■	■	■	■	■	■	■	■
	Bath	Double ended bath with centrally located chrome bath mixer tap and low-level shower hose/handset	■	■	■	■	■	■	■	■	■
	Showering cubicle to bathroom and en-suite	Separate shower cubicle with low-entry shower tray. Glazed shower screen and thermostatically controlled shower valve with dual handset – high level shower head and mid-height shower handle	■	■	■	■	■	■	■	■	■
	Wall tiles to bathroom	Full height tiles to all shower enclosures with feature tiling to the back wall. Full height feature tiles to back of bath wall with bath return walls in plain tiles. WC and basin walls to be half tiled	■	■	■	■	■	■	■	■	■
	Wall tiles to en-suite	Fully tiled walls to shower enclosure with feature tiles to the back wall enclosure. WC and basin walls to be half tiled	■	■	■	■	■	■	■	■	■
	Wall tiles to cloakroom	Splashback to wash basin	■	■	■	■	■	■	■	■	■
HEATING	Central heating	Full gas central heating Vaillant system – combi boiler	■	■	■	-	-	-	-	■	-
		Full gas central heating Vaillant system – system boiler with mains pressure hot water cylinder	-	-	-	-	■	■	■	-	■
		Dual zone central heating system	■	■	■	■	■	■	■	■	■
	Towel rails	Chrome towel warmer to bathroom and en-suite	■	■	■	■	■	■	■	■	■
ELECTRICAL	Electrical sockets/switch plates	White plastic electrical sockets/switch plates throughout	■	■	■	■	■	■	■	■	■
		USB sockets to kitchen x 1, lounge x 1 and master bedroom x 2 sockets	■	■	■	■	■	■	■	■	■
	BT/phone point	BT point to lounge (NB first point will be standard BT box)	■	■	■	■	■	■	■	■	■
	Media point	Media plate to lounge area and family room (where applicable) – including 2 double sockets, data and TV points. Please refer to electrical layout	■	■	■	■	■	■	■	■	■
	TV point	TV point to selected locations	■	■	■	■	■	■	■	■	■
	Cat 6 cabling	Cabling to two points which can be utilised to carry data to your TV or internet device	■	■	■	■	■	■	■	■	■
	Downlighters to kitchen and wet rooms	Brushed stainless steel LED downlighters to kitchen, bathroom and en-suite	■	■	■	■	■	■	■	■	■

		THE FERGUSON	THE SANDERSON	THE WILSON	THE REDFORD	THE HEWSON	THE LAWSON	THE CRANFORD	THE RICHMOND	THE PENNINGTON
EXTERNAL WORKS	Fencing and gates	Open boarded 1.8m high fence or wall with timber gate. Please refer to site layout	■	■	■	■	■	■	■	■
	Garden	Turf to front, side and rear garden	■	■	■	■	■	■	■	■
	Outside tap	To be fitted on rear elevation kitchen window of property (where kitchen not on rear elevation, tap to be fitted in agreed location to rear/side of property in accordance with working drawings) and insulated accordingly	■	■	■	■	■	■	■	■
	Garages	Power and light to all integral and detached garages	■	■	■	■	■	■	■	■
	Garage door	Retractable style garage door finished in a range of colours. Please refer to site layout for details	■	■	■	■	■	■	■	■
	Paving	Buff textured concrete paving	■	■	■	■	■	■	■	■
	Driveway	Block paved driveway	■	■	■	■	■	■	■	■
	Doorbell	Bell push with transformer	■	■	■	■	■	■	■	■
	Burglar alarm	Mains wired burglar alarm	■	■	■	■	■	■	■	■
	External lights	Black coach lamp	■	■	■	■	■	■	■	■



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OUR HOMES AT GREYSTOKE FIELDS

FROM THEIR UNIQUE CHARACTER AND BEAUTY
TO THE SPACE WE LEAVE BETWEEN EACH ONE,
OUR HOMES OFFER INDIVIDUALITY THROUGHOUT.

- | | | | |
|---|---|---|---|
|  | THE PENNINGTON
5-bedroom detached house
<i>Detached double garage</i> |  | THE REDFORD
4-bedroom detached house
<i>Detached single garage</i> |
|  | THE RICHMOND
4-bedroom detached bungalow
<i>Integral single garage</i> |  | THE WILSON
4-bedroom detached house
<i>Detached single garage</i> |
|  | THE CRANFORD
5-bedroom detached house
<i>Integral large garage</i> |  | THE SANDERSON
4-bedroom detached house
<i>Integral single garage</i> |
|  | THE LAWSON
4-bedroom detached house
<i>Integral single garage</i> |  | THE FERGUSON*
4-bedroom detached house
<i>Integral single garage</i> |
|  | THE HEWSON
4-bedroom detached house
<i>Integral single garage</i> | AFFORDABLE HOME | |
| | |  | THE HARPER
3-bedroom semi-detached house
<i>Driveway parking</i> |

*A number of the Ferguson house types are affordable homes, as well as open market, please speak to our Sales Executive for further details on which plots this applies to.

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, house types 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 PENNINGTON

5-bedroom detached house with detached double garage
Total floor area: 2169 sq ft



GROUND FLOOR

Lounge:	4280 x 5760	[14'-1" x 18'-11"]
Kitchen:	3605 x 4332	[11'-10" x 14'-3"]
Family/dining:	7200 x 3657	[23'-8" x 12'-0"]
Study:	3380 x 4022	[11'-1" x 13'-2"]

FIRST FLOOR

Main bedroom:	4279 x 5184	[14'-1" x 17'-0"]
Bedroom 2:	4395 x 2793	[14'-5" x 9'-2"]
Bedroom 3:	2603 x 5042	[8'-7" x 16'-7"]
Bedroom 4:	2553 x 4411	[8'-5" x 14'-6"]
Bedroom 5:	2801 x 3425	[9'-2" x 11'-3"]

Please note CGIs are for illustrative purposes only; external finishes such as roof tile colours, brick, stone, render and landscaping vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Dimensions are for guidance only and all measurements and areas may vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information.



THE CRANFORD

5-bedroom detached house with integral large garage
Total floor area: 1932 sq ft



GROUND FLOOR

Lounge:	3675 x 5296	[12'-1" x 17'-5"]
Kitchen/dining/family:	6980 x 5200	[22'-11" x 17'-1"]
Study:	2593 x 2321	[8'-6" x 7'-7"]

FIRST FLOOR

Main bedroom:	4393 x 5708	[14'-5" x 18'-9"]
Bedroom 2:	4324 x 2823	[14'-2" x 9'-3"]
Bedroom 3:	2740 x 4508	[9'-0" x 14'-10"]
Bedroom 4:	2662 x 2840	[8'-9" x 9'-4"]
Bedroom 5:	2304 x 3890	[7'-7" x 12'-9"]

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THE RICHMOND

4-bedroom detached house with integral single garage
Total floor area: 1830 sq ft



GROUND FLOOR

Lounge:	4505 x 3940	[14'-9" x 12'-11"]
Kitchen:	4305 x 3677	[14'-2" x 12'-1"]
Dining/snug:	7737 x 3025	[25'-5" x 9'-11"]

FIRST FLOOR

Main bedroom:	4238 x 4713	[13'-11" x 15'-6"]
Bedroom 2:	2868 x 4030	[9'-5" x 13'-3"]
Bedroom 3:	3238 x 4713	[10'-8" x 15'-6"]
Bedroom 4:	3834 x 3398	[12'-7" x 11'-2"]

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THE LAWSON

4-bedroom detached house with integral single garage
Total floor area: 1660 sq ft



GROUND FLOOR

Kitchen:	3755 x 3572	[12'-4" x 11'-9"]
Dining:	3720 x 2946	[12'-3" x 9'-8"]
Family:	3720 x 2430	[12'-3" x 8'-0"]
Lounge:	3605 x 5171	[11'-10" x 17'-0"]

FIRST FLOOR

Main bedroom:	3605 x 5732	[11'-10" x 18'-10"]
Bedroom 2:	3586 x 3072	[11'-9" x 10'-1"]
Bedroom 3:	2792 x 4167	[9'-2" x 13'-8"]
Bedroom 4:	2773 x 3400	[9'-1" x 11'-2"]

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THE HEWSON

4-bedroom detached house with integral single garage
Total floor area: 1561 sq ft



GROUND FLOOR

Lounge:	3380 x 4366	[11'-1" x 14'-4"]
Kitchen:	2925 x 3296	[9'-7" x 10'-10"]
Dining:	2593 x 4507	[8'-6" x 14'-10"]
Family area:	3037 x 3296	[10'-0" x 10'-10"]



FIRST FLOOR

Main bedroom:	4412 x 5634	[14'-6" x 18'-6"]
Bedroom 2:	3367 x 3845	[11'-1" x 12'-7"]
Bedroom 3:	3809 x 2800	[12'-6" x 9'-2"]
Bedroom 4:	2929 x 4005	[9'-7" x 13'-2"]

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THE REDFORD

4-bedroom detached house with detached single garage
Total floor area: 1537 sq ft



GROUND FLOOR

Lounge:	3338 x 4205	[10'-11" x 13'-10"]
Kitchen/dining:	5068 x 3957	[16'-8" x 13'-0"]
Family area:	3375 x 3362	[11'-1" x 11'-0"]



FIRST FLOOR

Main bedroom:	3888 x 3963	[12'-9" x 13'-0"]
Bedroom 2:	3400 x 4370	[11'-2" x 14'-4"]
Bedroom 3:	2691 x 4280	[8'-10" x 14'-1"]
Bedroom 4:	2165 x 3542	[7'-1" x 11'-8"]

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THE WILSON

4-bedroom detached house with detached single garage
Total floor area: 1425 sq ft



GROUND FLOOR

Lounge:	3693 x 5012	[12'-1" x 16'-5"]
Kitchen:	3200 x 3230	[10'-6" x 10'-7"]
Dining/family area:	6063 x 3300	[19'-11" x 10'-10"]



FIRST FLOOR

Main bedroom:	3886 x 3605	[12'-9" x 11'-10"]
Bedroom 2:	3237 x 3605	[10'-8" x 11'-10"]
Bedroom 3:	3795 x 2837	[12'-6" x 9'-4"]
Bedroom 4:	3192 x 2837	[10'-6" x 9'-4"]

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THE SANDERSON

4-bedroom detached house with integral single garage
Total floor area: 1412 sq ft



GROUND FLOOR

Lounge:	3605 x 4529	[11'-10" x 14'-10"]
Kitchen:	3268 x 3961	[10'-9" x 13'-0"]
Dining/family area:	4388 x 3050	[14'-5" x 10'-0"]



FIRST FLOOR

Main bedroom:	3610 x 4591	[11'-10" x 15'-1"]
Bedroom 2:	2679 x 4264	[8'-10" x 14'-0"]
Bedroom 3:	2812 x 4090	[9'-3" x 13'-5"]
Bedroom 4:	2525 x 2990	[8'-3" x 9'-10"]

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THE FERGUSON

4-bedroom detached house with integral single garage

Total floor area: 1217 sq ft



GROUND FLOOR

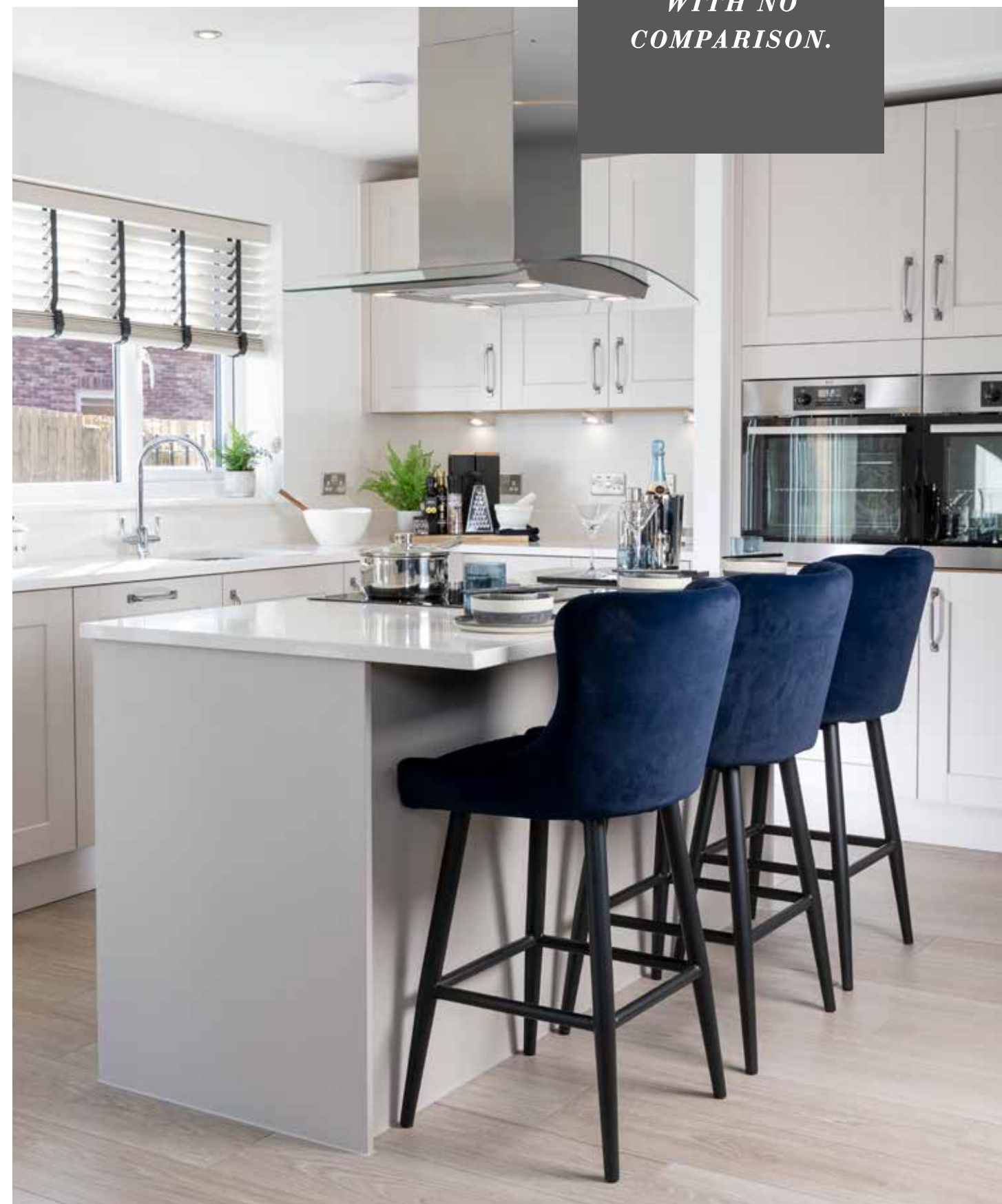
Lounge:	3058 x 5310	[10'-0" x 17'-5"]
Kitchen/dining:	5405 x 2875	[17'-9" x 9'-5"]
Family area:	2475 x 2875	[8'-2" x 9'-5"]

FIRST FLOOR

Main bedroom:	2754 x 3907	[9'-1" x 12'-10"]
Bedroom 2:	2612 x 3832	[8'-7" x 12'-7"]
Bedroom 3:	2754 x 3660	[9'-1" x 12'-0"]
Bedroom 4:	2684 x 3735	[8'-10" x 12'-3"]

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**BUILD QUALITY
WITH NO
COMPARISON.**



*STORY HOMES HAS BEEN BUILDING BEAUTIFUL HOMES
FOR OVER 30 YEARS ACROSS CUMBRIA, THE NORTH WEST,
NORTH EAST AND SOUTHERN SCOTLAND.*

*FOUNDED
IN 1987.*



As a privately-owned business, our mission is to design and build quality homes that people aspire to live in. Homes designed for life, that are strong in both build and character.

We have been successfully building high quality homes that stand out from the crowd for over thirty years. We would not be where we are today without our people, our craftsmen, our suppliers, our charities and of course, our customers.

Our passion, commitment and enthusiasm drives our 'can do' attitude to be the best. We are one team, working together to 'do it right' and our exceptional quality and attention to detail runs through everything we do.

Fred Story



***WE ARE PASSIONATE ABOUT BUILDING HOMES
THAT WE ARE PROUD TO PUT OUR NAME TO.***

Customer satisfaction has always been one of our key strengths, and we regularly receive superb feedback from our customers which we use to help us make continuous improvements to our homes and our after-sales service.

TAKING CARE OF YOU

Our reputation is firmly built on the quality of our exceptional homes and our high standards of customer service. Before you move in, you'll be given a comprehensive 'Home Information File' that explains everything about your new home and what you can expect from our Customer Aftercare team.

You will also receive a home demonstration from your Site Manager, who will answer any questions you might have about your new Story home. Your Site Manager and your Sales Executive will become your main points of contact in the first few weeks of owning your brand new home.

GOING THE EXTRA MILE

We pride ourselves on providing a friendly, easily accessible, knowledgeable and efficient service for our customers. And as well as care and support from our Sales team during your purchase, our local and dedicated team of advisors and technicians will also be here to take care of you after you have moved in.

Your Site Manager will contact you in the days following completion, and then again during the first few weeks you are in your home. This is to ensure everything is as you would expect your new Story home to be.

Our Customer Aftercare team will call you directly to introduce themselves. We provide dedicated and responsive aftercare for two years after buying your Story home, in addition to your 10-year build warranty, so you can rest assured you are in safe, professional hands with us.

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.co.uk

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



***PRIDE IN
EVERYTHING
WE DO.***





GREYSTOKE
FIELDS
CA11 0TJ



*PUTTING
GREYSTOKE
FIELDS
ON THE MAP.*

*STAYING CLOSE BY, OR EXPLORING FURTHER.
YOU CAN EASILY EXPERIENCE EVERYTHING
THE AREA HAS TO OFFER.*

ATTRACTIONS		SCHOOLS		TRAVEL	
Swimming Pool	0.2 miles	Greystoke Primary School	0.3 miles	B5288	1.7 miles
The Boot & Shoe Inn	0.3 miles	Penruddock Primary School	3.1 miles	M6	4.7 miles
Greystoke Post Office	0.3 miles	Stainton C Of E Primary School	3.8 miles	A66	2.5 miles
Greystoke Castle	0.6 miles	Beaconside Primary School	5.7 miles	Penrith	5.2 miles
Greystoke Gill Pottery	0.7 miles	Queen Elizabeth Grammar School	5.1 miles	Keswick	13.3 miles
Rheged Centre	4.7 miles	Hunter Hall School and Pre-School	6.8 miles	Carlisle	17.6 miles
Penrith Golf Club	4.7 miles				
Penrith Castle	4.8 miles				

DIRECTIONS

Travelling north on the M6 (M) – exit the M6 at junction 40, take the A66 exit to Penrith/ Workington/Brough, at the Skirsgill Interchange, take the 1st exit onto the A66, at the next roundabout, take the 4th exit and stay on the A66, then turn left onto Mile Lane, follow Mile Lane until you reach the B5288, turn let onto the B5288, follow the B5288 until you reach your destination on the right.

Travelling south on the M6 (M) – exit the M6 at junction 41, take the B5305 exit to Wigton, at the Catterlan Interchange, take the 4th exit onto B5305, then take your next three left turns, then turn left onto Skelton Road, then right, then turn left onto Park View, then turn right towards the B5288, then turn right at the 1st cross street onto B5288, follow the B5288 until you reach your destination on the right.

Images shown are for illustrative purposes only. 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 and does not constitute a contract, part of a contract or warranty.

Floorplans and dimensions are taken from architectural drawings and could vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information. You should take appropriate advice to verify any information on which you wish to rely. BF/1020

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