

*THE RIDINGS*

CARLISLE, CA 24QW



***STRONG.  
BEAUTIFUL.***

***AS A FAMILY-OWNED  
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.

**FAMILY-RUN COMPANY  
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  
THE RIDINGS.*



*A BEAUTIFUL COLLECTION OF 1, 2, 3, 4 & 5-BEDROOM HOMES, ON THE  
OUTSKIRTS OF THE CITY. 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.*

*WE BUILD  
IN ENVIABLE  
LOCATIONS  
THAT DEMAND  
HOMES TO  
MATCH.*

*OUTSTANDING NATURAL BEAUTY. 2,000 YEARS OF HISTORY.  
EXCELLENT TRANSPORT CONNECTIONS. CARLISLE HAS  
SO MUCH TO OFFER.*

Your new Story home at The Ridings really is perfectly positioned to give you everything you want and need. A short walk away is a convenience store, a post office, a youth theatre and St Margaret Mary Catholic Primary School. There is also the popular Hammond's Pond, offering a boating lake and children's play areas. Plus, with an abundance of natural beauty all around, you can easily enjoy the great outdoors whenever you wish.

Of course, one of the other main advantages of choosing The Ridings is that you are just two miles from the centre of Carlisle.

Here, you will find a great choice of high street brands and independent shops in The Lanes Shopping Centre, as well as a variety of pubs, restaurants and cafés. If you're looking for a special day out, Carlisle Racecourse is just a 'stone's throw' away.

Getting around the local area is simple. The M6 is just a few miles away, providing quick access to the A69, A6 and the A595, as well as journey times of approximately 30 minutes to Penrith and 25 minutes to Gretna.

All journey times are approximate.



**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 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 The Ridings 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.

\*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.

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

		THE FRASER	THE HARPER	THE SPENCER	THE EMMERSON	THE SANDERSON	THE HEWSON	THE MASTERTON
DOORS, JOINERY AND FINISHES	Cast stone/features	Cast stone features to the front and side elevations						
	French doors	White French doors						
	External doors – front	Single cottage rectangle style clear 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 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 architrave and 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 complimenting door styles all with matching panels, corners and plinths						
	Work surfaces and upstand	38mm laminate worktops						
		100mm upstand to match worktop choice						
	Hob splashback	Stainless steel splashback behind hob						
	Lights to underside of kitchen wall units	Feature lighting to the underside of kitchen wall units, as per house 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)							

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 homes are not part of our standard specification. Story Homes reserve the right to amend the specification. Please check individual plot specification and build stage with Sales Executive, or see our specification guide.

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

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

		THE FRASER	THE HARPER	THE SPENCER	THE EMMERSON	THE SANDERSON	THE HEWSON	THE MASTERTON	
KITCHEN AND APPLIANCES	Oven	Zanussi single oven	■	■	■	-	-	-	
		Dual Zanussi single ovens – stacked in tall housing unit	-	-	-	■	-	-	
		Dual Zanussi single ovens – side by side	-	-	-	-	■	■	
	Hob	Zanussi 60cm induction hob	■	■	■	■	■	■	
	Cooker hood	90cm chimney hood	■	■	■	■	■	-	
		90cm island extractor hood	-	-	-	-	-	■	-
Integrated fridge/freezer	Zanussi integrated fridge freezer	■	■	■	■	■	■		
BATHROOM AND SANITARYWARE	Bathroom basin	Free-standing basin to bathroom/en-suite with chrome mixer tap	■	■	■	■	■	■	
		Free-standing basin to cloakroom with chrome mixer tap	■	■	■	■	■	■	
	WC	Free-standing WC suite with soft close toilet seat to bathroom/en-suite/cloakroom	■	■	■	■	■	■	
	Bath	Double-ended bath with centrally located chrome bath mixer tap and low-level shower hose/handset	■	■	■	■	■	■	
	Shower cubicle	Separate shower cubicle with low-entry shower tray. Glazed shower screen and thermostatically controlled shower valve with dual handset – high level soak and mid-height showering	-	■	■	■	■	■	
	Wall tiles to bathroom	Full height tiles to all shower enclosures with feature tiling to the back wall enclosure. 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 – boiler with mains pressure hot water cylinder	-	-	-	-	-	■
Single zone central heating system			■	■	■	-	-	-	
Dual zone central heating system			-	-	-	■	■	■	
Towel rails		Chrome towel warmer to bathroom	■	■	■	■	■	■	
	Chrome towel warmer to en-suite	-	■	■	-	■	■		

		THE FRASER	THE HARPER	THE SPENCER	THE EMMERSON	THE SANDERSON	THE HEWSON	THE MASTERTON
ELECTRICAL	Electrical sockets/switch plates	White plastic electrical sockets/switch plates throughout	■	■	■	■	■	■
		USB sockets to kitchen x 1 socket, lounge x 1 socket and master bedroom x 2 sockets	■	■	■	■	■	■
	BT/phone point	BT points to selected locations. (NB first point will be a standard BT box)	■	■	■	■	■	■
	Media point	Media plate to lounge area – including 2 double sockets, BT and TV	■	■	■	■	■	■
	TV point	TV point to selected locations	■	■	■	■	■	■
	Cat 5/Cat 6 cabling	Cabling to 2 points carrying the internet and phone lines which can be utilised to carry HDTV signals to your TV and internet devices	■	■	■	■	■	■
	Downlighters to kitchen and wet rooms	White LED downlighters to kitchen, bathroom and en-suite	■	■	■	■	■	■
	EXTERNAL WORKS	Fencing and gates	Timber feather edge 1.8m boarded fence with timber gate. Please refer to site layout	■	■	■	■	■
Front garden		Turf to front, side and rear garden. Please refer to landscaping layout for details	■	■	■	■	■	■
Outside tap		To be fitted in all attached/integral garages as standard. For housetypes without a garage the external tap will be located on the rear elevation kitchen window 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	-	-	-	-	■	■
Paving		Buff textured concrete paving	■	■	■	■	■	■
Driveway		Block paved driveway	■	■	■	■	■	■
Doorbell		Bell push with transformer	■	■	■	■	■	■
External lights	Black coach-lamp	■	■	■	■	■	■	

\*A number of our Fraser 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.

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

**OUR HOMES AT  
THE RIDINGS.**

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



- |   |   |   |
|---|---|---|
|  <b>THE MASTERTON</b><br>5-bedroom detached house<br><i>Integral double garage</i> |  <b>THE EMMERSON</b><br>4-bedroom semi-detached townhouse<br><i>Driveway parking</i>       |  <b>THE FRASER*</b><br>3-bedroom semi-detached house or terraced house<br><i>Driveway parking</i> |
|  <b>THE HEWSON</b><br>4-bedroom detached house<br><i>Integral single garage</i>    |  <b>THE SPENCER</b><br>3-bedroom semi-detached house<br><i>Driveway parking</i>            | <b>AFFORDABLE HOMES</b>   |
|  <b>THE SANDERSON</b><br>4-bedroom detached house<br><i>Integral single garage</i> |  <b>THE HARPER</b><br>3-bedroom semi-detached or terraced house<br><i>Driveway parking</i> |  <b>THE BAILEY</b><br>2-bedroom semi-detached house or terraced house<br><i>Driveway parking</i>  |
|   |   |  <b>THE BUTTERWORTH</b><br>1-bedroom apartment<br><i>Courtyard parking</i>                        |

\*A number of our Fraser 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, 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 MASTERTON

5-bedroom detached house with integral double garage

Total floor area: 1803 sq ft



### GROUND FLOOR

Lounge:	4912 x 3962	[16'-2" x 13'-0"]
Kitchen/family area:	5068 x 4681	[16'-8" x 15'-4"]
Dining:	2865 x 3206	[9'-5" x 10'-6"]



### FIRST FLOOR

Master bedroom:	4001 x 4162	[13'-2" x 13'-8"]
Bedroom 2:	2896 x 4080	[9'-6" x 13'-5"]
Bedroom 3:	5066 x 3813	[16'-8" x 12'-6"]
Bedroom 4:	2939 x 4044	[9'-8" x 13'-3"]
Bedroom 5:	2817 x 2865	[9'-3" x 9'-5"]

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 taken from the widest and longest points of each room; they 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.



## 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

Master 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 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 3833	[10'-9" x 12'-7"]
Dining:	4389 x 3050	[14'-5" x 10'-0"]

### FIRST FLOOR

Master bedroom:	3492 x 4591	[11'-6" x 15'-1"]
Bedroom 2:	2802 x 4219	[9'-2" x 13'-10"]
Bedroom 3:	2802 x 4136	[9'-2" x 13'-7"]
Bedroom 4:	2365 x 3015	[7'-9" x 9'-11"]

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## THE EMMERSON

4-bedroom semi-detached house with driveway parking  
Total floor area: 1292 sq ft



### GROUND FLOOR

Lounge/dining:	4775 x 5242	[15'-8" x 17'-3"]
Kitchen/breakfast:	2550 x 5413	[8'-4" x 17'-9"]

### FIRST FLOOR

Bedroom 2:	2625 x 4086	[8'-7" x 13'-5"]
Bedroom 3:	2625 x 3819	[8'-7" x 12'-6"]
Bedroom 4:	2062 x 3166	[6'-9" x 10'-5"]

### SECOND FLOOR

Master bedroom:	3562 x 7118	[11'-8" x 23'-4"]
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## THE SPENCER

3-bedroom semi-detached house with driveway parking  
**Total floor area: 960 sq ft**



### GROUND FLOOR

Lounge:	3105 x 5480	[10'-2" x 18'-0"]
Kitchen/dining:	2525 x 3774	[8'-3" x 12'-5"]
Family area:	2700 x 2762	[8'-10" x 9'-1"]

### FIRST FLOOR

Master bedroom:	3105 x 3806	[10'-2" x 12'-6"]
Bedroom 2:	2739 x 3248	[9'-0" x 10'-8"]
Bedroom 3:	2398 x 2245	[7'-10" x 7'-4"]

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## THE HARPER

3-bedroom semi-detached house with driveway parking  
**Total floor area: 855 sq ft**



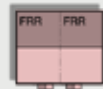
### GROUND FLOOR

Lounge:	3662 x 5008	[12' x 16'-5"]
Kitchen/dining:	4664 x 3121	[15'-4" x 10'-3"]

### FIRST FLOOR

Master bedroom:	2550 x 3561	[8'-4" x 11'-8"]
Bedroom 2:	2550 x 3295	[8'-4" x 10'-10"]
Bedroom 3:	2026 x 2364	[6'-8" x 7'-9"]

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## THE FRASER

3-bedroom semi-detached or terraced house with driveway parking  
**Total floor area: 816 sq ft**



**BUILD QUALITY  
 WITH NO  
 COMPARISON.**



### GROUND FLOOR

Lounge: 4664 x 3132 [15'-4" x 10'-3"]  
 Kitchen/dining: 2505 x 4773 [8'-3" x 15'-8"]

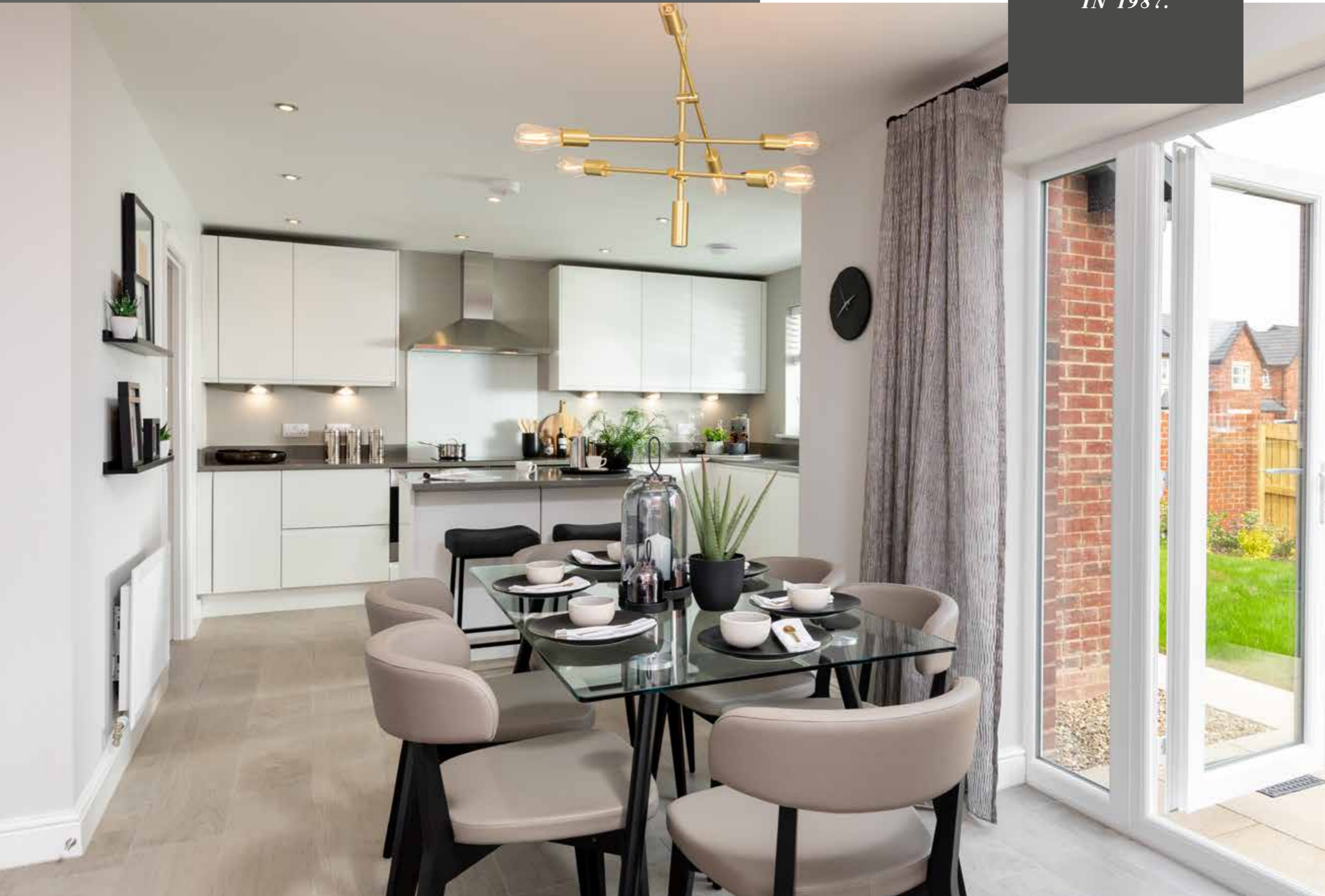
### FIRST FLOOR

Master bedroom: 2523 x 4250 [8'-3" x 13'-11"]  
 Bedroom 2: 2523 x 3654 [8'-3" x 12']  
 Bedroom 3: 2052 x 2629 [6'-9" x 8'-8"]

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*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 family-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



*PRIDE IN  
EVERYTHING  
WE DO.*

***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.

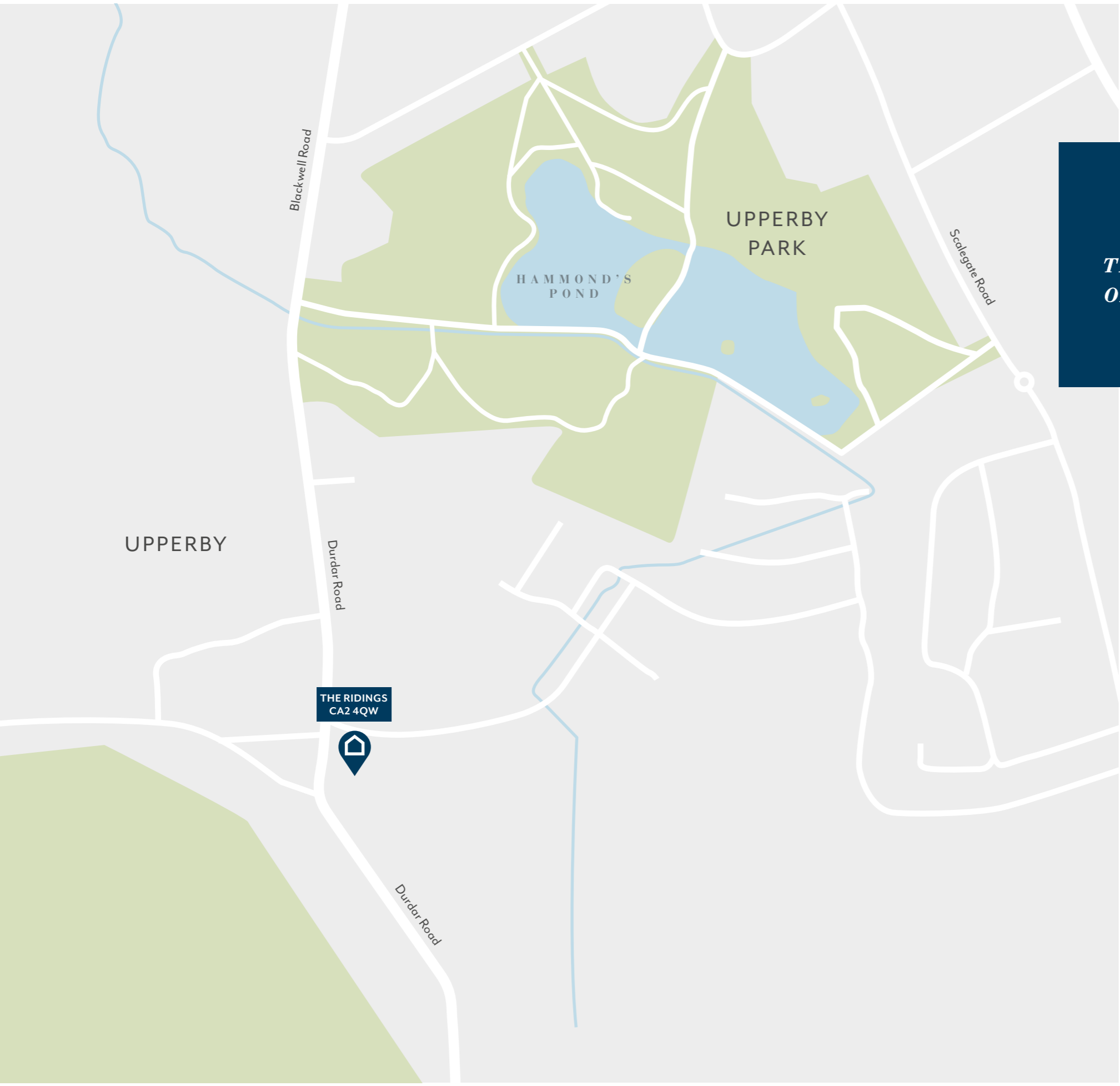
Our Customer Aftercare team will call you directly to introduce themselves. We provide dedicated and responsive aftercare for two years after buying your Story home, in addition to your 10-year build warranty, so you can rest assured you are in safe, professional hands with us.

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](http://www.consumercodeforhomebuilders.co.uk)

**CONSUMER  
CODE FOR  
HOME BUILDERS**




[www.consumercode.co.uk](http://www.consumercode.co.uk)





**PUTTING  
THE RIDINGS  
ON THE MAP.**

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

<b>WALKING</b>		<b>ATTRACTIONS</b>		<b>TRAVEL</b>	
Hammond's Pond	0.3 miles	Carlisle Castle	2.3 miles	M6	3.6 miles
Post office	0.5 miles	Carlisle Cathedral	2.1 miles	A6	3.8 miles
Carlisle Racecourse	0.7 miles	Tullie House Museum and Art Gallery	2.2 miles	A689	4.5 miles
The Black Lion, Durdar	1.3 miles	Upperby Park	0.5 miles	A595	3.1 miles
		Carlisle United Football Club	2.5 miles	Penrith	19.8 miles
		Eden Rock	2.1 miles	Gretna	17.0 miles
				Newcastle	62.4 miles

**DIRECTIONS**

**Travelling north on the M6** – exit at Junction 42 and take the third exit off the roundabout onto Newbiggin Road, continue to follow Newbiggin Road until you reach a crossroads. Turn right at the crossroads onto Durdar Road, continue on Durdar Road until you reach a sign for The Ridings and then turn right.

**Travelling south on the M6** – exit at Junction 42 and take the first exit off the roundabout onto Newbiggin Road, continue to follow Newbiggin Road until you reach a crossroads. Turn right at the crossroads onto Durdar Road, continue on Durdar Road until you reach a sign for The Ridings and then turn right.

All distances are approximate. 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 the specification and specific plots. You should take appropriate advice to verify any information on which you wish to rely. TR/0619.

*THE RIDINGS*

CARLISLE, CA2 4QW

01228 808065

[the.ridings@storyhomes.co.uk](mailto:the.ridings@storyhomes.co.uk)

[STORYHOMES.CO.UK](http://STORYHOMES.CO.UK)



*STRONG* • BEAUTIFUL