

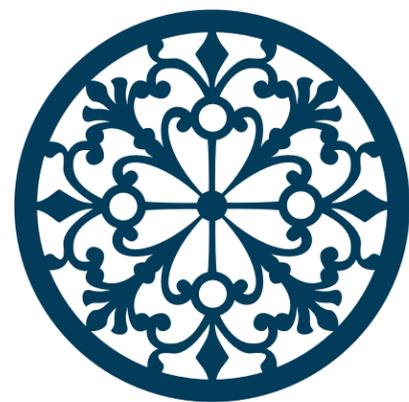
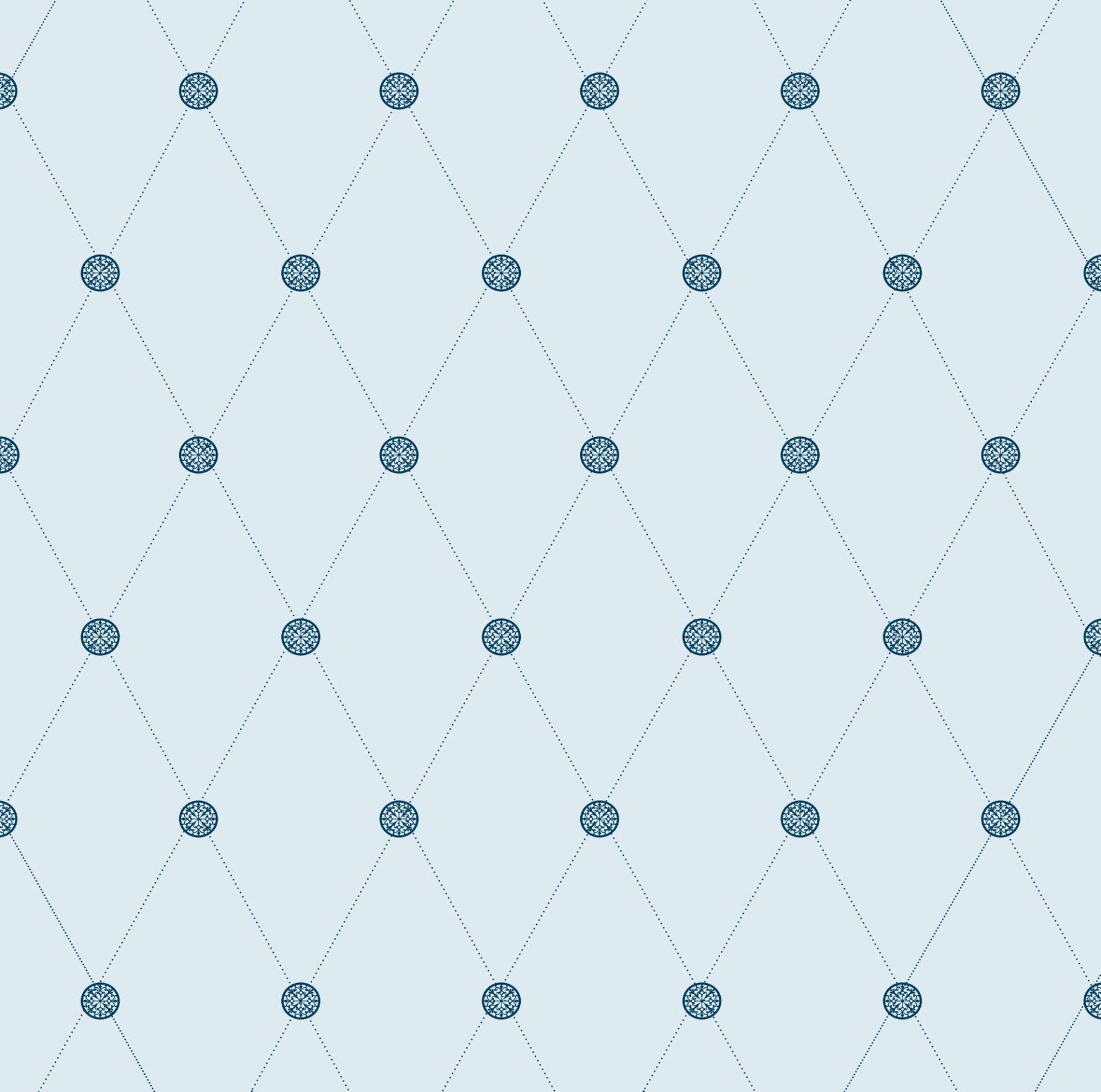


*Your beautiful new
home awaits at...*

EDEN GATE

HOUGHTON | CA3 0LB





Welcome To...
EDEN GATE

Imagine a stylish new home, in a stunning location with culture,
shopping and leisure activities on your doorstep...

Experience it at Eden Gate.



*Quality &
high specification*

Eden Gate offers a stylish new development on the edge of the Great Border City. Ideally located with excellent road and rail links, it provides a superb collection of 2, 3, 4 and 5 bedroom house types up to 1,905 sq ft in size. Renowned for our stunning street scenes, Eden Gate doesn't fail to disappoint, boasting a stylish mix of stone, brick and render finishes.

Buying a home is one of the most important decisions you will ever make. The qualities that make Story Homes different mean that you can choose a new home from us with complete confidence. When you buy a Story Home you can be confident that it has very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

House types below (left to right): Mayfair (5-bed detached) and Balmoral (4-bed detached).

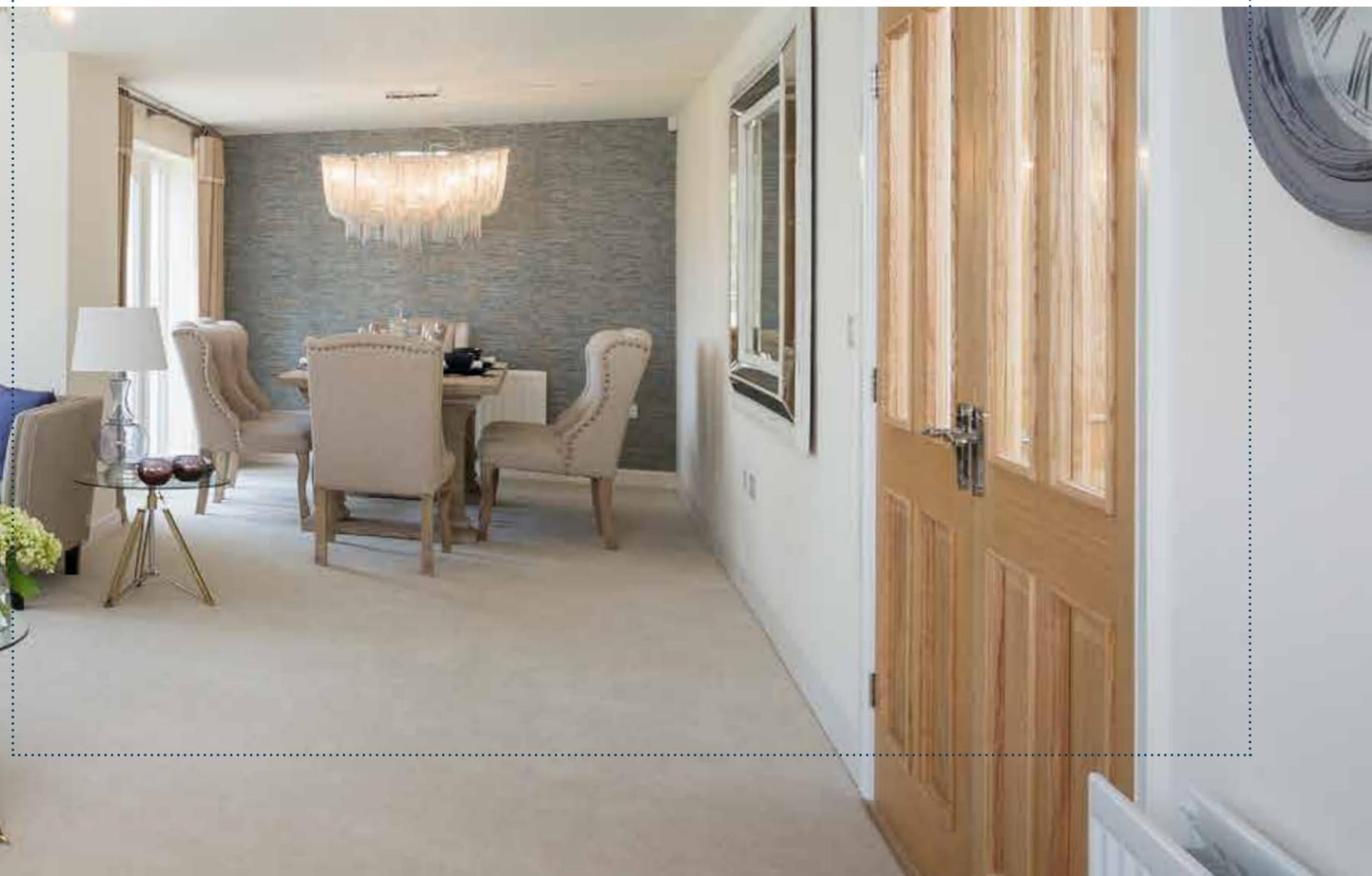


Style & design

Throughout our homes you will find features that create a sense of style and luxury including the contemporary designed kitchens and elegantly tiled bathrooms and en-suites. One of the keys to Story Homes' success is the finishing touches that make a real difference.

Properties at Eden Gate highlight the standard of specification that is synonymous with Story Homes. Well planned interiors maximise light and use of space, providing a practical yet desirable living space.

Whether it is family living or entertaining, at Eden Gate you will love the sense of space created by our open plan kitchens and dining areas and the natural light that floods into your home.

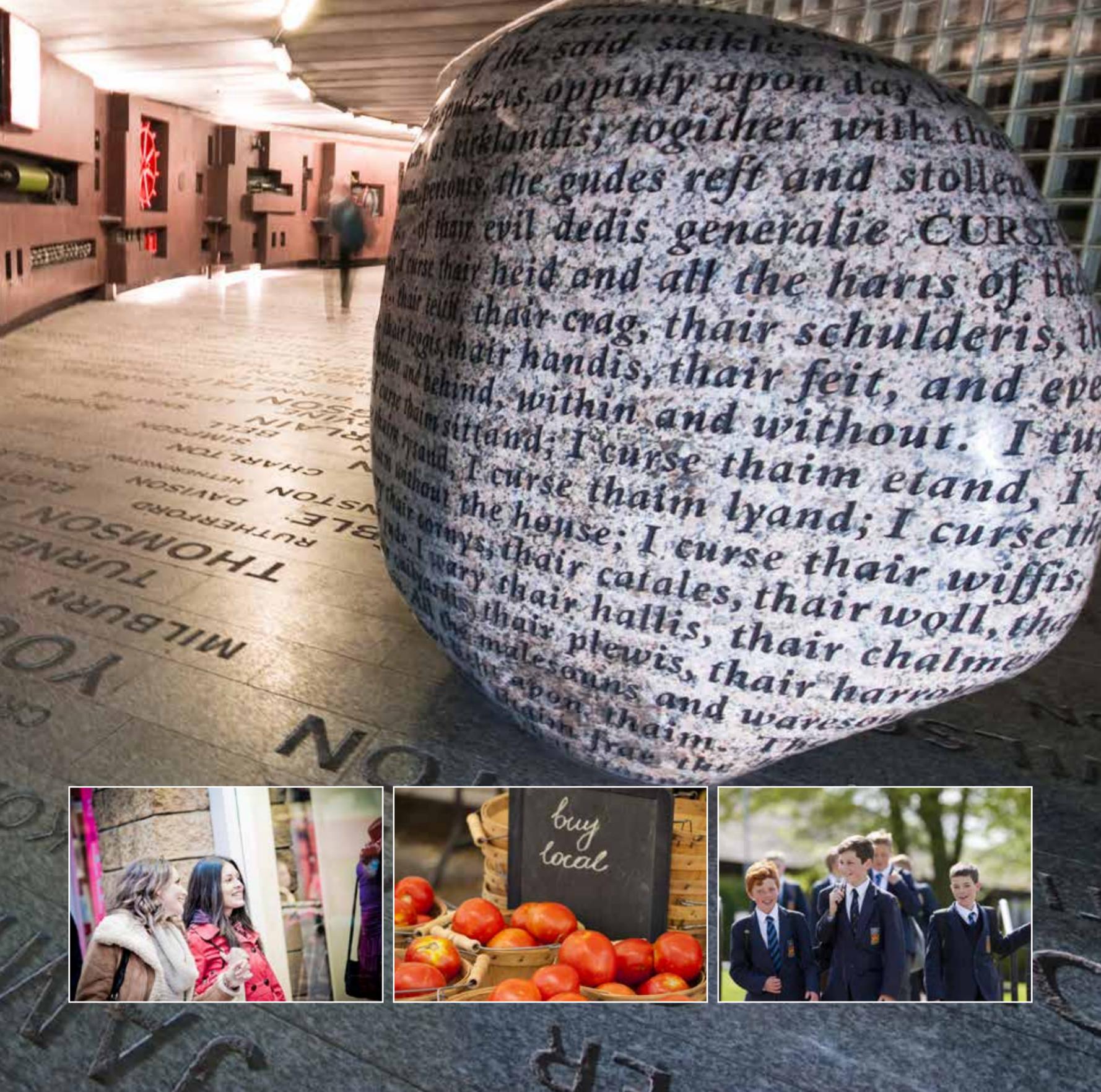




An area with so much to offer

Houghton village has much to offer with a good mix of local shops, a post office, church, village green and a village hall. Together they make up a true community, served by an excellent range of outdoor facilities with meandering paths for walking such as Gosling Sike Farm. Nearby Bitts Park, where children can explore in safety and make new friends and delight at the new 'urban adventure' high ropes course, provides the delights of relaxed countryside living within easy reach of Carlisle and beyond.

Houghton C of E School offers a great learning environment, where every child can enjoy a huge range of activities and experiences and continues to be one of the top primary schools in the area. The school is actively involved in the local community and staff and pupils regularly go out to support projects which enhance the environment and the community.



The Great Border City

In Carlisle you'll find a comprehensive range of leisure amenities with gymnasiums and swimming pools, as well as tennis courts, parks, a bowling alley, football club (home to Carlisle United) and rugby club; golfers too are well provided for with Eden Golf Club's 18-hole course within easy reach - in fact there are too many options to mention.

If your sense of fun runs to more cultural pursuits, the Sands Centre stages a wide variety of comedy, drama and musical productions. The award winning Tullie House Museum and Art Gallery is situated in the city centre, and with many hands-on activities, is a fantastic place to discover the varied history of the area including the infamous Border Reivers and Hadrian's Wall heritage. Carlisle plays host to several festivals which offer a wide range of the arts and local and international food fairs.

The combination of traditional independent retailers and 'big city' stores and brands makes Carlisle a great place to shop. In many ways, the area retains much of the charm of the best of the UK's market towns and villages. In addition to familiar high street names including M&S, House of Fraser and Debenhams, you can explore some lovely independent shops and boutiques, arts and crafts shops and antique emporiums.

Supermarket shopping is also well catered for; there are branches of Tesco, Asda, Morrisons and Sainsbury's, all within convenient reach of Eden Gate.

When it comes to dining, Carlisle offers an equally extensive variety of venues and menus to suit all tastes and pockets, ranging from delightful independent tearooms to cafés, bistros and restaurants. And of course, a good selection of traditional pubs.

For secondary education there are several schools in Carlisle and you will also find further and higher education opportunities for older children in the city too. For further details about educational options please visit: www.carlisle.gov.uk





- LED pelmet lighting
- Chrome down-lighters
- Integrated fridge/freezer

- Soft close doors
- Extractor fan
- Stainless steel double oven and hob

- 1.5 bowl, stainless steel inset sink

- Integrated dishwasher

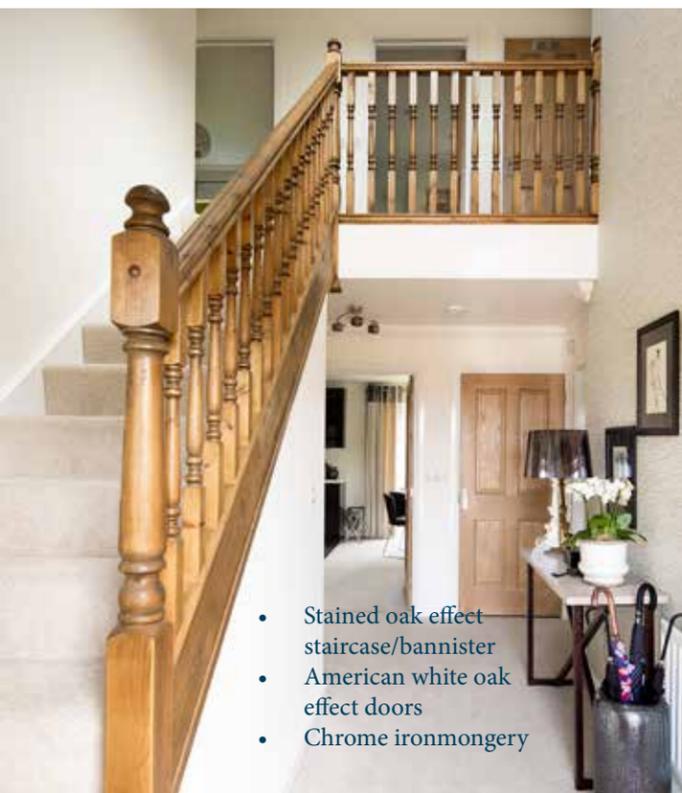
Extras we include as standard

At Story Homes we pride ourselves on our houses boasting attractive exteriors and well considered and planned interiors, but it doesn't stop there. Features include - and for which we don't charge you extra*:

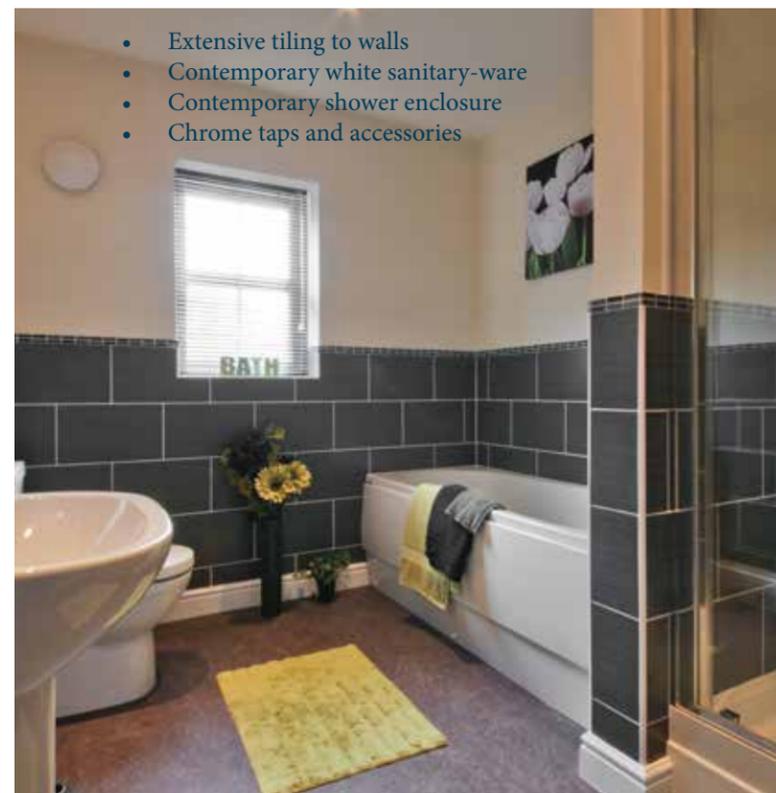
- 'A' rated, fully integrated AEG/ Electrolux kitchen appliances including:
 - Extractor fan
 - Dishwasher
 - Stainless steel double oven and hob
 - Fridge/freezer
- Kitchens also include:
 - 1.5 bowl, stainless steel inset sink
 - Soft close doors
 - LED pelmet lighting
 - Chrome down-lighters
- Bathrooms and en suites feature:
 - Extensive tiling to walls
 - Contemporary white sanitary-ware
 - Chrome taps and accessories
 - Contemporary shower enclosures
- And throughout:
 - Stained oak effect staircase/bannister
 - American white oak effect doors
 - Chrome ironmongery
 - Fire / fire surround in lounge
 - TV points in all main areas (including bedrooms)
 - 100% low energy lighting and smoke, heat and CO detectors
 - French doors to patio
 - Burglar alarm
- To the outside you will have:
 - 1.8m privacy fence
 - Turfed gardens to the front and rear
 - Large block paved driveway (whether you have a garage or not)
 - Paved patio.

Please compare us with other house builders as they may charge you extra for the items listed above. Please check individual plot specification with Sales Executive.

*Majority of plots.



- Stained oak effect staircase/bannister
- American white oak effect doors
- Chrome ironmongery



- Extensive tiling to walls
- Contemporary white sanitary-ware
- Contemporary shower enclosure
- Chrome taps and accessories



- French doors
- 1.8m privacy fence
- Turfed gardens to the front and rear
- Paved patio.

96% of our buyers would recommend us to a friend



Exceptional customer satisfaction

We are dedicated to providing the highest level of customer service and we pride ourselves on ensuring that our customers are delighted with the Story Homes experience. Your customer journey starts with us from your initial enquiry or visit and continues through to when you reserve your property and until two years after legal completion. This is in addition to your 10-year build warranty. Our Sales Executives will guide you through the whole house buying process and provide you with a wealth of information to assist you.

A recent independent survey by 'in-house' revealed that Story Homes scored highly on customer satisfaction, being awarded both an outstanding and a gold rating. And in the HBF 2015 'customer satisfaction' ratings, Story Homes achieved the top 5 star rating for the second year running, increasing our score from 92% to 96%, whereas the industry standard rating dropped to 86%.



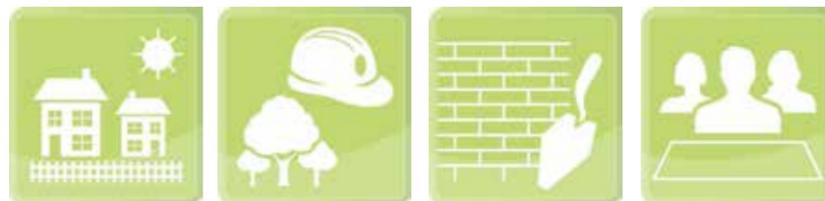


Our commitment to you

Since 1987 Story Homes has been run as a sustainable business and as a company we are committed to reducing energy, water and waste in the homes we build, on our construction sites and in our offices; green living and sustainable development are always high on our agenda.

With a long standing commitment to creating communities, our homes and developments are not just built for today. We start by choosing locations where people want to live, then we design stylish developments with attractive homes and sensible layouts incorporating a blend of different finishes. We employ modern building practices using quality materials and a high specification throughout the whole construction process.

In short, we are dedicated to creating quality homes that build communities and enhance people's lives. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part.



Saving money and energy

As well as being sustainable, our homes will save you money too*. You'll be doing your bit for 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 is installed with a smart meter, allowing you to analyse your energy consumption. Together with efficient water use appliances, thermally efficient building materials and an air tight design, the overall energy demands of our houses are reduced.

Lower running costs include:

- 'A' rated kitchen appliances
- 4/2.6 litre dual flush toilets
- 100% homes fitted with 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.

Over 94% of site generated waste is recycled. In addition we've planted hundreds of trees as well as safeguarding hundreds of others too!

*New homes built to current regulations could halve your fuel bills e.g. a 4 bedroom detached new home could be 55% cheaper to run, saving up to £1,312 p.a. (SOURCE: NHBC Foundation and Zero Carbon Hub.)



Stunning street scenes



House types above show (left to right): Warwick (4-bed detached), Balmoral (4-bed detached), Mayfair (5-bed detached) and Taunton (4-bed detached).

KEY TO HOUSE TYPES

- 
The Mayfair
 5 Bedroom Detached House
 Integral Double Garage
- 
The Balmoral
 4 Bedroom Detached House
 Integral Single Garage
- 
The Taunton
 4 Bedroom Detached House
 Integral Single Garage
- 
The Grantham
 4 Bedroom Detached House
 Single Detached Garage
- 
The Arundel
 4 Bedroom Detached House
 Single Detached 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 Hastings
 3 Bedroom Semi-Detached House
 Driveway Parking
- 
The Rowan
 3 Bedroom Semi-Detached
 Driveway Parking
- 
The York
 3 Bedroom Semi-Detached or Linked House
 Driveway Parking
- 
The Epsom
 2 Bedroom Semi-Detached
 Driveway Parking
- 
The Hawthorn
 2 Bedroom Semi-Detached or Linked House
 Driveway Parking



Story Homes reserve the right to amend and update the specification or layout without prior notification. The dimensions given are approximate only (measured to the widest part) and we cannot be held responsible if sizes vary from those indicated. External finishes may vary from those shown and should be verified with Sales Executive on site. Images shown are representative of Story Homes' developments.



MAYFAIR

5-BED DETACHED WITH INTEGRAL DOUBLE GARAGE



1,905 SQ_FT

GROUND FLOOR DIMENSIONS:

Lounge: 3675 x 5530 [12'-1" x 18'-2"]
 Kitchen: 3630 x 3706 [11'-11" x 12'-2"]
 Dining / Family Room:
 3375 x 5425 [11'-1" x 17'-10"]
 Study: 2593 x 2231 [8'-6" x 7'-4"]
 Utility: 3326 x 2231 [10'-11" x 7'-4"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 4393 x 5118 [14'-5" x 16'-10"]
 Bedroom 2: 3429 x 3484 [11'-3" x 11'-5"]
 Bedroom 3: 2466 x 3915 [8'-1" x 12'-10"]
 Bedroom 4: 2466 x 3915 [8'-1" x 12'-10"]
 Bedroom 5: 3417 x 2881 [11'-3" x 9'-6"]

BALMORAL

4-BED DETACHED WITH INTEGRAL SINGLE GARAGE



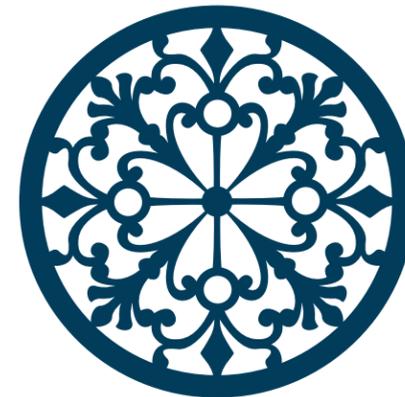
1,724 SQ_FT

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 3828 [10'-9" x 12'-7"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 4989 x 3610 [16'-5" x 11'-10"]
 Bedroom 2: 4990 x 3610 [16'-5" x 11'-10"]
 Bedroom 3: 4325 x 3754 [14'-2" x 12'-4"]
 Bedroom 4: 3255 x 4041 [10'-8" x 13'-3"]



TAUNTON

4-BED DETACHED WITH INTEGRAL SINGLE GARAGE



1,592 SQ FT

GROUND FLOOR DIMENSIONS:

Lounge: 4055 x 5670 [13'-4" x 18'-7"]
 Kitchen / Breakfast: 6692 x 3635 [22'-0" x 11'-11"]
 Dining: 3321 x 3635 [10'-11" x 11'-11"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3190 x 6115 [10'-6" x 20'-1"]
 Bedroom 2: 4055 x 3156 [13'-4" x 10'-4"]
 Bedroom 3: 3978 x 3205 [13'-1" x 10'-6"]
 Bedroom 4: 2733 x 3751 [9'-0" x 12'-4"]

GRANTHAM

4-BED DETACHED WITH DETACHED SINGLE GARAGE



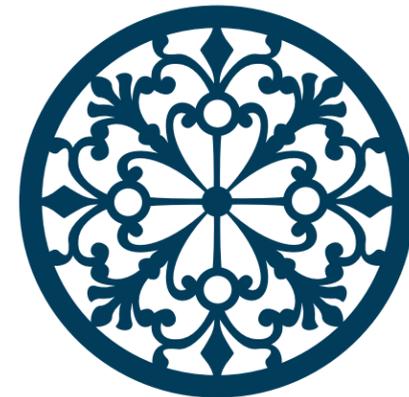
1,441 SQ FT

GROUND FLOOR DIMENSIONS:

Kitchen / Family / Dining: 7655 x 4173 [25'-2" x 13'-8"]
 Lounge: 3605 x 6005 [11'-10" x 19'-9"]
 Utility: 1750 x 2150 [5'-9" x 7'-1"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3605 x 4300 [11'-10" x 14'-1"]
 Bedroom 2: 2864 x 3854 [9'-5" x 12'-8"]
 Bedroom 3: 2950 x 3623 [9'-8" x 11'-11"]
 Bedroom 4: 2677 x 2551 [8'-9" x 8'-4"]



ARUNDEL

4-BED DETACHED WITH DETACHED SINGLE GARAGE



1,440 SQ FT (3 BAYS)

GROUND FLOOR DIMENSIONS:

Lounge: 3715 x 7205 [12'-2" x 23'-8"]
Kitchen / Dining: 3776 x 7205 [12'-5" x 23'-8"]
Utility: 2235 x 1668 [7'-4" x 5'-6"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3334 x 4010 [10'-11" x 13'-2"]
Bedroom 2: 3715 x 3221 [12'-2" x 10'-7"]
Bedroom 3: 3245 x 3195 [10'-8" x 10'-6"]
Bedroom 4: 3324 x 2405 [10'-11" x 7'-11"]

WARWICK

4-BED DETACHED WITH INTEGRAL SINGLE GARAGE



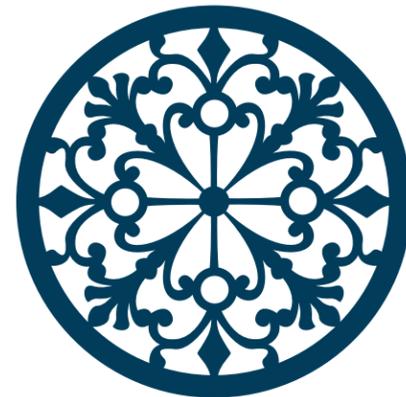
1,402 SQ FT

GROUND FLOOR DIMENSIONS:

Lounge: 3830 x 4750 [12'-7" x 15'-7"]
Kitchen / Breakfast: 6305 x 3880 [20'-8" x 12'-9"]
Dining: 3000 x 3130 [9'-10" x 10'-3"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3830 x 3509 [12'-7" x 11'-6"]
Bedroom 2: 3727 x 2949 [12'-3" x 9'-8"]
Bedroom 3: 3183 x 2948 [10'-5" x 9'-8"]
Bedroom 4: 2738 x 3933 [9'-0" x 12'-11"]



BOSTON

4-BED DETACHED WITH INTEGRAL SINGLE GARAGE



1,351 SQ FT

GROUND FLOOR DIMENSIONS:

Lounge: 3380 x 5794 [11'-11" 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: 3380 x 2592 [11'-1" x 17'-5"]
 Bedroom 2: 2514 x 4461 [8'-3" x 14'-8"]
 Bedroom 3: 3626 x 3079 [11'-11" x 10'-1"]
 Bedroom 4: 2330 x 3777 [7'-8" x 12'-5"]

WELLINGTON

4-BED DETACHED WITH INTEGRAL SINGLE GARAGE



1,238 SQ FT

GROUND FLOOR DIMENSIONS:

Lounge: 3255 x 5315 [10'-8" x 17'-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"]



HASTINGS

3-BED SEMI DETACHED WITH DRIVEWAY PARKING



955 SQ FT

GROUND FLOOR DIMENSIONS:

Lounge: 3492 x 4792 [11'-6" x 15'-9"]
Kitchen / Dining: 5068 x 2785 [16'-8" x 9'-2"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3752 x 3261 [12'-4" x 10'-8"]
Bedroom 2: 2721 x 2820 [8'-11" x 9'-3"]
Bedroom 3: 2231 x 2820 [7'-4" x 9'-3"]

YORK

3-BED SEMI DETACHED / LINKED WITH DRIVEWAY PARKING



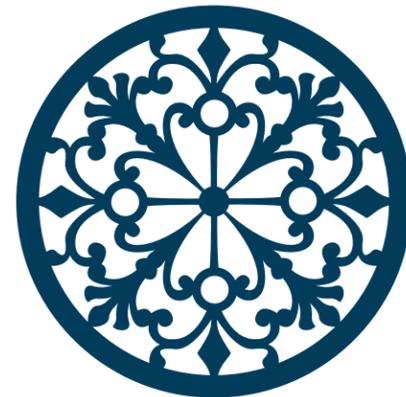
805 SQ FT

GROUND FLOOR DIMENSIONS:

Lounge: 3707 x 4878 [12'-2" x 16'-0"]
Kitchen / Dining: 4707 x 2628 [15'-5" x 8'-8"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 2588 x 4090 [8'-6" x 13'-5"]
Bedroom 2: 2588 x 3366 [8'-6" x 11'-1"]
Bedroom 3: 2018 x 2484 [6'-7" x 8'-2"]



EPSOM

2-BED SEMI DETACHED WITH DRIVEWAY PARKING



711 SQ FT

GROUND FLOOR DIMENSIONS:

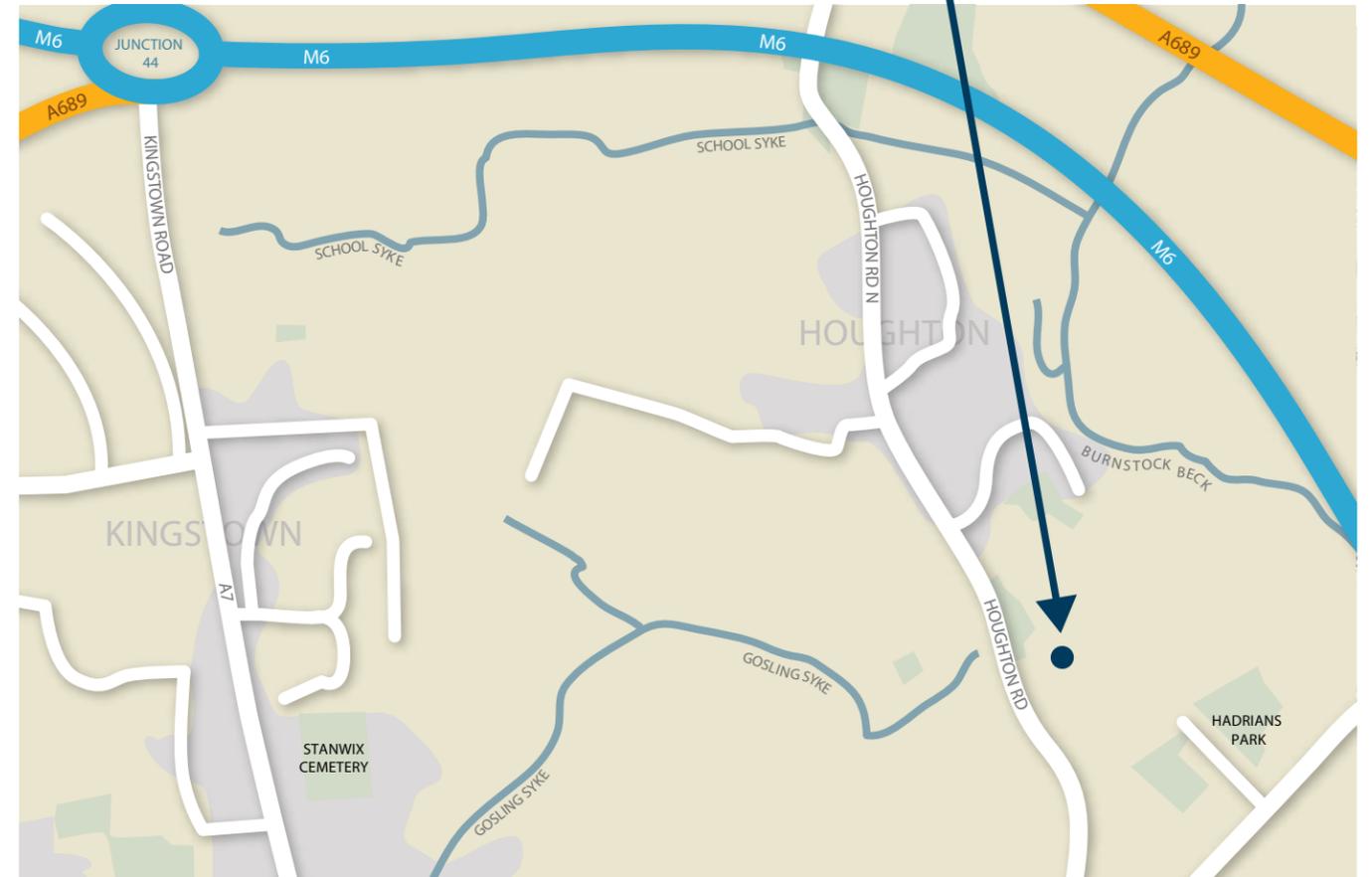
Lounge: 4606 x 4213 [15'-1" x 13'-10"]
Kitchen: 2460 x 2393 [8'-1" x 7'-10"]
Dining: 2146 x 2093 [7'-1" x 6'-10"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 4606 x 3151 [15'-1" x 10'-4"]
Bedroom 2: 2481 x 3489 [8'-2" x 11'-5"]

DIRECTIONS

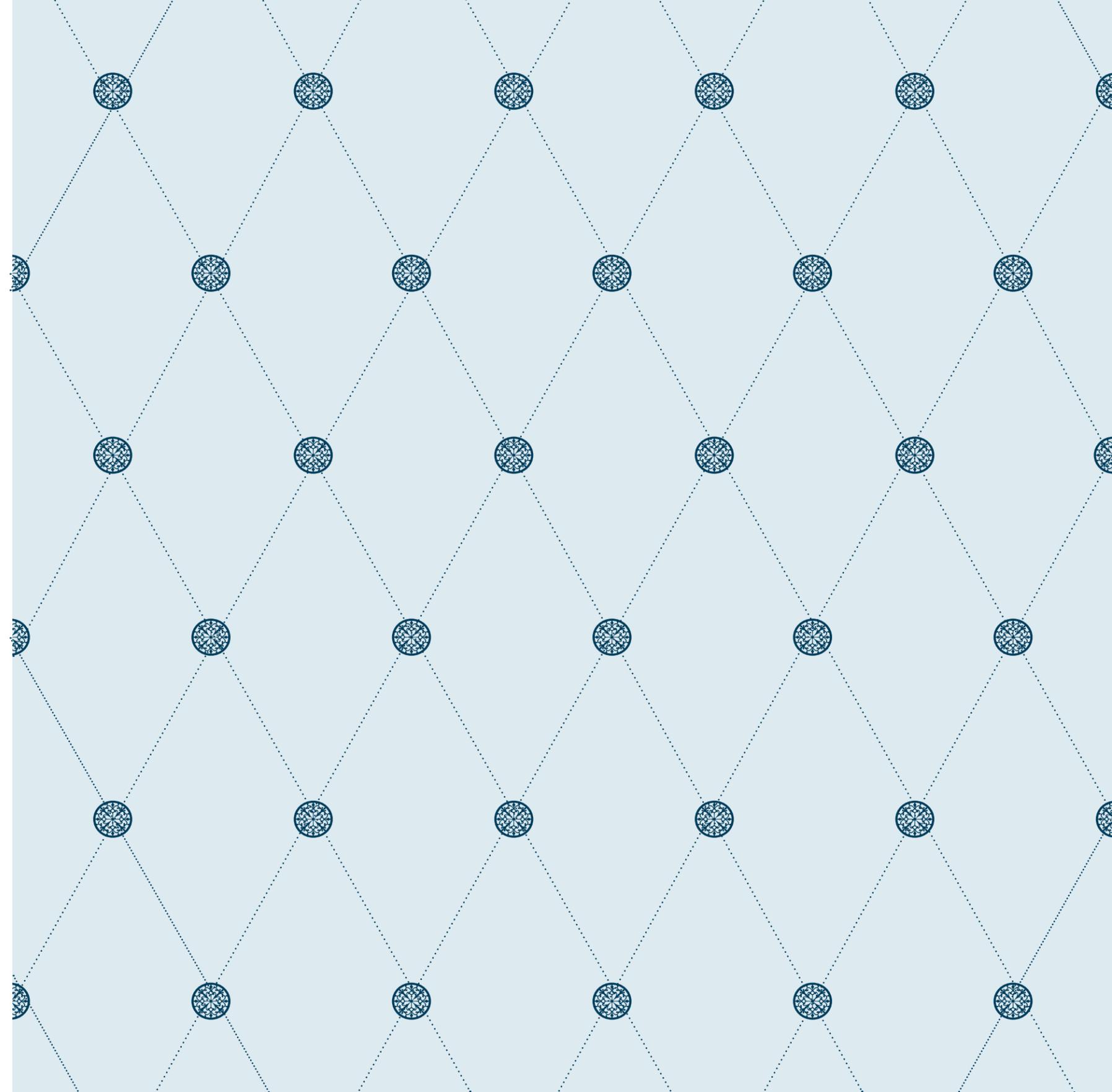
WE ARE HERE
CA3 0LB



EDEN GATE

Built by award winning professionals

Because at Story Homes, nothing else will do.





TO FIND OUT MORE:

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