



STRAWBERRY GRANGE

COCKERMOUTH, CA13 9XZ



***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.

**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
STRAWBERRY
GRANGE.*



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

*AN ENVIABLE
LOCATION TO
CALL HOME*

*COUNTRYSIDE LIVING ON THE EDGE OF THE LAKE
DISTRICT. HISTORICAL MARKET TOWN. COCKERMOUTH
REALLY DOES HAVE IT ALL.*

Strawberry Grange is situated in the attractive market town of Cockermouth. Located on the edge of the Lake District, Strawberry Grange benefits from beautiful views whilst also being a stone's throw away from the historic town centre.

Cockermouth is one of only 51 towns in Britain classed as a Gem town, which has been recommended for preservation by the state as part of national heritage.

Residents will benefit from lots of local amenities within walking distance of Strawberry Grange – including local restaurants, cafés and bars.

For those with children, the closest schools to the development are Fairfield Primary School and Cockermouth School.

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 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 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 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 Strawberry Grange 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 FRASER	THE HARPER	THE SPENCER	THE EMMERSON	THE HARRISON	THE SANDERSON	THE WILSON	THE HEWSON	THE MASTERTON	THE LAYTON	THE CHARLTON	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												

*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. Markers indicate standard specification. The specification relates to the majority of plots and appliances and is dependent on housetype design.

■ 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 HARRISON	THE SANDERSON	THE WILSON	THE HEWSON	THE MASTERTON	THE LAYTON	THE CHARLTON	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	-	-	-	-	-	-	■	■	■	■	■
		Single zone central heating system	■	■	■	-	-	-	-	-	-	-	-
		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 FRASER	THE HARPER	THE SPENCER	THE EMMERSON	THE HARRISON	THE SANDERSON	THE WILSON	THE HEWSON	THE MASTERTON	THE LAYTON	THE CHARLTON	THE PENNINGTON
EXTERNAL WORKS	Fencing and gates	Close boarded or feather edge boarded 1.8m high fence or wall with timber gate. Please refer to site layout	■	■	■	■	■	■	■	■	■	■	■
	Front 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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

*A number of our Harper and 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.

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 reserves 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

**OUR HOMES AT
STRAWBERRY
GRANGE**

*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 SANDERSON
4-bedroom detached house
<i>Integral single garage</i> |  | THE FRASER*
3-bedroom semi-detached or
terraced house
<i>Driveway parking</i> |
|  | THE CHARLTON
5-bedroom detached house
<i>Integral large garage</i> |  | THE HARRISON
4-bedroom detached house
<i>Integral single garage</i> | AFFORDABLE HOMES | |
|  | THE LAYTON
5-bedroom detached house
<i>Detached single garage</i> |  | THE EMMERSON
4-bedroom semi-detached
or terraced townhouse
<i>Driveway parking</i> |  | THE HAWTHORN
2-bedroom semi-detached or
terraced house
<i>Driveway parking</i> |
|  | THE MASTERTON
5-bedroom detached house
<i>Integral double garage</i> |  | THE SPENCER
3-bedroom semi-detached
house
<i>Driveway parking</i> |  | THE SYCAMORE
2-bedroom apartment
<i>Courtyard parking</i> |
|  | THE HEWSON
4-bedroom detached house
<i>Integral single garage</i> |  | THE HARPER*
3-bedroom semi-detached or
terraced house
<i>Driveway parking</i> |  | THE CHERRY
1-bedroom apartment
<i>Courtyard parking</i> |
|  | THE WILSON
4-bedroom detached house
<i>Detached single garage</i> | | | | |



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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 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"]
Dining/family area:	7200 x 3657	[23'-8" x 12'-0"]
Study:	3380 x 4022	[11'-1" x 13'-2"]

FIRST FLOOR

Master 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 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 CHARLTON

5-bedroom detached house with integral large garage
Total floor area: 1905 sq ft



GROUND FLOOR

Lounge:	3675 x 5486	[12'-1" x 18'-0"]
Kitchen:	3668 x 3600	[12'-1" x 11'-10"]
Dining/family area:	3596 x 5425	[11'-10" x 17'-10"]
Study:	2593 x 2484	[8'-6" x 8'-2"]

FIRST FLOOR

Master bedroom:	4393 x 4984	[14'-5" x 16'-4"]
Bedroom 2:	4405 x 2773	[14'-6" x 9'-1"]
Bedroom 3:	2515 x 4567	[8'-3" x 15'-0"]
Bedroom 4:	2529 x 3890	[8'-4" x 12'-9"]
Bedroom 5:	2801 x 3450	[9'-2" x 11'-4"]

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THE LAYTON

5-bedroom detached house with detached single garage
Total floor area: 1902 sq ft



GROUND FLOOR

Lounge:
3320 x 5117 [10'-11" x 16'-10"]
Kitchen/dining:
5760 x 3867 [18'-11" x 12'-8"]
Family area:
3288 x 3001 [10'-10" x 9'-10"]

FIRST FLOOR

Master bedroom:
3382 x 4980 [11'-1" x 16'-4"]
Bedroom 2:
3235 x 3285 [10'-7" x 10'-9"]
Bedroom 3:
3235 x 3495 [10'-7" x 11'-6"]

SECOND FLOOR

Bedroom 4:
3382 x 5663 [11'-2" x 18'-7"]
Bedroom 5:
3217 x 5663 [10'-7" x 18'-7"]

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THE MASTERSTON

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"]

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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

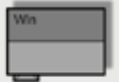
Master bedroom:	4412 x 5634	[14'-6" x 18'-6"]
Bedroom 2:	3367 x 3845	[11'-1" x 12'-7"]
Bedroom 3:	3809 x 2800	[12'-6" x 9'-2"]
Bedroom 4:	2929 x 4005	[9'-7" x 13'-2"]

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THE 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

Master bedroom:	3896 x 3605	[12'-10" 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 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 HARRISON

4-bedroom detached house with integral single garage
Total floor area: 1356 sq ft



GROUND FLOOR

Lounge:	3380 x 4536	[11'-1" x 14'-11"]
Kitchen:	3380 x 3869	[11'-1" x 12'-8"]
Dining/family area:	4950 x 3169	[16'-3" x 10'-5"]

FIRST FLOOR

Master bedroom:	3380 x 4611	[11'-1" x 15'-2"]
Bedroom 2:	3282 x 3856	[10'-9" x 12'-8"]
Bedroom 3:	2542 x 4478	[8'-4" x 14'-8"]
Bedroom 4:	2728 x 3427	[8'-11" x 11'-3"]

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THE EMMERSON

4-bedroom semi-detached or terraced townhouse 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 or terraced house with driveway parking
Total floor area: 855 sq ft



GROUND FLOOR

Lounge:	3662 x 5008	[12'-0" 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



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'-0"]
Bedroom 3:	2052 x 2629	[6'-9" x 8'-8"]

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.

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

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk





**PUTTING
STRAWBERRY
GRANGE
ON THE MAP.**

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

ATTRACTIONS



- Cockermouth Rugby Union Football Club 0.2 miles
- Grasmoor Sports Centre 0.2 miles
- Cockermouth Leisure Centre 1.1 miles
- Highfield Sports Ground 1.4 miles
- Fitz Park 1.7 miles

SCHOOLS



- Strawberry How Nursery School 0.1 miles
- Kirkgate Pre-School 0.7 miles
- Fairfield Primary School 1.1 miles
- All Saints' CE Primary School 1.3 miles
- Cockermouth School 1.4 miles
- Eaglesfield Paddle CE Primary Academy 3.6 miles

TRAVEL



- B5292 0.3 miles
- Cockermouth 1.2 miles
- A595 2.4 miles
- Workington 8.8 miles
- Carlisle 27.6 miles
- Penrith 29.7 miles

DIRECTIONS

Travelling north on the M6 (M) – exit the M6 at junction 44, take the A7 exit to Workington/ Carlisle. At the roundabout follow signs for the A595 until you reach Belle Vue Roundabout, just above Cockermouth. Take the 1st left at the roundabout following the road down into town, going over the bridge and turning left at the mini roundabout. Go straight ahead at the next mini roundabout then take the 1st right on to Station Street. Take a left at the traffic lights and follow the road round. Turn right onto Lorton Road then take the 2nd left onto Strawberry How Road.

Travelling south on the M6 (M) – exit the M6 at junction 40 (Penrith). At the roundabout, take the 1st exit onto A66. At the next roundabout, take the 3rd exit to stay on A66. At the 3rd roundabout, take the 2nd exit to remain on A66. After approx 9.5 miles turn left, then take the 1st right onto Hundeth Hill Road. Follow for a further 0.5 miles then turn right on to Strawberry How Road.

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. WP/0220.

STRAWBERRY GRANGE

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STRONG • BEAUTIFUL