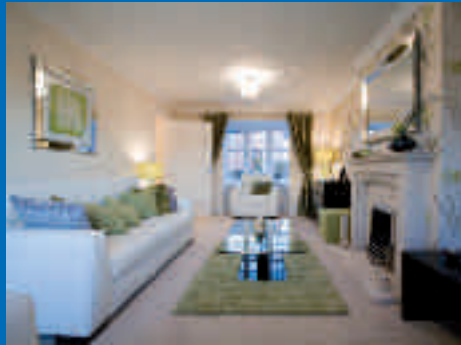




A stunning Story Homes development



welcome to  
Kirkland Fold



# Story Homes

Story Homes is an independent, Cumbria based house builder with over 20 years experience. We have always sought to offer excellent quality and value for money properties, both in terms of specification and floor area. Our Technical, Production, Sales and Administrative teams pride themselves on being friendly, flexible and efficient; providing our clients with a very high level of Customer Care and attention to detail at all times, and with the minimum of fuss. We have a large and varied portfolio of properties to suit all needs, ranging from one bedroom stylish apartments, to six bedroom luxury, detached properties. Our stylish developments are noted for their contemporary, yet sensible design, modern layouts and easy living.

Most importantly we realise that selecting a home is one of the single most important decisions that you will ever make and we endeavour to provide a professional and personal service to make this experience a happy and less stressful one!





Image: stylish 'Farnham' 3-bedroom semi detached



# Wigton

The town of Wigton lies on the Solway Plain and is ideally placed, close to both Carlisle and Penrith and nestled between Caldbeck Fells and the Solway Coast, both of which give many opportunities for leisure and outdoor activities including hiking and biking. The town has good road and rail links (Cumbrian Coast Line) and is only a 15 minute drive from Carlisle.

Wigton is a bustling market town with unspoilt Georgian and Victorian architecture and the birthplace of acclaimed novelist and broadcaster Melvyn Bragg. The town existed before AD1100 and has many specialist shops (a traditional market still takes place on a Tuesday in the covered market hall), pubs and restaurants, theatre, bowls, swimming, tennis and sports. Wigton has good facilities for children with several nursery and primary schools and secondary school.

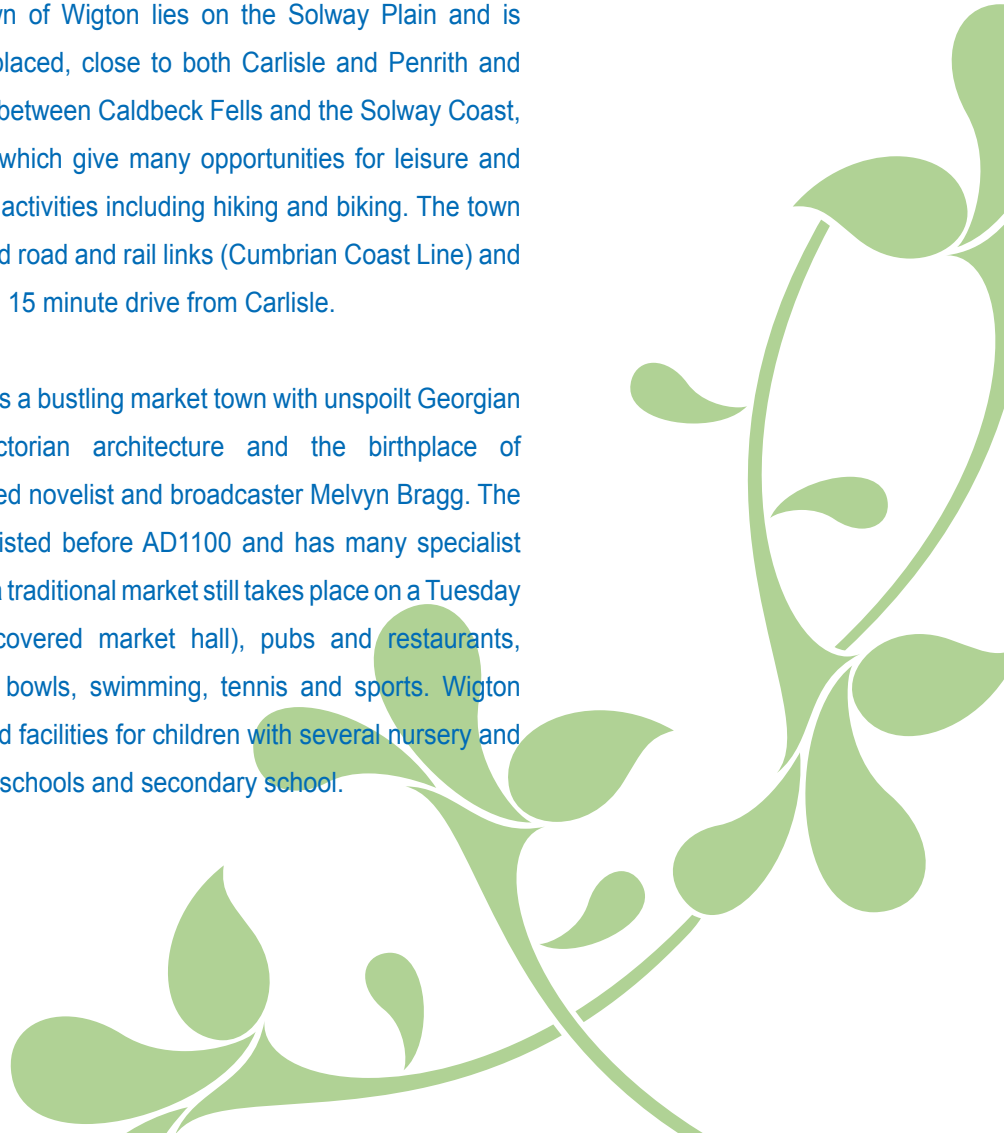




Image: fully integrated kitchens with AEG/Electrolux appliances as standard

# Kirkland Fold

Kirkland Fold is a superb development of 59 (no.) 2, 3 and 4-bedroom properties incorporating an exciting mix of semi detached, detached, terrace and link detached styles, all with attractive exteriors and thoughtfully designed interiors. This development offers a great location in a stylish and sought after area.

Each property has a cutting edge specification with sanitary ware from Kohler\* and appliances from AEG/Electrolux Group. Fantastic, practically designed kitchens and stylish accommodation throughout, en-suite bathroom to the master bedroom in most of our properties and living/family rooms that have all been carefully designed to meet the needs of today's modern lifestyles. Our properties continue to offer the perfect combination of exceptional craftsmanship, high specification and intelligent, practical design.

\*plot specific





Story Homes: building communities





# Kirkland Fold development layout



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 Advisor on site. Images shown are representative of Story Homes' developments.

## 4-bed detached (Warwick)



### Warwick

#### Ground Floor Dimensions:

Lounge:	3830 x 4750 [12'-5" x 15'-5"]
Kitchen:	3488 x 2755 [11'-4" x 8'-11"]
Family Room	2705 x 3870 [8'-9" x 12'-7"]
Dining:	3113 x 2980 [10'-1" x 9'-8"]
Garage:	2643 x 4912 [8'-7" x 16'-0"]

#### First Floor Dimensions

Master Bedroom:	3830 x 3511 [12'-5" x 11'-5"]
Bedroom 2:	3707 x 2948 [12'-1" x 9'-7"]
Bedroom 3:	3189 x 2948 [10'-4" x 9'-7"]
Bedroom 4:	2705 x 3775 [8'-9" x 12'-3"]

Approximate square footage: 1338.00

Ground floor plan



First floor plan



## 4-bed detached (Arundel)



### Arundel

#### Ground Floor Dimensions:

Lounge:	3383 x 6080 [11' x 19'-9"]
Kitchen:	3715 x 3030 [12'-1" x 9'-10"]
Dining:	3715 x 3050 [12'-1" x 9'-11"]

#### First Floor Dimensions

Master Bedroom:	3383 x 3596 [11'-0" x 11'-8"]
Bedroom 2:	3715 x 2996 [12'-1" x 9'-9"]
Bedroom 3:	3247 x 2970 [10'-7" x 9'-8"]
Bedroom 4:	3210 x 2370 [10'-5" x 7'-8"]

Approximate square footage: 1335.77

Ground floor plan



First floor plan





## 4-bed detached (Ascot)



### Ascot

#### Ground Floor Dimensions:

Lounge:	3335 x 4965 [10'-10" x 16'-2"]
Kitchen:	3758 x 2577 [12'-3" x 8'-5"]
Dining:	3335 x 2990 [10'-10" x 9'-9"]
Garage:	2576 x 5237 [8'-4" x 17"]

#### First Floor Dimensions

Master Bedroom:	3370 x 4087 [10'-11" x 13'-3"]
Bedroom 2:	2711 x 3903 [8'-10" x 12'-8"]
Bedroom 3:	2585 x 4605 [8'-5" x 15"]
Bedroom 4:	2250 x 3895 [7'-4" x 12'-8"]

Approximate square footage: 1229.77

Ground floor plan



First floor plan



## 4-bed detached (Appleby)



### Appleby

#### Ground Floor Dimensions:

Lounge:	4359 x 3888 [14'-2" x 12'-8"]
Kitchen:	3043 x 2678 [9'-11" x 8'-8"]
Dining:	2509 x 2476 [8'-2" x 8'-1"]
Garage:	2380 x 4938 [7'-9" x 16'-1"]

#### First Floor Dimensions

Master Bedroom:	3340 x 3652 [10'-10" x 11'-10"]
Bedroom 2:	3340 x 2860 [10'-10" x 9'-4"]
Bedroom 3:	3413 x 1970 [11'-1" x 6'-5"]
Bedroom 4:	3413 x 2890 [11'-1" x 9'-5"]

Approximate square footage: 1083.76

Ground floor plan



First floor plan



## 3-bed detached (Chester)



### Chester (detached)

#### Ground Floor Dimensions:

Lounge:	3057 x 5743 [9'-11" x 18'-8"]
Kitchen:	2773 x 3092 [9'-0" x 10'-1"]
Dining:	2773 x 2651 [9'-0" x 8'-7"]

#### First Floor Dimensions

Master Bedroom:	3087 x 3859 [10'-0" x 12'-6"]
Bedroom 2:	2664 x 3310 [8'-8" x 10'-9"]
Bedroom 3:	2664 x 2313 [8'-8" x 7'-6"]

Approximate square footage: 1016.93

Ground floor plan



First floor plan





## 3-bed semi-detached (Chester)



### Chester (semi-detached)

#### Ground Floor Dimensions:

Lounge: 3057 x 5743 [9'-11" x 18'-8"]

Kitchen: 2773 x 3092 [9'-0" x 10'-1"]

Dining: 2773 x 2651 [9'-0" x 8'-7"]

#### First Floor Dimensions

Master Bedroom: 3087 x 3859 [10'-0" x 12'-6"]

Bedroom 2: 2664 x 3310 [8'-8" x 10'-9"]

Bedroom 3: 2664 x 2313 [8'-8" x 7'-6"]

Approximate square footage: 1016.93

Ground floor plan



First floor plan



## 3-bed semi (Farnham)



### Farnham

#### Ground Floor Dimensions:

Lounge: 3232 x 4767 [10'-6" x 15'-6"]

Dining: 2930 x 3751 [9'-6" x 12'-2"]

Kitchen: 2587 x 2738 [8'-5" x 8'-11"]

#### First Floor Dimensions

Master Bedroom: 3043 x 3367 [9'-11" x 10'-11"]

Bedroom 2: 3043 x 2848 [9'-11" x 9'-3"]

Bedroom 3: 2355 x 2215 [7'-8" x 7'-2"]

Approximate square footage: 920.27

Ground floor plan



First floor plan



## 3-bed semi-detached or link (York)



### York

#### Ground Floor Dimensions:

Lounge: 3776 x 4878 [12'-3" x 15'-10"]

Kitchen: 2630 x 2628 [8'-7" x 8'-6"]

Dining: 2078 x 2628 [6'-9" x 8'-6"]

#### First Floor Dimensions

Master Bedroom: 2588 x 4090 [8'-5" x 13'-4"]

Bedroom 2: 2588 x 3450 [8'-5" x 11'-3"]

Bedroom 3: 2005 x 3006 [6'-6" x 9'-9"]

Approximate square footage: 804.58

Ground floor plan



First floor plan





## 2-bed semi detached or link (Exeter)



### Exeter

#### Ground Floor Dimensions:

Lounge: 3583 x 3972 [11'-8" x 12'-11"]

Kitchen / Diner: 3583 x 2764 [11'-8" x 9'-0"]

#### First Floor Dimensions

Master Bedroom: 3583 x 2764 [11'-8" x 9'-0"]

Bedroom 2: 3583 x 2372 [11'-8" x 7'-9"]

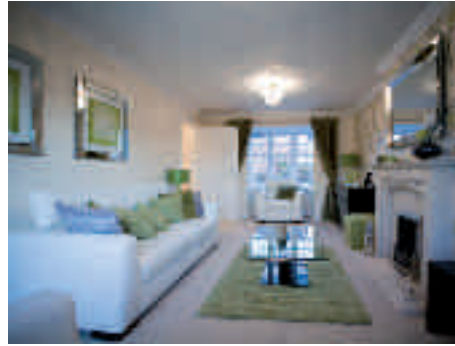
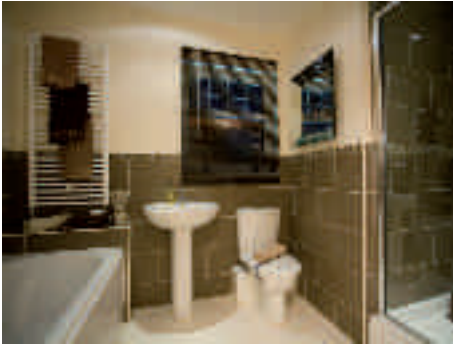
Approximate square footage: 628.91

Ground floor plan



First floor plan





“The attitude and professionalism of all staff at Story Homes is just superb, making moving in a very easy day.

The finish of our house, the attention to detail and overall standards are fantastic, and unmatched to other builders we saw.

After Care Service is really good, with nothing a problem and everything important.

Thanks to the whole team who have made us a wonderful house and made us so welcome in it.”

*Mr & Mrs Currey*

“Our Story Home is excellent and we would have no hesitation in recommending your Company to any future prospective buyers.”

*J Ashworth*



# how to find us

We are here



**Story Homes**  
Burgh Road Industrial Estate  
Carlisle Cumbria  
CA2 7NA  
t: 01228 404555  
m: 07970 128280  
e: sales@storyhomes.co.uk