



Story
HOMES



Greengate Meadow

LEVENS



Greengate Meadow

Story Homes has been building award winning homes for 30 years and we are delighted to bring an exclusive collection of stylish new homes to Levens.

Greengate Meadow offers a beautiful collection of 3, 4 and 5 bedroom homes, finished to a high specification and featuring attractive exteriors incorporating natural limestone and render to reflect the charm of the area.

Set against a picturesque landscape, and only a stone's throw away from The Lake District National Park, our beautiful new development is the perfect location for your dream home.





Images shown are for illustrative purposes only



Picturesque views



A desirable location

Levens is a beautiful village located four miles south of Kendal and on the outskirts of the Lake District National Park. Day to day essentials are available in the village, with larger stores and supermarkets located in nearby Kendal.

There is something for everyone at Greengate Meadow. The area has a thriving community spirit with a wealth of sports and events all organised by a small group of villagers who also look after the playing field and pavilion.

With three local pubs in the area you won't be short of places to eat and drink, followed by a peaceful walk home and remarkable views over the local countryside.



The southern gateway to The Lake District



For those who enjoy the outdoors Levens is the perfect place to be. You can enjoy your weekends walking, climbing or cycling, while taking in the breathtaking scenery.

The charming market town of Kendal offers some of the most picturesque views in Cumbria. Here you will find Kendal Castle and Kendal golf club, along with plenty of high street shops, bars and restaurants, as well as specialist craft and market stalls.

Greengate Meadow offers the benefits of living in a semi-rural location with nearby links to city life. Junction 36 of the M6 motorway is only five miles away and Oxenholme Lake District railway station is a short four mile trip, offering convenient transport links across the UK from London to Glasgow.



An educated
choice



First class education

Levens Church of England Primary School is located within the village and has been rated as 'good' in all areas by Ofsted. There are several other Primary Schools within Kendal and the surrounding area.

Kendal has a number of Secondary Schools within the town itself including Kirbie Kendal School which boasts an 'outstanding' rating for its Sixth Form.

For those who want to go onto further education, the University of Central Lancashire has been listed in the top 4% of all worldwide universities. Lancaster University, one of the top 10 universities in the UK, is also nearby.



Classic &
contemporary
styles



Beautiful kitchens

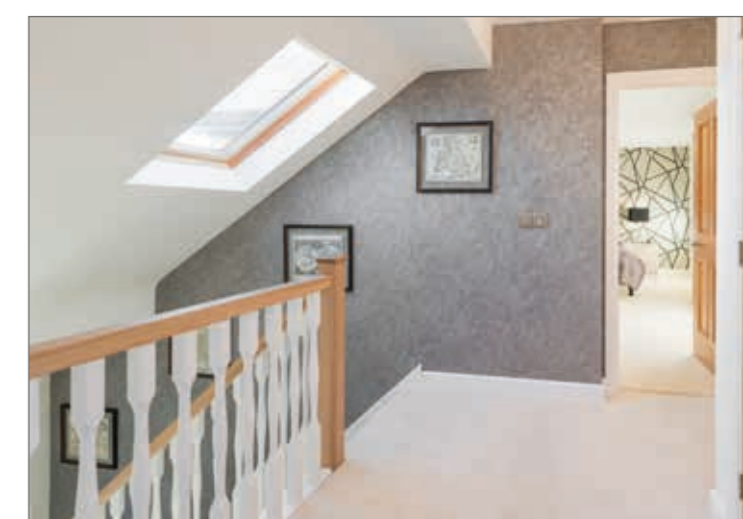
Our stylish 'Gallery' range kitchens are designed by well-established kitchen specialist Symphony. They offer classic and contemporary styles, along with a choice of quality worktops and upstands which complement any design or finish.

Whether you opt for a traditional or contemporary look, your kitchen will feature fully integrated A-rated kitchen appliances including 5-burner gas hob, double oven, fridge/freezer and dishwasher*. Consider upgrade options including integrated microwaves, magic corner units and plinth lighting which provide the finishing touches and make a real difference to our superior homes.

*The specification relates to the majority of plots and appliances and is dependent on house type design. Please check individual plot specification and build stage with Sales Executive, or see specification guide.



Please note: fireplaces (where shown in this brochure) are not included in our usual specification.
Please check specification with Sales Executive on site.





Innovative and
integrated



Included as standard

- High specification Symphony kitchens with fully integrated A-rated AEG/Electrolux appliances*
- High specification bathroom fittings and sanitaryware by Crosswater
- Extensive Porcelanosa tiling to bathrooms
- Contemporary staircase with oak newel posts, handrail and painted spindles
- Internal American white oak doors*
- Bi-fold/French doors to paved patio
- Burglar alarm
- External PIR sensor lights
- Turfed gardens to front and rear
- 6' fence or wall to rear garden
- Large, block paved driveway

*The specification relates to the majority of plots and appliances and is dependent on house type design. Please check individual plot specification and build stage with Sales Executive, or see specification guide.



Your very
own sanctuary



An exceptional specification

The interior of your new home is finished in jasmine white, which perfectly offsets the oak bannister rails and oak doors with a choice of designer ironmongery. Bi-fold doors radiate light throughout the ground floor, with the swift concertina fold allowing maximum natural light to burst into your home creating a seamless indoor to outdoor flow.

Designed with light and space in mind our luxurious family bathrooms boast dual flow showers and wall hung vanity basin units, providing the perfect sanctuary for relaxation. All bathrooms and en-suites are complemented with a range of Porcelanosa tiling for a stylish finish.



For the fourth year running Story Homes has secured a top '5 Star' rating in the house building industry's annual customer satisfaction survey.

A 5 star rating is judged upon results from our customers and we regularly receive fantastic feedback from them which we review and use to help us make continuous improvements to our homes and our after sales service. We are proud that this has been recognised by the national house building industry and highlights that we continue to offer our customers the highest level of customer service.

In a separate independent customer survey by 'In-house', Story Homes attracted both an outstanding and a gold award for customer satisfaction, revealing that 97% of our buyers are satisfied with the overall quality of their home and would recommend us to a friend (In-house customer satisfaction survey, 2016).



**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

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



Sustainable living



The benefits of a new home could include lower running costs:

- 'A' rated kitchen appliances
- 4/2.6 litre dual flush toilets
- All homes have 100% 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[^]

Story Homes is committed to reducing energy, water and waste in the homes we build, on our construction sites and in our offices.

As well as being sustainable, our homes could save you money and you'll be helping 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 at Greengate Meadow is installed with a smart meter, allowing you to analyse your energy consumption. Together with water saving appliances, thermally efficient building materials and an airtight design, the overall energy demands of our houses are reduced - in fact a new home could save you up to **£1,410 per year.***

[^]Our rear gardens are safe and secure for families to play in and the majority have a 1.8m high boundary fence/wall. We also incorporate cul de sacs into our developments to reduce traffic speeds.

*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



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Development Layout

House types



- 
The Mayfair
 5 Bedroom Detached House
 Large Integral Garage
- 
The Salisbury
 4 Bedroom Detached House
 Integral Double Garage
- 
The Taunton
 4 Bedroom Detached House
 Integral Single Garage
- 
The Boston
 4 Bedroom Detached House
 Integral Single Garage
- 
The Grantham
 4 Bedroom Detached House
 Single Detached Garage
- 
The Banbury
 3 Bedroom Detached Dormer Bungalow
 Driveway Parking / Single Detached Garage

Affordable homes

- 
The Rowan
 3 Bedroom Semi-Detached House
 Driveway Parking
- 
The Hawthorn
 2 Bedroom Linked House
 Driveway Parking

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 specification and specific plots. You should take appropriate advice to verify any information on which you wish to rely.

The Mayfair

5 Bedroom detached with large integral garage
Approximate square footage: 1,905 sq ft



The Salisbury

4 Bedroom detached with double integral garage
Approximate square footage: 1,803 sq ft



Ground floor dimensions

Lounge	3675 x 5520 [12'-1" x 18'-1"]
Kitchen	3630 x 3706 [11'-11" x 12'-2"]
Dining/Family Room	3350 x 5425 [11'-0" x 17'-10"]
Study	2593 x 2231 [8'-6" x 7'-4"]
Utility	3326 x 1604 [10'-11" x 5'-3"]

First floor dimensions

Master bedroom	4393 x 5203 [14'-5" x 17'-1"]
Bedroom 2	3393 x 3484 [11'-2" x 11'-5"]
Bedroom 3	2466 x 3966 [8'-1" x 13'-0"]
Bedroom 4	2466 x 3966 [8'-1" x 13'-0"]
Bedroom 5	3399 x 2881 [11'-2" x 9'-6"]

Ground floor dimensions

Lounge	4055 x 5106 [13'-4" x 16'-9"]
Kitchen	3530 x 3042 [11'-7" x 10'-0"]
Dining/Family Room	6842 x 3411 [22'-6" x 11'-2"]
Utility	1668 x 3042 [5'-6" x 10'-0"]

First floor dimensions

Master bedroom	5257 x 5115 [17'-3" x 16'-10"]
Bedroom 2	3315 x 3055 [10'-11" x 10'-0"]
Bedroom 3	4055 x 3195 [13'-4" x 10'-6"]
Bedroom 4	4055 x 2955 [13'-4" x 9'-8"]



The Taunton

4 Bedroom detached with integral single garage
Approximate square footage: 1,597 sq ft



Ground floor dimensions

Lounge 4055 x 5670 [13'-4" x 18'-7"]
Kitchen/ Dining/Family 8239 x 3635 [27'-1" x 11'-11"]
Utility 1776 x 3220 [5'-10" x 10'-7"]

First floor dimensions

Master bedroom 3190 x 6092 [10'-6" x 20'-0"]
Bedroom 2 4055 x 3134 [13'-4" x 10'-3"]
Bedroom 3 3978 x 3205 [13'-1" x 10'-6"]
Bedroom 4 2733 x 3751 [9'-0" x 12'-4"]



The Boston

4 Bedroom detached with integral single garage
Approximate square footage: 1,377 sq ft



Ground floor dimensions

Lounge 3380 x 5794 [11'-1" 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 3370 x 5292 [11'-1" x 17'-5"]
Bedroom 2 2514 x 4495 [8'-3" x 14'-9"]
Bedroom 3 3616 x 3382 [11'-10" x 11'-1"]
Bedroom 4 2330 x 3777 [7'-8" x 12'-5"]



The Grantham

4 Bedroom detached with detached single garage
Approximate square footage: 1,455 sq ft



Ground floor dimensions

Lounge 3605 x 6005 [11'-10" x 19'-9"]
Kitchen/ Dining/Family 7655 x 4408 [25'-2" x 14'-6"]
Utility 1750 x 1850 [5'-9" x 6'-1"]

First floor dimensions

Master bedroom 3605 x 4100 [11'-10" x 13'-6"]
Bedroom 2 2864 x 3854 [9'-5" x 12'-8"]
Bedroom 3 2950 x 3800 [9'-8" x 12'-6"]
Bedroom 4 2652 x 2751 [8'-9" x 9'-0"]



The Banbury

3 Bedroom detached dormer bungalow with detached single garage/driveway parking
Approximate square footage: 1,076 sq ft



Ground floor dimensions

Lounge 4515 x 4038 [14'-10" x 13'-3"]
Kitchen/ Dining 2930 x 3876 [9'-7" x 12'-9"]
Bedroom 2 3138 x 3042 [10'-4" x 10'-0"]
Bedroom 3 3268 x 2739 [10'-9" x 9'-0"]

First floor dimensions

Master bedroom 3603 x 4412 [11'-10" x 14'-6"]

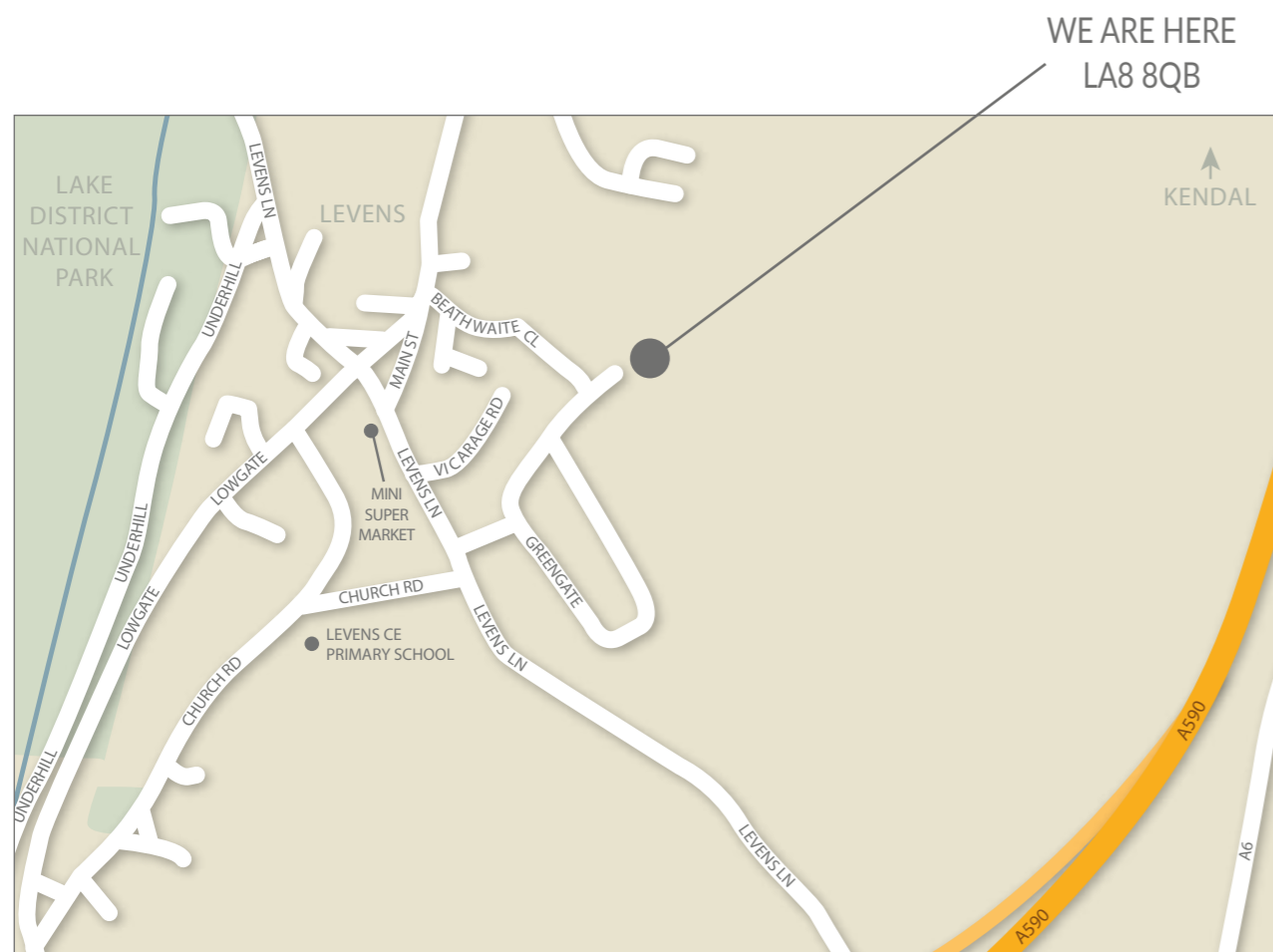




How to find us

Directions from the North and South

Exit the M6 at Junction 36 and continue on the A590 for 5 miles; take the A6 onto Levens Lane. Continue along Levens Lane and turn right at Greengate before taking a left, following the road round until you reach Greengate Crescent on your left. Greengate Meadow is straight ahead of you.





Let us tell you more

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