



CRINDLEDYKE FARM

URBAN VILLAGE | CARLISLE



Story
HOMES

Welcome to Crindledyke Farm

Modern living at its best



At Crindledyke Farm, we've combined the best of modern living. We've brought together a superb mix of properties, which exude kerb appeal, effortlessly blending traditional architecture with modern interiors.

This development is a rare find: displaying all of the quality and high specification hallmarks you would expect from a development by award-winning Story Homes. Crindledyke Farm is close to open countryside, yet also close to the M6 Motorway and near to the superb facilities Carlisle has to offer.

And if that wasn't enough, the thermal efficiencies of these properties will not only keep you warm and cosy, but they will save you money too.





on your doorstep



Carlisle is steeped in history and offers a wide range of leisure experiences to suit everyone including nearby Kingmoor Nature Reserve. The heritage of the area is largely built upon the Romans and our ancestors 'reiving' activities, subsequently the street names at Crindledyke Farm are named after Border Reiver families.

For those whose passion is to shop, the city centre will not leave you unfulfilled. The Lanes Shopping Centre covers half a million square feet of premium shopping including well known department stores as well as some of the best high street names and including specialist shops, bars and restaurants.

Carlisle has several claims to fame, not least that it is the most northerly English city and the smallest in population terms but largest in land area. Carlisle had the first post box on mainland Britain and the first delivery of newspapers by air in Britain took place in Carlisle, and so the list goes on!

Just a stone's throw away are the internationally renowned Lake District National Park and Hadrian's Wall World Heritage Site. When you combine all of that with a stunning development, you've got what many would consider the perfect place to live!





A modern urban village

simply stunning

Set in idyllic surroundings, close to the M6 and Carlisle city centre, Crindledyke Farm offers a stunning collection of 3 and 4 bedroom homes.

Properties are being built in a distinct and stylish architecture that makes full use of the areas love of traditional red sandstone. The red stone, brick and slate roofs all add to the character of this new development, yet being so close to the countryside, lends a relaxed, established feel to the scheme.

And as you'd expect with a Story Home, attention to detail goes hand in hand with our reputation for quality.

With a stylish mix of designs, there truly is something for everyone at Crindledyke Farm.





superbly finished

Renowned for quality and high specification, we employ traditional build techniques but we equip your home for 21st century modern living. Not only is your property designed and built to exacting standards but the level of care and finish is very much evident with a Story Home. We have a high ratio of bathrooms to bedrooms (all properties have a downstairs WC), we fit AEG/Electrolux 'A' rated kitchen appliances and, as you'd expect, we use quality materials throughout. The kitchen is one of the most important rooms in any home and the majority of our kitchens have space for dining, allowing you to easily entertain friends and family.

And we don't just focus on the aesthetics, we use high security doors with multi-point locking and all properties are built with energy efficiency in mind.





it's
all
about
you



With a new home, you'll be doing your best for the environment as it is greener and more economical to run than an older property, uses less energy and produces significantly lower CO2 emissions 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.

SOURCE: NHBC Foundation and Zero Carbon Hub

Lower running costs include:

- 'A' rated kitchen appliances
- 4/2.6 litre dual flush toilets
- 75% low energy 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 80% of our construction waste is reused or recycled.



it's included



Here are just a few things we include as standard.*
You may find that other house builders charge for them as 'extras':

- 'A' rated AEG/Electrolux integrated kitchen appliances including:
 - dishwasher
 - stainless steel oven
 - extractor hood
 - fridge/freezer
 - stainless steel hob
- Extensive tiling to kitchen and bathrooms
- Fire / fire surround
- Burglar alarm
- Stained staircase
- Paved patio
- French doors to patio
- Turfed gardens to front and rear
- 1.8 metre fence to rear garden
- Large, block paved driveway (whether you have a garage or not).

Please ask Sales Adviser for further details of what's included.

*Majority of plots





here for you

From the very first visit to one of our developments, through to handover of your finished home, we'll be there to help manage the whole process for you. Our experienced Sales Advisers can put you in touch with Mortgage Advisers and even assist you in choosing your kitchen and tiles (subject to build stage). When you move in, you'll be given a comprehensive 'New Home Guide' that explains everything about your new home, as well as a practical 'hands on' demonstration. After you have moved in to your new home, our Customer Care team will contact you to introduce themselves, and ensure any issues or questions you may raise are dealt with promptly.

Our Customer Care team pride themselves on providing a friendly, accessible, knowledgeable and efficient service, with the minimum of fuss. We respond quickly to customers' requests and queries, providing information, and organising remedial work timely, and as efficiently as possible, within set time scales, using skilled tradesmen and our own Customer Care technicians.



SITE PLAN

Introducing an exclusive development of high quality modern homes.



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.



KEY TO HOUSE TYPES

THE REDWOOD

Plot 10

4 Bedroom Detached House
Integral Single Garage



THE BEECH

Plots: 2, 9, 13, 18, 41, 45 & 51

4 Bedroom Detached House
Integral Single Garage



THE CEDAR

Plots: 3, 17, 33 & 35

4 Bedroom Detached House
Integral Single Garage



THE ASH

Plots: 4, 12, 15, 16, 25, 31, 37 & 55

4 Bedroom Detached House
Detached Single or Double Garage



THE CYPRESS

Plots: 1, 6, 11, 26, 28, 38, 43, 46, 50 & 52

4 Bedroom Detached House
Integral Single Garage



THE HORNBEAM

Plots: 5, 14, 27, 32, 34, 36, 42, 44 & 49

4 Bedroom Detached House
Integral Single Garage



THE ELDER

Plots: 29, 30, 39 & 40

3 Bedroom Semi-Detached House
with Garage or Driveway Parking



THE ASPEN

Plots: 7, 8, 19 & 20

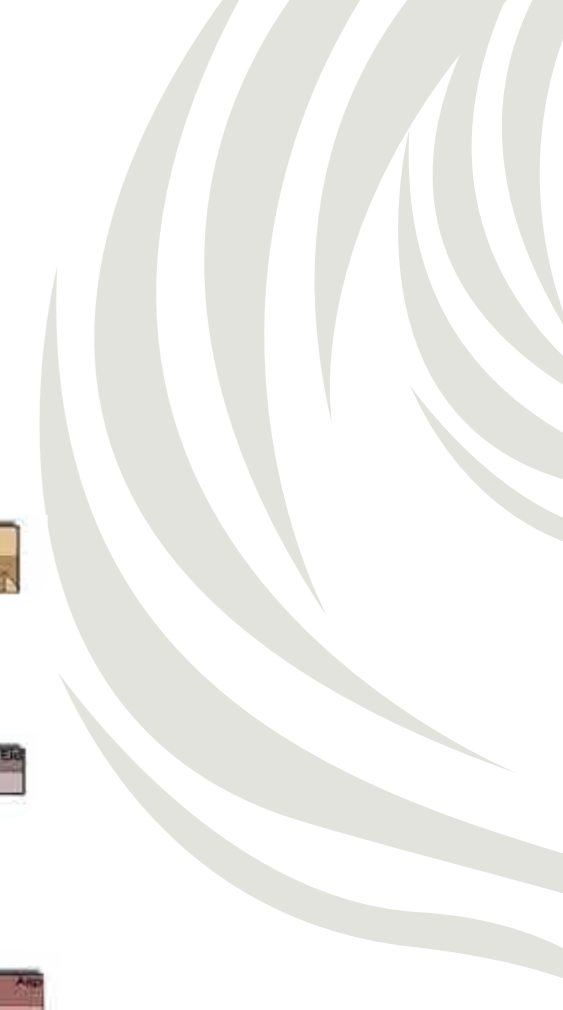
3 Bedroom Semi-Detached House
Detached Single Garage



THE JUNIPER

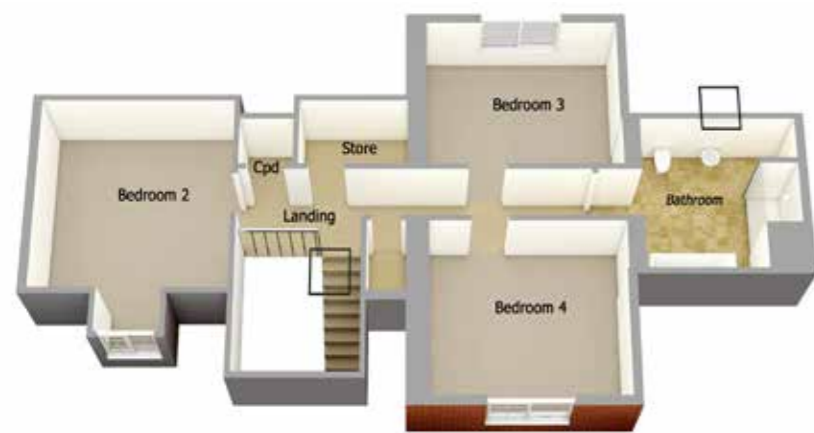
Plots: 53 & 54

3 Bedroom Semi-Detached
Driveway Parking



THE REDWOOD

4 Bedroom Detached Dormer Bungalow with Integral Garage
 Approximate square footage: 1,744 sq ft



CRINDLEDYKE FARM

GROUND FLOOR:

Lounge: 3935 x 6980
 [12'-9" x 22'-8"]

Kitchen / Dining: 8183 x 2962
 [26'-7" x 9'-8"]

Utility Room: 3020 x 1585
 [9'-10" x 5'-2"]

Master Bedroom: 3640 x 4205
 [11'-10" x 13'-8"]

FIRST FLOOR:

Bedroom 2: 3970 x 4520
 [12'-11" x 14'-8"]

Bedroom 3: 3974 x 2888
 [12'-11" x 9'-5"]

Bedroom 4: 3974 x 3225
 [12'-11" x 10'-6"]

THE BEECH

4 Bedroom Detached with Integral Garage
 Approximate square footage: 1,724 sq ft



CRINDLEDYKE FARM

GROUND FLOOR:

Lounge: 3987 x 5168
 [12'-11" x 16'-9"]

Kitchen / Breakfast: 5993 x 3042
 [19'-6" x 9'-11"]

Dining Room: 3267 x 3828
 [10'-7" x 12'-5"]

FIRST FLOOR:

Master Bedroom: 4995 x 3610
 [16'-3" x 11'-9"]

Bedroom 2: 4995 x 3610
 [16'-3" x 11'-9"]

Bedroom 3: 4095 x 3613
 [13'-4" x 11'-9"]

Bedroom 4: 3255 x 4041
 [10'-7" x 13'-2"]

THE CEDAR

4 Bedroom Detached with Integral Garage
 Approximate square footage: 1,402 sq ft



CRINDLEDYKE FARM

GROUND FLOOR:

Lounge: 3830 x 4750
 [12'-5" x 15'-5"]

Dining: 3000 x 3130
 [9'-9" x 10'-2"]

Kitchen / Breakfast: 6305 x 3880
 [20'-6" x 12'-7"]

FIRST FLOOR:

Master Bedroom: 3830 x 3506
 [12'-5" x 11'-5"]

Bedroom 2: 3725 x 2944
 [12'-1" x 9'-7"]

Bedroom 3: 3180 x 2944
 [10'-4" x 9'-7"]

Bedroom 4: 2735 x 3933
 [8'-11" x 12'-9"]

THE ASH (WITH BAY)

4 Bedroom Detached with Single or Double Detached Garage
 Approximate square footage: 1,344 sq ft



CRINDLEDYKE FARM

GROUND FLOOR:

Lounge: 3715 x 6740
 [12'-1" x 21'-11"]

Kitchen / Dining: 3761 x 6740
 [12'-3" x 21'-11"]

FIRST FLOOR:

Master Bedroom: 3331 x 3560
 [10'-10" x 11'-7"]

Bedroom 2: 3715 x 2996
 [12'-1" x 9'-9"]

Bedroom 3: 3245 x 2970
 [10'-7" x 9'-8"]

Bedroom 4: 3324 x 2405
 [10'-10" x 7'-10"]

THE CYPRESS

4 Bedroom Detached with Integral Garage
 Approximate square footage: 1,311 sq ft



CRINDLEDYKE FARM

GROUND FLOOR:

Lounge: 3605 x 4867
 [11'-9" x 15'-10"]

Kitchen / Dining: 7655 x 3050
 [24'-11" x 9'-11"]

FIRST FLOOR:

Master Bedroom: 3605 x 4901
 [11'-9" x 15'-11"]

Bedroom 2: 2770 x 3780
 [9'-0" x 12'-3"]

Bedroom 3: 2667 x 3085
 [8'-8" x 10'-0"]

Bedroom 4: 1944 x 3085
 [6'-4" x 10'-0"]

THE HORNBEAM

4 Bedroom Detached with Integral Garage
 Approximate square footage: 1,261 sq ft



CRINDLEDYKE FARM

GROUND FLOOR:

Lounge: 4605 x 3492
 [15'-0" x 11'-4"]

Kitchen / Breakfast: 2900 x 3706
 [9'-5" x 12'-1"]

Dining Room: 2685 x 3142
 [8'-9" x 10'-3"]

FIRST FLOOR:

Master Bedroom: 3668 x 3527
 [11'-11" x 11'-6"]

Bedroom 2: 3873 x 3060
 [12'-7" x 9'-11"]

Bedroom 3: 2730 x 3473
 [8'-10" x 11'-3"]

Bedroom 4: 2503 x 2787
 [8'-2" x 9'-1"]

THE ELDER

3 Bedroom Semi Detached with Garage or Driveway Parking
 Approximate square footage: 1,031 sq ft



CRINDLEDYKE FARM

GROUND FLOOR:

Lounge: 3028 x 5743
 [9'-10" x 18'-8"]

Kitchen / Dining: 2715 x 5743
 [8'-10" x 18'-8"]

FIRST FLOOR:

Master Bedroom: 2750 x 4450
 [8'-11" x 14'-6"]

Bedroom 2: 3174 x 3014
 [10'-4" x 9'-10"]

Bedroom 3: 3174 x 2614
 [10'-4" x 8'-6"]

THE ASPEN

3 Bedroom Semi-Detached with Detached Garage
 Approximate square footage: 955 sq ft



CRINDLEDYKE FARM

GROUND FLOOR:

Lounge: 3493 x 4820
 [11'-4" x 15'-8"]

Kitchen / Dining: 5068 x 2785
 [16'-6" x 9'-1"]

FIRST FLOOR:

Master Bedroom: 3747 x 3259
 [12'-2" x 10'-7"]

Bedroom 2: 2719 x 2815
 [8'-10" x 9'-2"]

Bedroom 3: 2229 x 2815
 [7'-3" x 9'-2"]

THE JUNIPER

3 Bedroom Semi Detached with Driveway Parking
Approximate square footage: 846 sq ft



CRINDLEDYKE FARM

GROUND FLOOR:

Lounge: 4775 x 3633
[15'-6" x 11'-10"]

Kitchen / Dining: 2581 x 4885
[8'-5" x 15'-11"]

FIRST FLOOR:

Master Bedroom: 2578 x 3649
[8'-5" x 11'-10"]

Bedroom 2: 2578 x 2923
[8'-5" x 9'-6"]

Bedroom 3: 2082 x 3136
[6'-9" x 10'-2"]





why Story Homes?



At Story Homes, quality takes precedence. 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.

Our homes also benefit from a 10-year warranty, the first two years of which are covered by Story Homes' dedicated Customer Care Team.

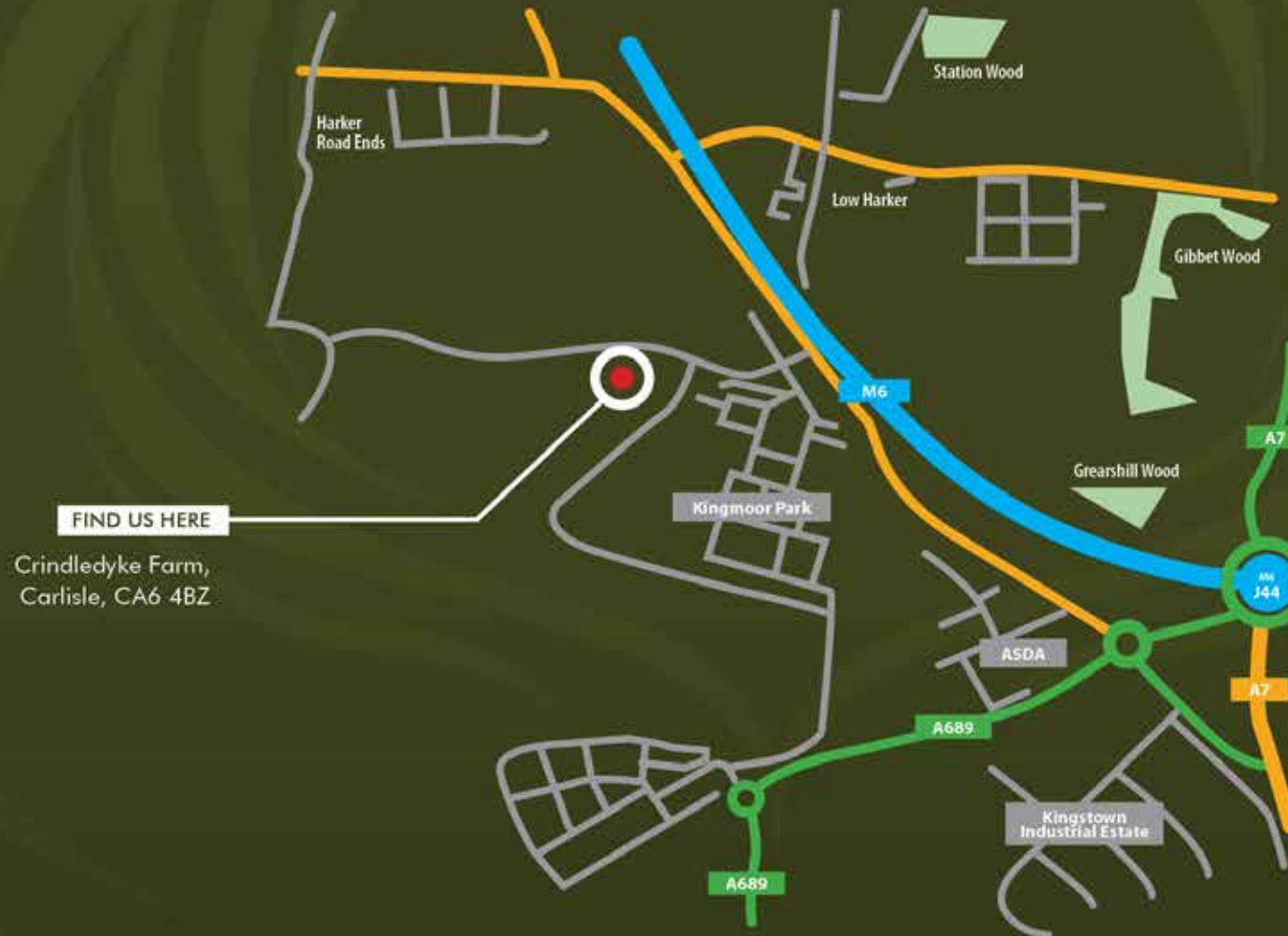
Why choose Story Homes? In short, we are dedicated to creating quality homes that build communities and enhance people's lives.





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URBAN VILLAGE | CARLISLE



FIND US HERE

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