



EDGEHILL PARK

WHITEHAVEN, CA 28 9UB



***STRONG.
BEAUTIFUL.***

AS A 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. Our homes are set a little further back from the road, and with more space between them. The finish of each one is different, so that you are not living in the same house as your neighbour. And the best combinations of bricks and render 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
EDGEHILL PARK.*



Image shown is for illustrative purposes only.

A BEAUTIFUL COLLECTION OF 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.

*A DESIRABLE
PLACE TO
CALL HOME.*

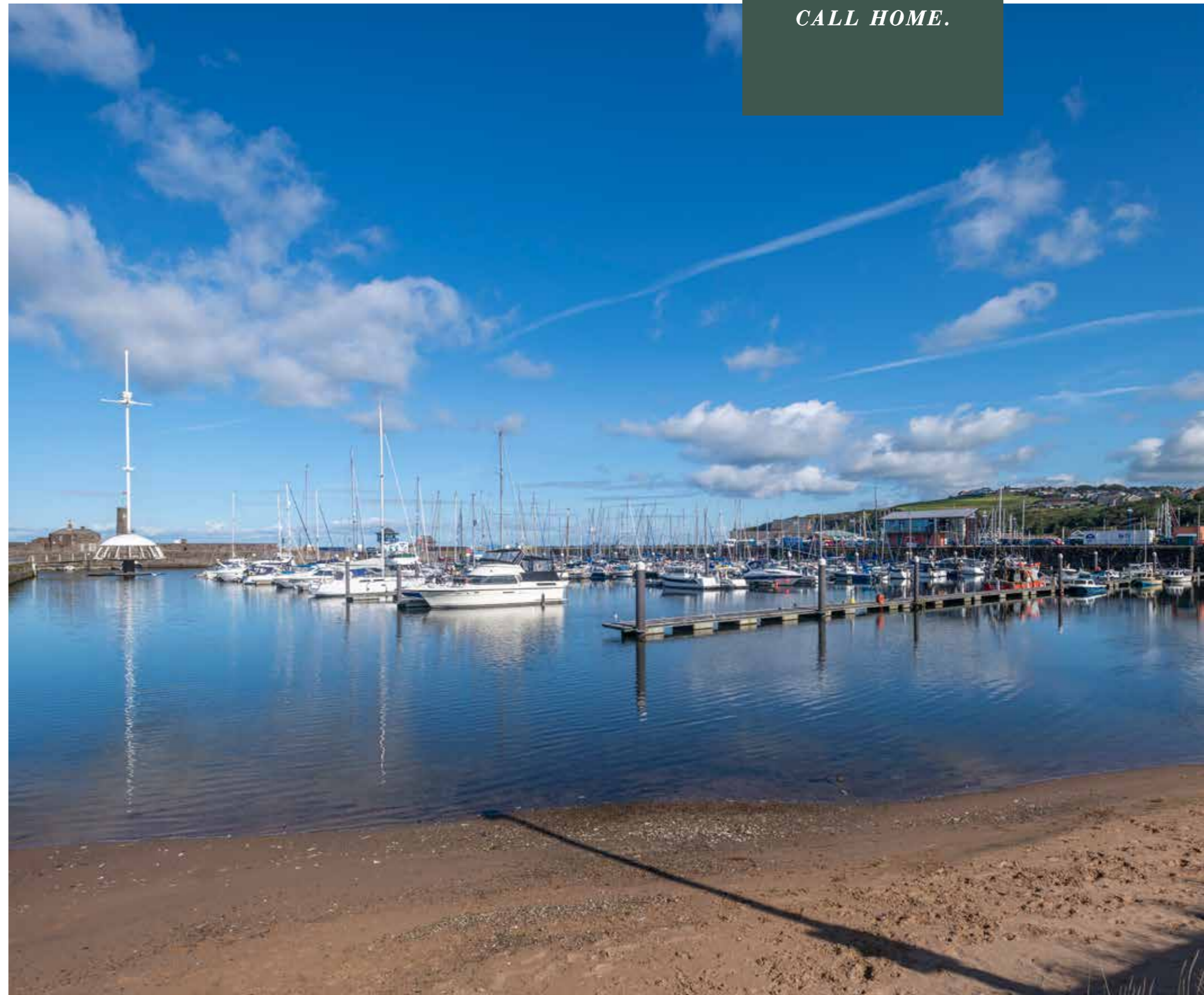
*A BEAUTIFUL LOCATION. CLOSE TO BOTH THE TOWN
CENTRE AND THE COAST. EDGEHILL PARK REALLY DOES
HAVE IT ALL.*

Edgehill Park is a beautiful development ideally located just 2.4 miles from Whitehaven town centre, where you will find popular high street stores and supermarkets such as Topshop, New Look, Tesco and Morrisons.

In the centre of the Georgian town you'll also find a historic harbour dating back to 1633, along with a number of cafés and restaurants with breathtaking views of the water.

For those with little ones, Kells Infants and Monkway Junior School are less than five minutes away from Edgehill Park by car. St Bees is also just a few minutes' drive away – a long, sandy beach which marks the westernmost point of Cumbria as well as the start of the 'Coast to Coast' walk.

When you combine all of these local amenities with an exclusive housing development such as Edgehill Park, you've got what many would consider the perfect place to live.



**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 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.

New build homes are more economical to run than an older property; they use less energy and produce significantly lower CO2 emissions. This means lower running costs, saving you up to £1410pa on an average 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 Edgehill Park s 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.

*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.

YOUR NEW HOME IS CRAFTED USING THE BEST QUALITY MATERIALS AND THE HIGHEST SPECIFICATION POSSIBLE.

		THE HARPER	THE SPENCER	THE EMMERSON	THE HARRISON	THE SANDERSON	THE WILSON	THE HEWSON	THE MASTERTON
DOORS, JOINERY AND FINISHES	Cast stone/features	Cast stone features to the front and side elevations		■	■	■	■	■	■
	French doors	White French doors		■	■	■	■	■	■
	External doors – front	Single cottage rectangle style clear 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 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 69mm x 19mm architrave and 119 x 19mm 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		■	■	■	■	■	■	
KITCHENS	Kitchen units – Roundel	Contemporary range		■	■	■	■	■	■
		Traditional range		▲	▲	▲	▲	▲	▲
	Work surfaces and upstand	40mm laminate worktops		■	■	■	■	■	■
		100mm upstand to match worktop choice		■	■	■	■	■	■
	Hob splashback	Stainless steel splashback behind hob		■	■	■	■	■	■
	Lights to underside of kitchen wall units	Feature lighting to the underside of kitchen wall units, as per house 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)		■	■	■	■	■	■	

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■ Available as standard
▲ Available as an upgrade
- Not available

**WE KNOW THE DIFFERENCE
IS IN THE DETAIL. ON EVERY LEVEL.**

			THE HARPER	THE SPENCER	THE EMMERSON	THE HARRISON	THE SANDERSON	THE WILSON	THE HEWSON	THE MASTERTON
KITCHEN APPLIANCES IN STAINLESS STEEL FINISH	Oven	Zanussi single oven	■	■	-	-	-	-	-	-
		Dual Zanussi single ovens – stacked in tall housing unit	-	-	■	-	-	■	-	-
		Dual Zanussi single ovens – side by side	-	-	-	■	■	-	■	■
	Hob	Zanussi 60cm induction hob	■	■	■	■	■	■	■	■
	Cooker hood	90cm chimney hood	■	■	■	-	■	■	-	■
		90cm island extractor hood	-	-	-	■	-	-	■	-
	Integrated fridge/freezer	Electrolux integrated fridge freezer	■	■	■	■	■	■	■	■
Integrated washing machine	Electrolux integrated washing machine	▲	▲	▲	▲	▲	▲	▲	■	
BATHROOM AND SANITARYWARE	Bathroom basin	Free-standing basin to bathroom/en-suite with chrome mixer tap	■	■	■	■	■	■	■	■
		Free-standing basin to cloakroom with chrome mixer tap	■	■	■	■	■	■	■	■
	WC	Free-standing WC suite with soft close toilet seat to bathroom/en-suite/cloakroom	■	■	■	■	■	■	■	■
	Bath	Double-ended bath with centrally located chrome bath mixer tap and low-level shower hose/handset	■	■	■	■	■	■	■	■
	Shower cubicle	Separate shower cubicle with low-entry shower tray. Glazed shower screen and thermostatically controlled shower valve with dual handset – high level soak and mid-height showering	■	■	■	■	■	■	■	■
	Wall tiles to bathroom	Full height tiles to all shower enclosures with feature tiling to the back wall enclosure. 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 – 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	■	■	■	■	■	■	■	■

			THE HARPER	THE SPENCER	THE EMMERSON	THE HARRISON	THE SANDERSON	THE WILSON	THE HEWSON	THE MASTERTON
ELECTRICAL	Electrical sockets/switch plates	White plastic electrical sockets/switch plates throughout	■	■	■	■	■	■	■	■
		USB sockets to kitchen x 1 socket, lounge x 1 socket and master bedroom x 2 sockets	■	■	■	■	■	■	■	■
	BT/phone point	BT points to selected locations. (NB first point will be a standard BT box)	■	■	■	■	■	■	■	■
	Media point	Media plate to lounge area – including 2 double sockets, BT and TV	■	■	■	■	■	■	■	■
	TV point	TV point to selected locations	■	■	■	■	■	■	■	■
	Cat 5/Cat 6 cabling	Cabling to 2 points carrying the internet and phone lines which can be utilised to carry HDTV signals to your TV and internet devices	■	■	■	■	■	■	■	■
	Downlighters to kitchen and wet rooms	Brushed stainless steel LED downlighters to kitchen, bathroom and en-suite	■	■	■	■	■	■	■	■
	Fencing and gates	Timber feather edge 1.8m boarded fence with timber gate. Please refer to site layout	■	■	■	■	■	■	■	■
	Front garden	Turf to front, side and rear garden. Please refer to landscaping layout for details	■	■	■	■	■	■	■	■
	Outside tap	To be fitted in all attached/integral garages as standard. For housetypes without a garage the external tap will be located on the rear elevation kitchen window and insulated accordingly	■	■	■	■	■	■	■	■
EXTERNAL WORKS	Garages	Power and light to all integral and detached garages	-	-	-	■	■	■	■	■
	Garage door	Retractable style garage door finished in a range of colours	-	-	-	■	■	■	■	■
	Paving	Buff textured concrete paving	■	■	■	■	■	■	■	■
	Driveway	Block paved driveway	■	■	■	■	■	■	■	■
	Doorbell	Bell push with transformer	■	■	■	■	■	■	■	■
	External lights	Black coach-lamp	■	■	■	■	■	■	■	■

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■ Available as standard
▲ Available as an upgrade
- Not available

**OUR HOMES AT
EDGEHILL PARK.**

**FROM THEIR UNIQUE CHARACTER AND BEAUTY
TO THE SPACE WE LEAVE BETWEEN EACH ONE,
OUR HOMES OFFER INDIVIDUALITY THROUGHOUT.**



OCCUPIED HOMES



THE MASTERTON
5-bedroom detached house
Integral double garage



THE WILSON
4-bedroom detached house
Detached single garage



THE HARRISON
4-bedroom detached house
Integral single garage



THE SPENCER
3-bedroom semi-detached house
Driveway parking



THE HEWSON
4-bedroom detached house
Integral single garage



THE SANDERSON
4-bedroom detached house
Integral single garage



THE EMMERSON
4-bedroom semi-detached
townhouse
Driveway parking



THE HARPER
3-bedroom semi-detached house
Driveway parking

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, house types 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 MASTERTON

5-bedroom detached house with integral double garage
Total floor area: 168 sq m (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"]

Please note CGIs are for illustrative purposes only; external finishes such as roof tile colours, brick, stone, render and landscaping vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Dimensions are for guidance only and all measurements and areas may vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information.

THE HEWSON

4-bedroom detached house with integral single garage
Total floor area: 145 sq m (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

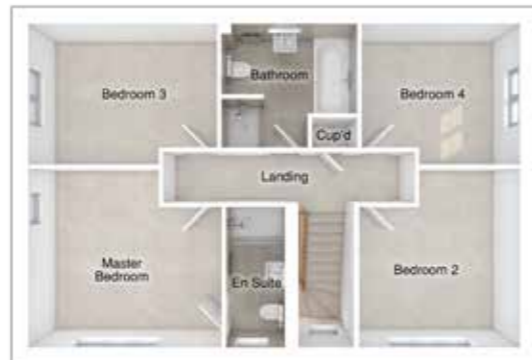
Master bedroom:	4412 x 5634	[14'-6" x 18'-6"]
Bedroom 2:	3367 x 3845	[11'-1" x 12'-7"]
Bedroom 3:	3809 x 2800	[12'-6" x 9'-2"]
Bedroom 4:	2929 x 4005	[9'-7" x 13'-2"]

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THE WILSON

4-bedroom detached house with detached single garage
Total floor area: 132 sq m (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: 131 sq m (1412 sq ft)



GROUND FLOOR

Lounge:	3605 x 4529	[11'-10" x 14'-10"]
Kitchen:	3268 x 3833	[10'-9" x 12'-7"]
Dining/family area:	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: 126 sq m (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 townhouse with driveway parking
 Total floor area: 120 sq m (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: 89 sq m (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 house with driveway parking
 Total floor area: 79 sq m (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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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 privately-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.*

***OUR STRONG SENSE OF CHARACTER AND RESPECT
MEANS WE 'DO THE RIGHT THING' BY OUR CUSTOMERS.***

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.

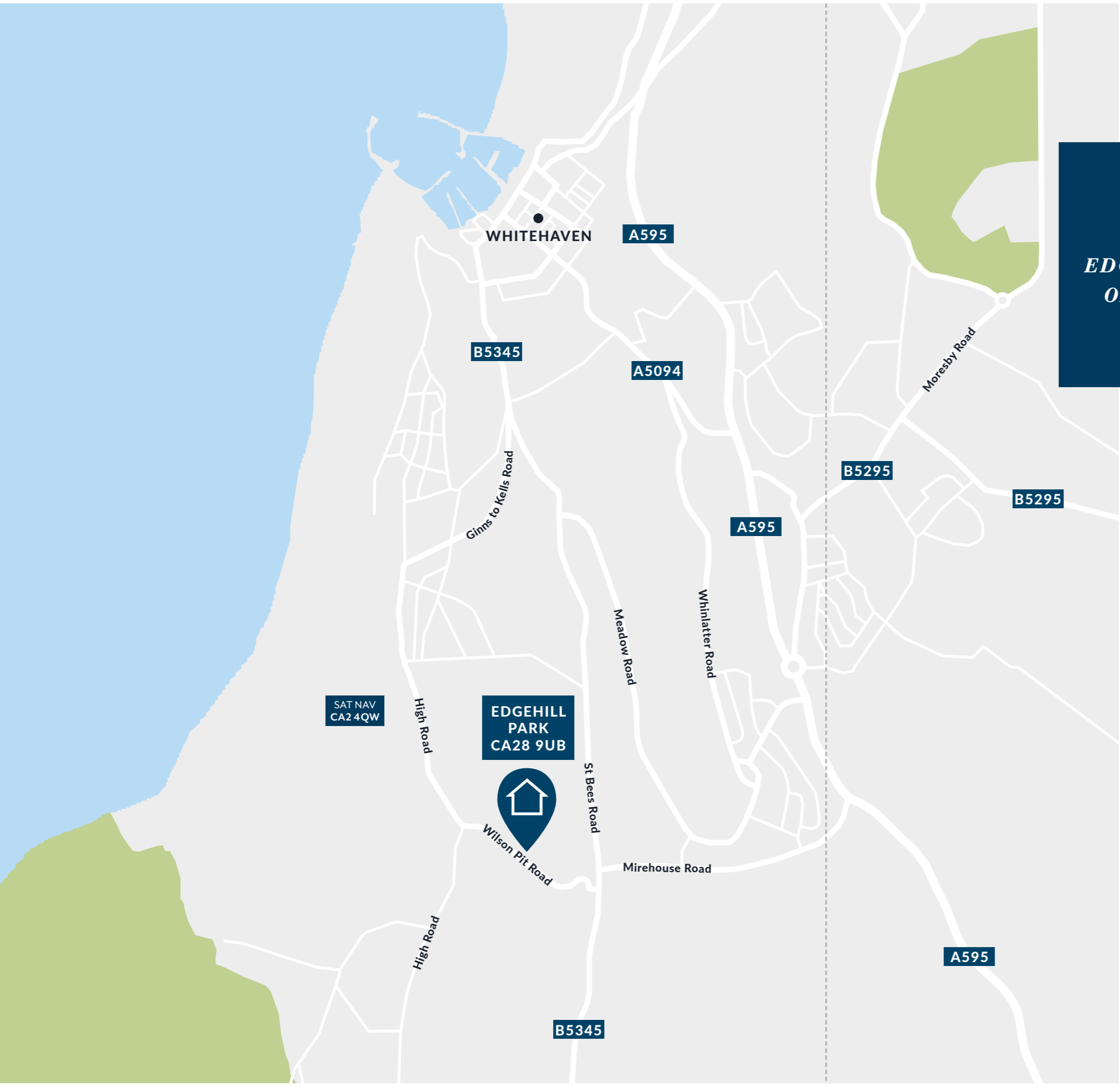
Our Customer Aftercare team will call you directly to introduce themselves. We provide dedicated and responsive aftercare for two years after buying your Story home, in addition to your 10-year build warranty, so you can rest assured you are in safe, professional hands with us.

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
EDGEHILL PARK
ON THE MAP.**

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

SCHOOLS 	ATTRACTIONS 	TRAVEL 
Valley Primary School and Nursery 1.1 miles	St. Benedicts RUFC 1.1 miles	A595 1.6 miles
Kells Infant School 1.1 miles	The Beacon Museum 2.3 miles	Whitehaven 2.4 miles
Mirehouse Library 1.1 miles	The Rum Story 2.5 miles	Workington 10.7 miles
The Whitehaven Academy 2.6 miles	Whitehaven Golf Club 3.5 miles	A66 10.7 miles
St. Benedict's Catholic High School 3.0 miles	St. Bees Head Heritage Coast 2.5 miles	Cockermouth 16.3 miles
	Dent Fell 6.1 miles	Keswick 29.6 miles
		Carlisle 41.5 miles

DIRECTIONS

Travelling north on the A590 – Travel along the A590 until you reach the A5092, follow the A5092 until you reach the A595. Continue along the A595 until you reach the C5009, once you reach the C5009 turn left and then follow the C5009 until you reach the C5051 continue along the C5051 until you reach the A595. Follow the A595 until you reach Mirehouse Road. Turn left onto Mirehouse Road, continue along Mirehouse Road until you reach St Bees Road, turn left onto St Bees Road, then take the first right onto Wilson Pit Road. Continue along Wilson Pit Road until you reach your destination Edgehill Park on the right.

Travelling south on the A595 – Travel along the A595 until you reach the A66. Follow the A66 until you reach Bridgefoot roundabout, once at Bridgefoot roundabout take the 1st exit onto the A595 continue along the A595 until you reach Mirehouse Road. Turn right onto Mirehouse Road, continue along Mirehouse Road until you reach St Bees Road, turn left onto St Bees Road, then take the first right onto Wilson Pit Road. Continue along Wilson Pit Road until you reach your destination Edgehill Park on the right.

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Floorplans and dimensions are taken from architectural drawings and could vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information. You should take appropriate advice to verify any information on which you wish to rely. HG/0619

EDGEHILL PARK

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STORYHOMES.CO.UK

